

**MLS #: H10013067A (Active) List Price: \$380,000**

**1088 Road 7 Lovell, WY 82431**



**Days on Market:** 1  
**Original List Price:** \$380,000  
**# Bedrooms:** 0  
**Total # Baths:** 0  
**# Full Baths:** 0  
**# Half Baths:** 0  
**# 3/4 Baths:** 0  
**Apx Year Built:** 0  
**Apx Total SqFt:** 0  
**Apx Above Grade SqFt:** 0  
**Apx Below Grade SqFt:** 0  
**Basement:** No

**Total # Residence:** 0  
**Area:** N Big Horn Out of Town  
**County:** Big Horn  
**School District:** Big Horn County District #2  
**Apx Miles from Town:** 3  
**Apx Irrigated Acres:** 170  
**Apx Deeded Acres:** 181  
**Total Lease Acres:** 0  
**Has Lease/Permits:** No

<b>Total Leased AUMS:</b> 0			<b>Type of Leased Land:</b> None					
<b>Mineral Rights:</b> No			<b>% Mineral Rights Included:</b> 0			<b>Mineral Leased:</b> No		
Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc

**Inclusions:** Gravity pressure T-L Center Pivot, covers approx 125 acres. Older Center Pivot not completed in being rebuilt to cover flood irrigated approx 25 acres, gated pipe included to cover the flood irrigated

**Exclusions:** Personal property, farm implements on property.

**IrrigCo:** Sidon **IrrigCost:** 27 **IrrigCoYr:** 0

**County Tax ID:** 56-96-008-00242 **Taxes TBD:** No **Tax Year:** 2017 **Total Tax \$:** 560.12 **Taxed w/Other Land:** No

**Property Rights:** Fee Simple **Parcelable:** Yes **Adj to Public Land:** No **River/Stream Front:** No

**Detailed Zoning:** Big Horn County - Not Zoned **Topography:** Flat

**Legal Description:** NW 21 AC SE4SW4: W2SW4 8 56 96: E2SE4 7 56 96 181 AC SID-028, C-028, SD74-874

**Road Access:** Public **Road Maintenance:** Public **Road Surface:** Unpaved (Dirt/Gravel)

**Natural Gas Company:** Mon-Dak Utilities

**Electric Company:** Big Horn Rural Electric

**Sewer:** None

**Primary Water Type:** None

**Secondary Water Type:** Spring

**Cooling Type:** None

**Primary Heat:** None

**Primary Fuel Type:** None

**Heating Stove Type:** None

**Fireplace Type:** None

**Exterior Features:** Acreage Fenced, Flat Terrain, Horse Property, Hunting, Irrigated, Mountain View, Natural Gas to Property, Pivot Irrigated, Production Ground, RV Parking

**Yield Info:** 4-5+/- ton hay/year or 90-100+/- bu barley

**Comments:** Nice farm unit, 181+/- acres w/170+/- irrigated. Low cost of application water from Sidon Canal. Near town with easy access off County Road 7 (Cannery Road) and County Road Lane 11, All services nearby to build home and improvements. Also underground drain would supply year around stock water.

**Directions to Property:** Heading West out of Lovell on Hwy 310 go approx 2.5 miles past Midway Junction turn left onto Cannery Road ,head west approx 1/8 mile Farm is on left look for sign.

**Subject to 1031:** No

**Office Name:** Running Horse Realty (#:43)

**Listing Office:** Running Horse Realty (#:43)

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