

MLS #: H10013388A (Active) List Price: \$229,000

1010 Hwy 31 Hyattville, WY 82428



Days on Market 11
Original List Price: \$229,000
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: S Big Horn Out of Town
County: Big Horn
School District: Big Horn County District #4
Apx Miles from Town: 10
Apx Irrigated Acres: 50
Apx Deeded Acres: 96
Total Lease Acres: 0
Has Lease/Permits: No

Type of Leased Land: None
BldgType: Machinery storage
Mineral Rights: No
BldgSize: 2800 SF
% Mineral Rights Included: 0
BldgCnst: Timber Frame
BldgYrBt: 2011
Mineral Leased: No

| Room Type | Level | Sz/Desc | Room Type | Level | Sz/Desc | Room Type | Level | Sz/Desc |
|-----------|-------|---------|-----------|-------|---------|-----------|-------|---------|
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Additional Room Info: Nice tall covered machinery storage or Hay barn
Inclusions: All gated pipe and fittings, newer irrigation pump, Floater made by Fisher
Exclusions: Personal items

IrrigCo: No Wood River Owner Maint
County Tax ID: 49-91-009-00212
Property Rights: Fee Simple
Detailed Zoning: Big Horn County - Not Zoned
Legal Description: PT OF LOTS 53F S OF HWY 31 10 49 91 14.28 AC SD116-1745 NW-81 (14.00 acres) TR-58A: TR-53E & TR-53D S OF HWY 9 49 91 67.47 AC SD116-1745 NW-81 (68 acres) TR-59B S OF HWY & PT OF LOT 6 S OF HWY 4 49 91 14 AC SD116-1745 NW-81 (14 acres)
Road Access: Public
Road Maintenance: Public
Road Surface: Paved (Asphalt/Concrete)

Construction: Timber Frame
Exterior Siding: Steel
Roof: Metal
Natural Gas Company: Wyoming Gas
Electric Company: Big Horn Rural Electric
Sewer: None
Primary Water Type: Northwest Rural
Cooling Type: None
Primary Heat: None
Primary Fuel Type: None

IrrigCost: 0
IrrigCoYr: 0
Total Tax \$: 366.34
Taxed w/Other Land: No
Adj to Public Land: Yes
River/Stream Front: No
Topography: Rolling
Garage/Type Stalls: None
Heating Stove Type: None
Fireplace Type: None
Exterior Features: Acreage Fenced, Adj to BLM, Horse Property, Irrigated, Mountain View, Production Ground, Recreational, Rolling Terrain, RV Parking, Storage Building

Yield Info: High yielding soils, 5-6 +/- ton alfalfa, 100 +/- b.u. Barley
Comments: Beautiful mountain view, overlooking No Wood River bottoms, with BLM to the back. 96 +/- acres w/ 50 +/- irrigated, nice productive ground. Easy access off Hwy 31. Rural water in place and Rural electric on site, excellent building sites. Wildlife on property.
Directions to Property: Drive thru Manderson on Hwy 31 proceed east 10 miles, property is on your right.
Subject to 1031: No
Office Name: Running Horse Realty (#:43)
Listing Office: Running Horse Realty (#:43)

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