

MLS #: L10014776A (Active) List Price: \$62,000

0 Lane 5 Deaver, WY 82421



Potential Uses: Residential, Agricultural, Recreational
Apx Deeded Acres: 45.21
Apx Irrigated Acres: 42
Apx Lot SqFt: 1969348
River/Stream Front: No
Topography: Flat, Rolling

Area: N Big Horn Out of Town
Subdivision: None
County: Park
School District: Big Horn County District #1

Natural Gas Company: Frannie-Deaver

Electric Company: Big Horn Rural Electric

Sewer: None

Primary Water Type: Cistern

Irrigation Fees \$: 1100

Special Assessments: No

HOA: No

Description of Structures: none

Inclusions: 10 inch gated pipe and fittings

Exclusions: none

Irrig Co: Deaver Canal

IrgCo\$: 1100

IrgCoYr: 2019

County Tax ID: R0035067

Taxes TBD: Yes

Tax Year: 2018

Total Tax \$: 482.51

Taxed w/Other Land: No

Property Rights: Fee Simple

Adj to Public Land: No

Parcelable: Yes

Mobiles Allowed: Yes

Modulars Allowed: Yes

Detailed Zoning: Powell Residential General (RG)

Seller Fin: No

Disclosures: No

Legal Description: 45.20 AC. DESC. AS BEG. AT THE NW COR. OF SEC. 13 THENCE N.88*58'01"E. 579.52', S.19*19'27"E. 480.24', S.21*38'43"W. 1108.94', S.78*12'00"W. 80.48', N.62*49'27"W. 366.51', N.15*02'40"W. 166.55', N.81*16'02"W. 306.15', N.52*19'05"W. 574.87', N.64*33'30"W. 437.82', N.23*36'23"E. 660.49', S.88*19'23"E. 1007.62' TO POB SEC. 13 & LOT 1 SEC.14 T57 R98

Road Access: Public

Road Maintenance: Public

Road Surface: Unpaved (Dirt/Gravel)

Property Features: Acreage Fenced, Dirt Ditches, Flat Terrain, Horse Property, Hunting, Irrigated, Mountain View, Natural Gas to Property, Production Ground, Recreational, Rolling Terrain, RV Parking

Type Leased Land: None

Has Structure: No

Yield Info: 3-5+/- ton alfalfa hay and 100+/- bushel barley

Comments: Private acreage, and nice starter property - good addition to larger farm/ranch. 45.21+/- w/42+/- irrigated currently in pasture. Yields: 3-5+/- ton alfalfa and 100+/- bushel barley. Good winter area. Mountain views, and a great place to build your home w/utilities near property. No known covenants - work your land or grow/attend your livestock!

Directions to Property: 2 miles north on Highway 310 from Deaver. Left on L5W. Proceed one mile on county road heading west look for the real estate sign on the right.

Subject to 1031: No

Office Name: Running Horse Realty (#:43)

Listing Office: Running Horse Realty (#:43)

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