



**Days on Market** 3  
**Original List Price:** \$257,558  
**House Design:** 1 Story  
**# Bedrooms:** 3  
**Total # Baths:** 1  
**# Full Baths:** 1  
**# Half Baths:** 0  
**# 3/4 Baths:** 0  
**Apx Year Built:** 1935  
**Apx Total SqFt:** 2036  
**Apx Above Grade SqFt:** 1364  
**Apx Below Grade SqFt:** 672  
**Basement:** Yes  
**Basement Entry:** Interior Only  
**Basement Type:** Partial  
**Basement Completion:** Not Finished

**Total # Residence:** 1  
**Area:** N Big Horn Out of Town  
**County:** Big Horn  
**School District:** Big Horn County District #1  
**Apx Miles from Town:** 3  
**Apx Irrigated Acres:** 46  
**Apx Deeded Acres:** 66.26  
**Total Lease Acres:** 0  
**Has Lease/Permits:** No

**Type of Leased Land:** None

**BldgType2:** Farm Implement/Equip Shop      **BldgSize2:** 840      **BldgCnst2:** Frame      **BldgYrBt2:** 1973

**Mineral Leased:** No

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Entry	Main		Bedroom	Main				
Kitchen	Main							
Living Room	Main							
Laundry	Main							
Bedroom	Main							
Bedroom	Main							

**Additional Room Info:** Nice quiet setting, great place to raise kids and animals. Also tremendous hunting spot.

**Inclusions:** 12" gated pipe and fittings, All appliances in home

**Exclusions:** Owners personal property, farm equipment, seed, cleaning equipment, tools, grain in bins, grain bins

**IrrigCo:** Globe Canal      **IrrigCost:** \$14/Acre      **IrrigCoYr:** 2018

**Taxes TBD:** Yes      **Tax Year:** 2018      **Total Tax \$:** 1339.48      **Taxed w/Other Land:** Yes

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

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

**Legal Description:** 100' X 460' & 50' X 180' BEG 683' E SW COR SE4 17 56 96 1.26 L-088A SD74-0874 PERSONAL PROPERTY as per Big Horn County records S2SE4 LESS PTS SOLD: 95' X 460' BEG 783' E SW OF COR OF SWSE4: .1 AC IN NE4SE4 17 56 96 65 L-088 SD74-0874 as per Big Horn County records

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

**Construction:** Frame  
**Exterior Siding:** Composite/Engineered  
**Roof:** Metal  
**Natural Gas Company:** Mon-Dak Utilities  
**Electric Company:** Big Horn Rural Electric  
**Sewer:** Aerobic Septic  
**Primary Water Type:** Well  
**Cooling Type:** None  
**Primary Heat:** Forced Air  
**Primary Fuel Type:** Natural Gas

**Garage/Type Stalls:** Detached-2 Stalls  
**Heating Stove Type:** Gas  
**Fireplace Type:** None  
**Interior Features:** Mud Room, Sump Pump, Walk-in Closet(s)  
**Exterior Features:** Flat Terrain, Garden, Horse Property, Hunting, Irrigated, Mountain View, Natural Gas to Property, Production Ground, Recreational, River Frontage, RV Parking, Shop, Spring, Storage Building, Wooded Acreage

**Yield Info:** Good production ground: grow beets, beans, small grains, alfalfa, pasture. River bottom, good grazing.

**Comments:** Really nice Farm/Ranch w/Shoshone River frontage, also has year around flowing stream thru north corner of property. A buried drain opens on North central line of property, which affords a year around livestock watering point. The river bottom has some of the finest whitetail deer hunting, along with pheasants and turkeys. 3 bed/1 bath, 1 level 2036 +/- sqft on 66.26 +/- ac w/46 +/- irr. 2-stall garage/shop.

**Directions to Property:** West of Lovell on Hwy 310 about 1 mile turn left on Road 9 heading south, 3/4 mi. look for Lane 12 on your right, head west on Lane 12, #867 is on your right.

**Subject to 1031:** No

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

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

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