

MLS #: F10019207A (Active) List Price: \$1,397,500

611 Hwy 31 Manderson, WY 82432



Days on Market 166
Original List Price: \$1,500,000
Levels: One
Bedrooms: 3
Total # Baths: 3
Full Baths: 2
Half Baths: 1
3/4 Baths: 0
Apx Year Built: 2012
Apx Total SqFt: 1866
Apx Above Grade SqFt: 1866
Apx Below Grade SqFt: 0
Basement: No

Total # Residence: 1
Area: S Big Horn Out of Town
County: Big Horn
School District: Big Horn County District #4
Apx Miles from Town: 6
Apx Irrigated Acres: 53.5
Apx Deeded Acres: 75.77
Total Lease Acres: 0
Has Lease/Permits: No

Type of Leased Land: None

BldgType: Farm implement - Equip Shop

BldgSize: 1200

BldgCnst: Frame

BldgYrBt: 2005

BldgType2: Farm Utility Loafing Shed

BldgSize2: 784

BldgCnst2: Pole/Post-Frame

BldgYrBt2: 2000

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Master Bedroom	Main		Kitchen	Main		Loft	Second	
Bedroom	Main		Laundry	Main				
Bedroom	Main		Dining Room	Main				
Full Bath	Main		Utility Room	Main				
Full Bath	Main		Living Room	Main				
1/2 Bath	Main							

Additional Room Info: Nice, heated loft over huge 2 car garage. Home custom built by Joe Sterling Services.

Inclusions: Blaze King wood stove, refrigerator, range/stove, microwave, washer/dryer

Exclusions: Owners personal items, farm equipment, tools, livestock/landscape equip, garden shed, chicken shed

Irrigation: Yes

IrrigCo: Avant Ditch

IrrigCost: 454.75

IrrigCoYr: 2022

Taxes TBD: Yes

Tax Year: 2021

Total Tax \$: 2281.98

Taxed w/Other Land: Yes

Property Rights: Fee Simple

Parcelable: Yes

Adj to Public Land: Yes

River/Stream Front: Yes

Detailed Zoning: Big Horn County Agricultural

Lot Features: Level, Recreational, Wooded

Legal Description: 2.77 AC IN SW4 TR 70 (PT NW4NW4) 31 50 91 SD123-709/ SD133-478 and S2NW4 & N2SW4 (PT LOT 70) LYING S OF NOWOOD RIVER LESS 4.80 AC IN SE4 OF TR 70 & LESS 2.77 AC IN SW4 OF TR 70 31 50 91 73 AC SD148-1679 NW-059 as per Big Horn County Wyoming records

Road Access: Public

Road Maintenance: Public

Road Surface: Paved (Asphalt/Concrete)

Patio/Deck/Porch: Covered, Deck, Patio, Porch

Views: Mountain(s)

Construction: Frame

Exterior Siding: Concrete, Hardboard

Roof: Composition

Natural Gas Company: None

Electric Company: Big Horn Rural Electric

Sewer: Aerobic Septic

Primary Water Type: S.B.H.Cty.Rural

Secondary Water Type: Well

Cooling Type: Central Air

Primary Heat: Forced Air

Secondary Heat: Stove

Primary Fuel Type: Propane

Secondary Fuel Type: Wood

Garage/Type Stalls: 2 Stalls, Attached

Heating Stove Type: Wood

Fireplace Type: Wood

Interior Features: Breakfast Bar, Breakfast Nook, Ceiling Fan(s), Garage Door Opener, Loft, Mud Room, Pantry, Tile Floor, Walk-In Closet(s)

Appliances: Disposal

Exterior Features: Acreage Fenced, Adj to BLM, Barn, Cable, Corrals, Dirt Ditches, Fenced Yard, Fishing, Garden, Horse Property, Hunting, Irrigated, Landscaping, Loafing Shed, Outbuilding(s), Production Ground, River Access, River Frontage, Shop, Spring

Yield Info: Meadows seeded down to Pasture Grasses and Red Clover, yields 3-5+/- ton range. Pasture year around.

Comments: Mountain View River Ranch - a very rare ranch on the NoWood River with 1+/- mile of river frontage on the east and north side. A great private, hide-out for survival! Riparian area. 75.77+/- acres w/53.5+/- irrigated acres. Water rights 2nd on ditch. Productive hay and pasture meadows loaded with Deer, Beaver, Muskrat, Blue Heron, Ducks, Geese, Sandhill Crane, Turkeys, Pheasants, Racoons, Mink, Sauger, Trout, Catfish, Sturgeon, Coyote, Fox. A lot of mature trees, brush cover. Gravity flow irrigation, amazing pressure, gated pipe. Artesian water to home and buildings through S Big Horn County Water. BLM access to the South and North, lots of country to ride in or hunt. 3 bed/2.5 bath custom built in 2012, 1866+/- sqft w/attached oversized 2-stall garage w/350+/-sqft loft. Custom blinds, 2 large pantries, ceiling fans, custom built hickory cabinets throughout, mostly tile floors, Blaze King wood stove. Fenced dog area, garden, multiple fruit trees. 560+/- sqft wraparound covered deck on 3 sides. 1200+/-sqft insulated steel shop with wood pellet heat and 110/220 electric, add'l wood frame awning built on east side for equipment storage. Lean-to horse loafing shed and nicely laid out working corrals, automatic waterer in corral. This would make a great headquarters for any livestock operation, or a hunting headquarters. There's no better views of Clouds Peak Wilderness and Big Horn Mountains!

Directions to Property: Heading East out of Manderson on Hwy 31, go approx. 6 miles, 611 is on your Left.

Subject to 1031: No

Office Name: Running Horse Realty (#:43)

Listing Office: Running Horse Realty (#:43)

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