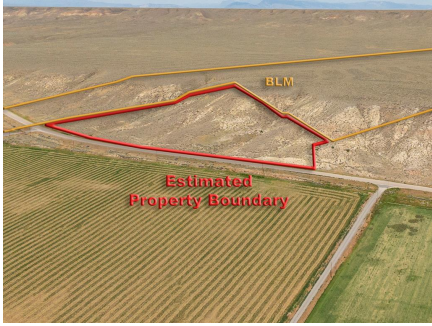


MLS #: L10019261A (Active) List Price: \$99,000

TBD Lane 40 Burlington, WY 82411



**Potential Uses:** Residential  
**Apx Deeded Acres:** 6.21  
**Apx Irrigated Acres:** 0  
**Apx Lot SqFt:** 270508.00  
**River/Stream Front:** No  
**Lot Features:** Recreational, Rolling Slope, Steep Slope  
**Views:** Mountain(s)

**Area:** S Big Horn Out of Town  
**Subdivision:** Saddleback Subdivision  
**County:** Big Horn  
**School District:** Big Horn County District #1  
**Apx Miles from Town:** 8

**Natural Gas Company:** Not Available      **Electric Company:** Big Horn Rural Electric  
**Sewer:** None      **Primary Water Type:** None      **Irrigation:** No  
**Special Assessments:** No      **HOA:** No

**Description of Structures:** NONE  
**Inclusions:** NONE  
**Exclusions:** NONE  
**Irrig Co:** 0      **IrgCo\$:** 0      **IrgCoYr:** 0

**Taxes TBD:** Yes      **Tax Year:** 2021      **Total Tax \$:** 0.00      **Taxed w/Other Land:** Yes  
**Property Rights:** Fee Simple      **Adj to Public Land:** Yes      **Parcelable:** No  
**Mobiles Allowed:** No      **Modulars Allowed:** Yes      **Detailed Zoning:** Big Horn County - Not Zoned

**Seller Fin:** No  
**Disclosures:** Yes  
**Legal Description:** LOT 1. SADDLEBACK SUBDIVISION, BIG HORN COUNTY, WYOMING as per Big Horn County WY records  
**Road Access:** Public      **Road Maintenance:** Public      **Road Surface:** Paved (Asphalt/Concrete)

**Property Features:** Adj to BLM, Horse Property, Hunting      **Type Leased Land:** None  
**Has Structure:** No

**Yield Info:** Native range land, sagebrush

**Comments:** Come find your own piece of Wyoming with plenty of elbow room and fresh air in the scenic Greybull River Valley! New subdivision between Meeteetse and Burlington overlooking the Greybull River and the distant mountains. Unique and individual homesites with great views! Lot 1 is 6.21+/- acres and Borders 1000s of acres of public lands to play on specifically, Bureau of Land Management. 8 miles from Burlington, 29 miles from Meeteetse, 40 miles to Cody, Wyoming, Yellowstone International Airport, Hospitals, Doctors, Lawyers and such and around 90 miles from Yellowstone Park. TCT high speed internet, telephone and television available in area. Big Horn County School District #1 provides school bus to the area. There is good access to the road system, and you are not too far from the school, post office, store and restaurants in Burlington. Your ticket to recreation - bordering acres and acres of BLM public lands. Nearby rivers, reservoirs and mountains affords great access to fishing, hunting, camping, rock hounding, fossil collecting, horseback riding, 4-Wheeling and many opportunities for some great picture taking. This listing is one of 5 lots that are available to purchase.

**Directions to Property:** From Burlington go South to the 2-mile corner where you intersect County Lane 40 and take Lane 40 heading West towards Meeteetse. After you cross the Farmers Canal, start watching for signs on the North side of the road and you are there.

**Subject to 1031:** No  
**Office Name:** Running Horse Realty (#:43)

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

These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.  
 MLS #: L10019261A