

MLS #: L10019505A (Active) List Price: \$105,000

TBD Main St Shell, WY 82441



Potential Uses: Residential, Multi-Family, Commercial, Agricultural, Recreational
Apx Deeded Acres: 1.3
Apx Irrigated Acres: 1.3
Apx Lot SqFt: 56628.00
River/Stream Front: No
Lot Features: Corner Lot, Level, Recreational, Wooded
Views: Mountain(s)

Area: S Big Horn Out of Town
Neighborhood: Unknown
Subdivision: None
County: Big Horn
School District: Big Horn County District #3

Natural Gas Company: None		Electric Company: None	
Sewer: Septic Needed	Primary Water Type: None	Irrigation: Yes	Irrigation Fees \$: 100
Special Assessments: No		HOA: No	
Description of Structures: none			
Inclusions: none			
Exclusions: none			
Irrig Co: McDonald Ditch		IrgCo\$: 100	IrgCoYr: 2022
Taxes TBD: Yes	Tax Year: 2022	Total Tax \$: 365.90	Taxed w/Other Land: Yes
Property Rights: Fee Simple		Adj to Public Land: No	Parcelable: Yes
Mobiles Allowed: Yes	Modulars Allowed: Yes	Detailed Zoning: Big Horn County - Not Zoned	
Seller Fin: No			
Disclosures: No			
Legal Description: 1.3+/- acres a portion of PT SW4SW 26 53 91: LOTS 7,8,9,10 LESS W 10' 9 OT TO HWY MF35-1733/SD100-1929/SD118-101 as per Big Horn County Wyoming records			
Road Access: Public	Road Maintenance: Public	Road Surface: Paved (Asphalt/Concrete)	
Property Features: Acreage Fenced, Horse Property, Irrigated, Production Ground, RV Parking		Type Leased Land: None	
Has Structure: No			
Yield Info: no information available			
Comments: New acreage, never before offered for sale! Approximately 1.3+/- irrigated acres on the outskirts of Shell, Wyoming. Lots of trees and grass just down the road from the recently reopened Shell store and restaurant. Beautiful building spot with a lot of shade. Could also be added to the parcel that is contiguous with the nearby 4 town lots, MLS#10019504. This parcel is located at the foothills of the Big Horn mountains with Shell creek nearby, lots of wildlife! Located in beautiful Shell valley.			
Directions to Property: Go through the main part of Shell on Hwy 14, past the store and past #317 to the 2nd realty sign on the right 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.

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