

MLS #: L10019504A (Active) List Price: \$45,000

317 Main St Shell, WY 82441



**Potential Uses:** Residential, Commercial, Recreational  
**Apx Deeded Acres:** 0.27  
**Apx Irrigated Acres:** 0  
**Apx Lot SqFt:** 11761.00  
**Front Feet:** 100ft  
**Depth Feet:** 117ft  
**River/Stream Front:** No  
**Lot Features:** Corner Lot, Level, Wooded  
**Views:** Mountain(s)

**Area:** S Big Horn in Town  
**Neighborhood:** Unknown  
**Subdivision:** None  
**County:** Big Horn  
**School District:** Big Horn County District #3

<b>Natural Gas Company:</b> None		<b>Electric Company:</b> None	
<b>Sewer:</b> Septic Needed	<b>Primary Water Type:</b> City	<b>Irrigation:</b> No	<b>Irrigation Fees \$:</b> 0
<b>Special Assessments:</b> No		<b>HOA:</b> No	
<b>Description of Structures:</b> none			
<b>Inclusions:</b> none			
<b>Exclusions:</b> none			
<b>Irrig Co:</b> 0		<b>IrgCo\$:</b> 0	
<b>IrgCoYr:</b> 0			
<b>Taxes TBD:</b> Yes	<b>Tax Year:</b> 2022	<b>Total Tax \$:</b> 91.48	<b>Taxed w/Other Land:</b> Yes
<b>Property Rights:</b> Fee Simple		<b>Adj to Public Land:</b> No	<b>Parcelable:</b> No
<b>Mobiles Allowed:</b> Yes	<b>Modulars Allowed:</b> Yes	<b>Detailed Zoning:</b> Unknown	
<b>Disclosures:</b> No			
<b>Legal Description:</b> Lots 7,8,9,10 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			
<b>Road Access:</b> Public	<b>Road Maintenance:</b> Public	<b>Road Surface:</b> Paved (Asphalt/Concrete)	
<b>Has Structure:</b> No		<b>Type Leased Land:</b> None	
<b>Yield Info:</b> none documented			
<b>Comments:</b> This is a new one of a kind parcel on the edge of Shell, WY comprised of 4 city of Shell lots which are each 25ft+/- wide x 117ft+/- deep. There no covenants. The lots can be utilized in a number of ways from residential, commercial to recreational. These 4 city lots can also be combined with another parcel of land that is approximately 1.3+/- irrigated acres, see MLS#10019505 and can be purchased together. Lots of trees on both parcels. These lots are at the foothills of the Big Horn mountains with Shell creek nearby, lots of wildlife! Located in beautiful Shell valley.			
<b>Directions to Property:</b> Stay on main street/Hwy 14 in Shell as you go on towards the Big Horn Mountains. As you come to the edge of town you will see a marker that says 317 on the right side of the road. You are there. Look for real estate sign			
<b>Subject to 1031:</b> No			
<b>Office Name:</b> Running Horse Realty (#:43)			
<b>Listing Office:</b> 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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