

# *NO WOOD RIVER RANCH*

*Manderson, Wyoming*



*\$670,000*



*Canyon Real Estate, LLC*

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*This scenic ranch has the Nowood River meandering along the north boundary with some acreage on both sides of the river. The 398 acres has approximately 120 acres of water rights. Irrigation is with some gated pipe and the rest being flood irrigated. The remainder acreage consists of treed meadows and native rangeland. A small portion across Highway 31 adjoins thousands of acres of BLM for hunting, hiking and riding. Views of the Big Horn Mountains set the backdrop to the east.*

*There is a modest two bedroom home that has had a newer roof, furnace, septic and hot water heater within the last 4 years. This current home would make an excellent caretakers home. City water was brought to the ranch and there is a tap to a building site for a new home.*

*Under the NRCS (Natural Resources Conservation Service), there has been extensive brush management and all new fencing with smooth wire. The ranch is perimeter and cross fenced into different pastures.*

*Situated approximately 9 miles south east from the small town of Manderson, this ranch is about 20 miles from Basin, the County seat, and another 7 miles to the town of Greybull. This area is mainly a ranching community.*

*Great fishing and hunting opportunities abound on this ranch and in the area. Scenic mountain views set a very tranquil setting for the Nowood River Ranch.*





*View of the  
Big Horn Mountains*



*Nowood River*



*Nowood River*





*Nowood River*





*Nowood River*





*House*



*Corrals*



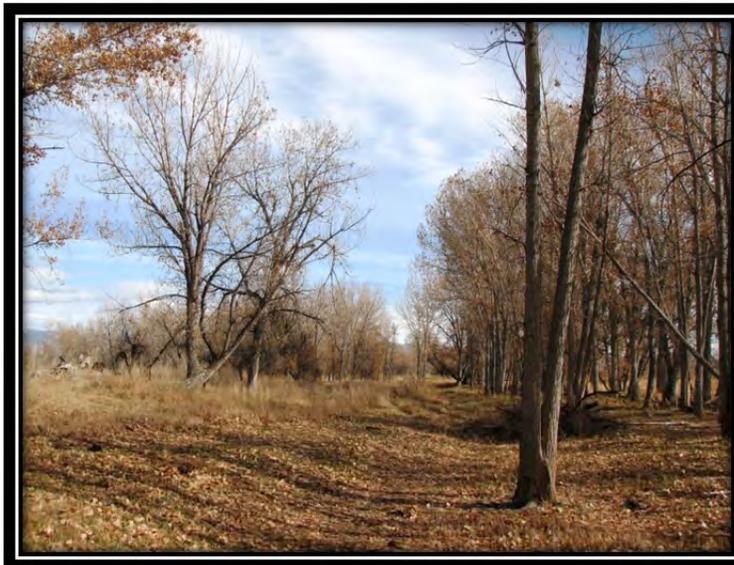
*Meadows*



*Meadows*



*Meadows*





*Meadows*

*Irrigated Fields*



*Irrigated Fields*



*Irrigated Fields*



*Irrigated Fields*





*Nowood River Ranch*

*Looking West towards BLM*



MLS #: F10007345A (Active) List Price: \$670,000

905 Hwy 31 Manderson, WY 82432



DAYS ON MARKET: 21  
ORIGINAL LIST PRICE: \$670,000  
HOUSE DESIGN: 1 Story  
# BEDROOMS: 2  
TOTAL # BATHS: 1  
# FULL BATHS: 0  
# HALF BATHS: 0  
# 3/4 BATHS: 1  
APX YEAR BUILT: 1939  
APX TOTAL SQFT: 1584  
APX ABOVE GRADE SQFT: 1056  
APX BELOW GRADE SQFT: 528  
BASEMENT: Yes  
BASEMENT ENTRY: Interior Only  
BASEMENT TYPE: Full  
BASEMENT COMPLETION: Partially Finished

TOTAL # RESIDENCE: 1  
AREA: S Big Horn Out of Town  
COUNTY: Big Horn  
SCHOOL DISTRICT: Big Horn County District #4  
APX IRRIGATED ACRES: 120  
APX DEEDED ACRES: 398  
TOTAL LEASE ACRES: 0  
HAS LEASE/PERMITS: No

DRAINAGE FEE YEAR: 0

TYPE OF LEASED LAND: None

BLDGTYPE: Loafing Shed  
BLDGYRBT2: 0  
BLDGYRBT3: 0

BLDGYRBT: 0

% MINERAL RIGHTS INCLUDED: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Kitchen	M							
Living Rm	M							
3/4 Bath	M							
Laundry	M							
Bedroom 2	B							
Bedroom 1	M							

INCLUSIONS: range/oven, refrigerator, washer, dryer, gated pipe

EXCLUSIONS: crops subject to lease

IRRIGCO: Avant Canal

IRRIGCOST: 600

IRRIGCOYR: 2011

TAX YEAR: 2012

TOTAL TAX \$: 1431.65

TAXED W/OTHER LAND: Yes

PROPERTY RIGHTS: Fee Simple

PARCELABLE: No

ADJ TO PUBLIC LAND: Yes

RIVER/STREAM FRONT: Yes

DETAILED ZONING: Big Horn County - Not Zoned

TOPOGRAPHY: Flat, Rolling

LEGAL DESCRIPTION: see warranty deed in documents

CONSTRUCTION: Frame

GARAGE/TYPE STALLS: None

EXTERIOR SIDING: Hardboard

HEATING STOVE TYPE: Wood

ROOF: Composition Shingle

FIREPLACE TYPE: Wood

NATURAL GAS COMPANY: None

INTERIOR FEATURES: Sump Pump

ELECTRIC COMPANY: Big Horn Rural Electric

EXTERIOR FEATURES: Adj to BLM, Horse Property, Hunting, Irrigated, Loafing Shed, Mountain View, Production Ground, Recreational, River Frontage, Wooded Acreage

SEWER: Septic

PROPERTY ACCESS: State Highway

PRIMARY WATER TYPE: City

SECONDARY WATER TYPE: Well

COOLING TYPE: None

PRIMARY HEAT: Forced Air

SECONDARY HEAT: Stove

PRIMARY FUEL TYPE: Propane

SECONDARY FUEL TYPE: Wood

YIELD INFO: 65 acres in hay production- 3 ton/acre, 40 acres in alfalfa- 5-6 ton/acre, numbers per tenant

COMMENTS: This scenic ranch has the Nowood River meandering along the north boundary with some acreage on both sides of the river. The 398 acres has approximately 120 acres of water rights. Irrigation is with some gated pipe and the rest being flood irrigated. The remainder acreage consists of treed meadows and native rangeland. Adjacent to 100's of acres of BLM. 120 shares in Avant Canal Company for irrigation.

DIRECTIONS TO PROPERTY: approximately 9 miles from Manderson on Hwy. 31.

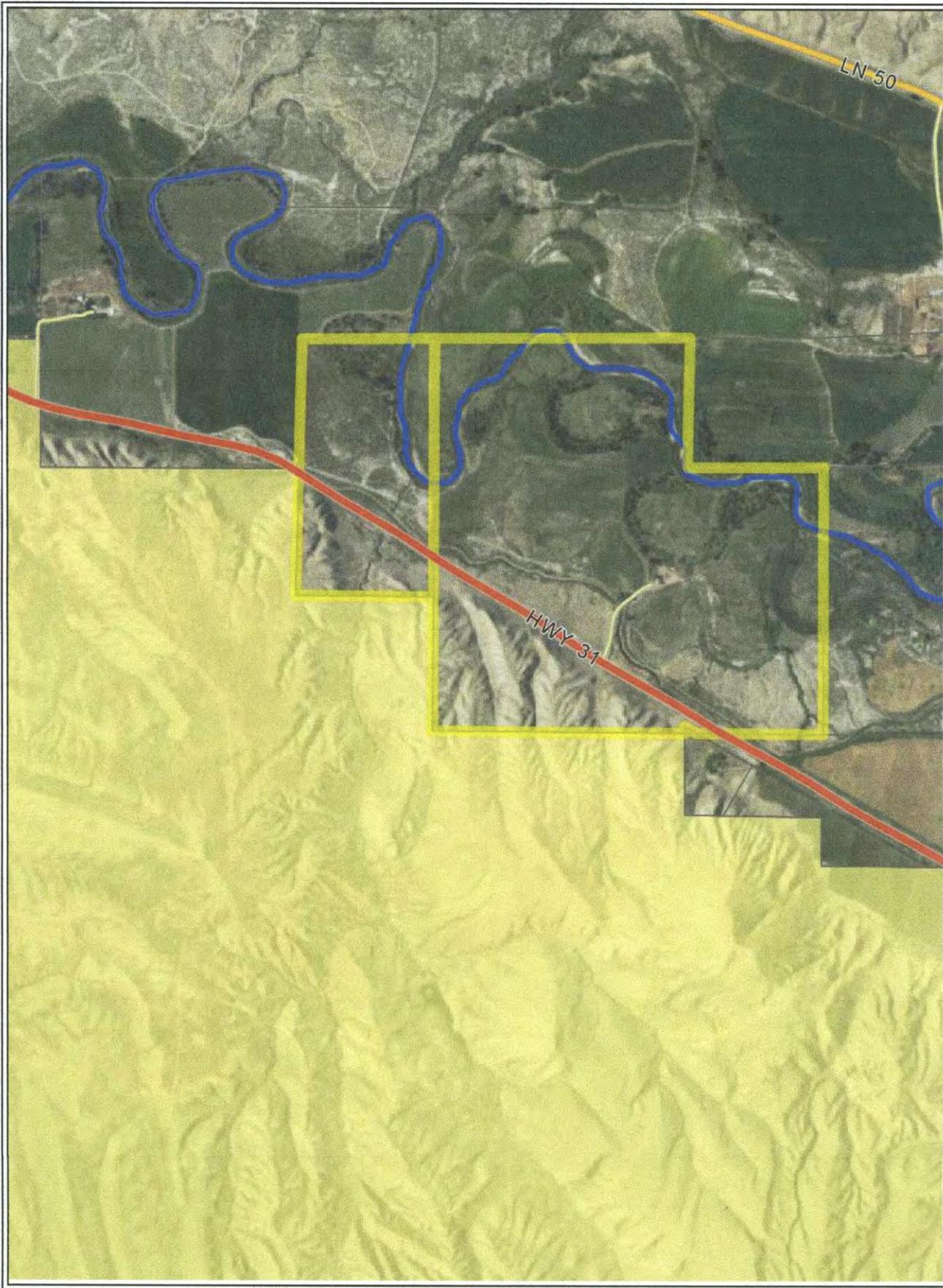
SUBJECT TO 1031: No

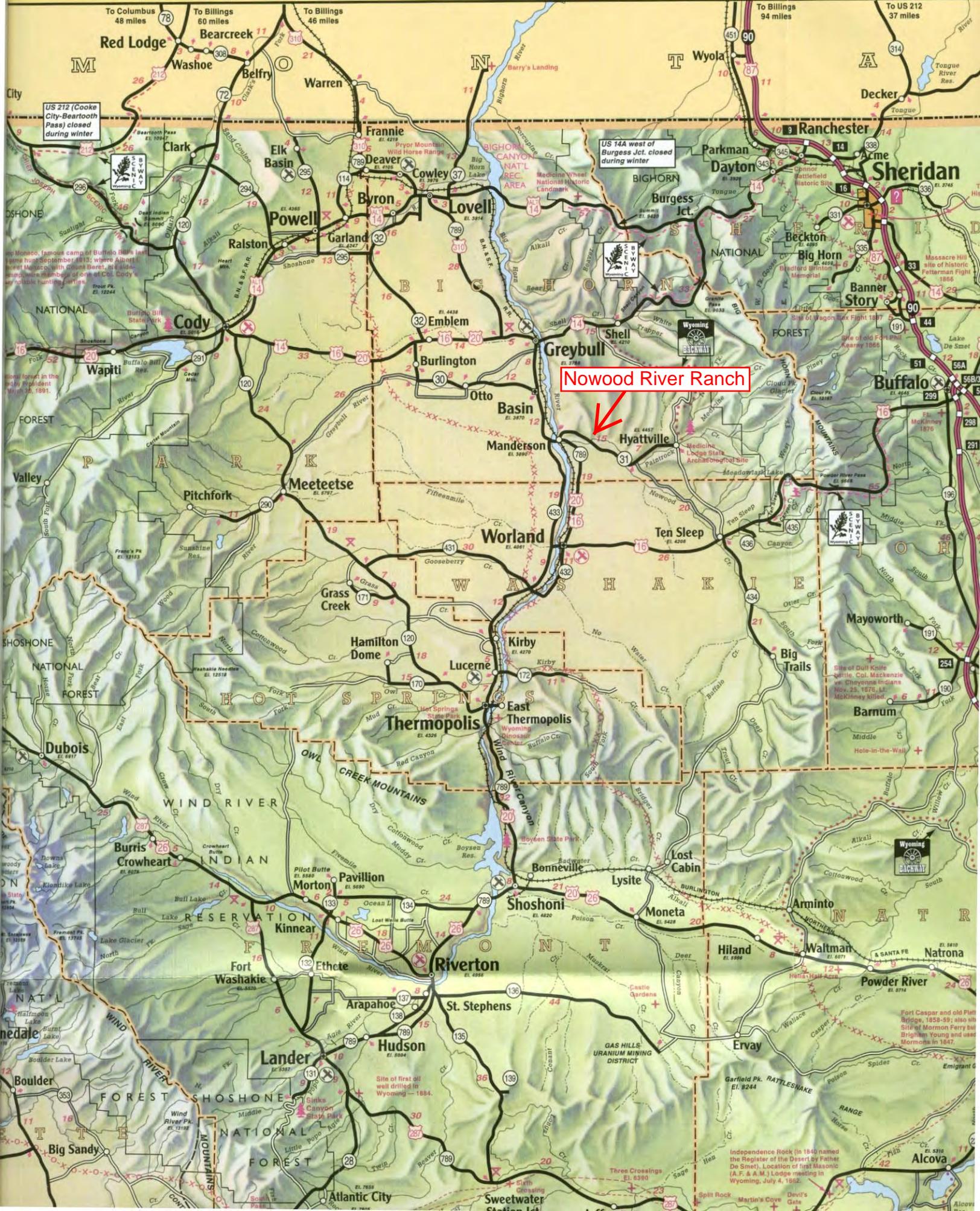
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Nowood River Ranch



US 212 (Cooke City-Beartooth Pass) closed during winter

US 14A west of Burgess Jct. closed during winter

Site of Dull Knife battle, Col. Mackenzie vs Cheyenne Indians Nov. 25, 1876. Lt. McKimney killed

Fort Caspar and old Platt Bridge, 1858-59; also site of Mormon Ferry built Brigham Young and used by Mormons in 1847.

Independence Rock (In 1840 named the Register of the Desert by Father De Smet). Location of first Masonic (A.F. & A.M.) Lodge meeting in Wyoming, July 4, 1852.

By Mono, famous camp of Buffalo Bill in same hunt September 1882; where Altonji killed Mosca; with Count Beret, Bill aided Mosca's escape; member of one of Col. Cody's notable hunting parties.

Some fossils in the same hunt; Scoble's 1882; where Altonji killed Mosca; with Count Beret, Bill aided Mosca's escape; member of one of Col. Cody's notable hunting parties.

Site of first oil well drilled in Wyoming - 1894.

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