



CANYON REAL ESTATE, LLC

1128 12TH STREET

CODY, WY 82414

307-527-7092

20 ACRES BLM ON 2 SIDES

\$125,000

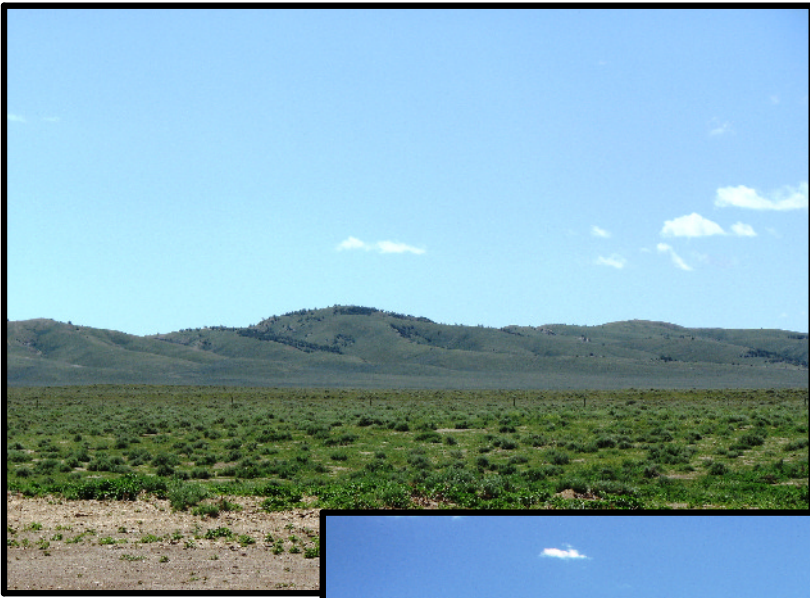


This 20 acre parcel is located within 10 minutes of downtown Cody. Privately situated at the end of the road, 1000's of acres of BLM border the east and south boundaries. Utilities including natural gas, power and Northwest Rural Water are to the property line. A water tap fee is required to hook up to NWRW. Impressive views of the dramatic Absaroka Mountain range including Carter Mountain, Cedar Mountain and Rattlesnake Mountain loom to the west.

Information on this property was obtained from sources other than Canyon Real Estate and is deemed to be reliable, but is not guaranteed by either the Seller or Seller's agent. This offering is subject to correction, withdrawal, prior sale or price change without prior notice.



VIEWS AND PRIVACY



MLS #: L10005521A (Active) List Price: \$125,000

0 Sage Dr Cody, WY 82414



APX DEEDED ACRES: 20
APX IRRIGATED ACRES: 0
APX LOT SQFT: 0
RIVER/STREAM FRONT: No
TOPOGRAPHY: Rolling

AREA: Cody Out of Town
SUBDIVISION: None
COUNTY: Park
SCHOOL DISTRICT: Park County District #6

NATURAL GAS COMPANY: Energy West
SEWER: InstllSptc
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: No
DESCRIPTION OF STRUCTURES: none
ELECTRIC COMPANY: Rocky Mountain Power
PRIMARY WATER TYPE: Northwest Rural
IRRIGATION FEES \$: 0
HOA: No
HOA \$: 0

INCLUSIONS: none

EXCLUSIONS: none

IRRIG CO: none
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0
IRGCO\$: 0
IRGCOYR: 0

TAX YEAR: 2012
PROPERTY RIGHTS: Fee Simple
MOBILES ALLOWED: No
TOTAL TAX \$: 1112.93
ADJ TO PUBLIC LAND: Yes
MODULARS ALLOWED: Yes
TAXED W/OTHER LAND: No
PARCELABLE: No
DETAILED ZONING: Park Co - 2 Acres (RR-2)

SELLER FIN: No
DISCLOSURES: Yes

LEGAL DESCRIPTION: E1/2SE1/4 Lot 44 R.S. being the E1/2SE1/4NW1/4 Section 14 O.S. T52N, R101W
PROPERTY FEATURES: Adj to BLM, Horse Property, Mountain View, Natural Gas to Property, Rolling Terrain
TYPE LEASED LAND: None
PROPERTY ACCESS: Private Gravel Road

COMMENTS: 20 acres with tremendous views within 10 minutes of downtown Cody. Bordered on two sides by BLM, you have access to 1000's of acres for riding and hiking. NWRW is available. Tap fee has not been paid.

DIRECTIONS TO PROPERTY: Greybull Hwy to 3DX to Sage Drive. Take Sage Drive to top of hill, turn right, property at end of road.

SUBJECT TO 1031: No

OFFICE NAME: Canyon Real Estate, LLC (#.46)

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.

