


CANYON REAL ESTATE, LLC

1128 12TH STREET

CODY, WY 82414

307-527-7092

A Short Walk to the Golf Course



\$110,000



25 acres with beautiful views of the Big Horn Mountains as well as wild life. Close to town, excellent building sites with utilities along the property line. 21 of the 25 acres are irrigated with gated pipe. Great opportunity!

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.





Big Horn
Mountains



21 Irrigated
Acres



Big Horn County Title Company

Preliminary Title Search

SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Preliminary Title Search is described as follows:

Township 51 North Range 93 West of the 6th P.M. Big Horn County, Wyoming. NW¼NW¼ of Resurvey Lot 81, originally described as the NW¼NW¼, Section 16.

EXCEPTING THEREFROM the highway and railroad right of way easement; and

FURTHER EXCEPTING THEREFROM the following described property:

W½NW¼, Lot 81, Resurvey, T. 51 N., R. 93 W., 6th P.M.

Being a parcel of land lying within the W½ of the NW¼ of Lot 81, Resurvey T. 51 N., R. 93 W., 6th P.M., Big Horn County, Wyoming, being more particularly described as follows:

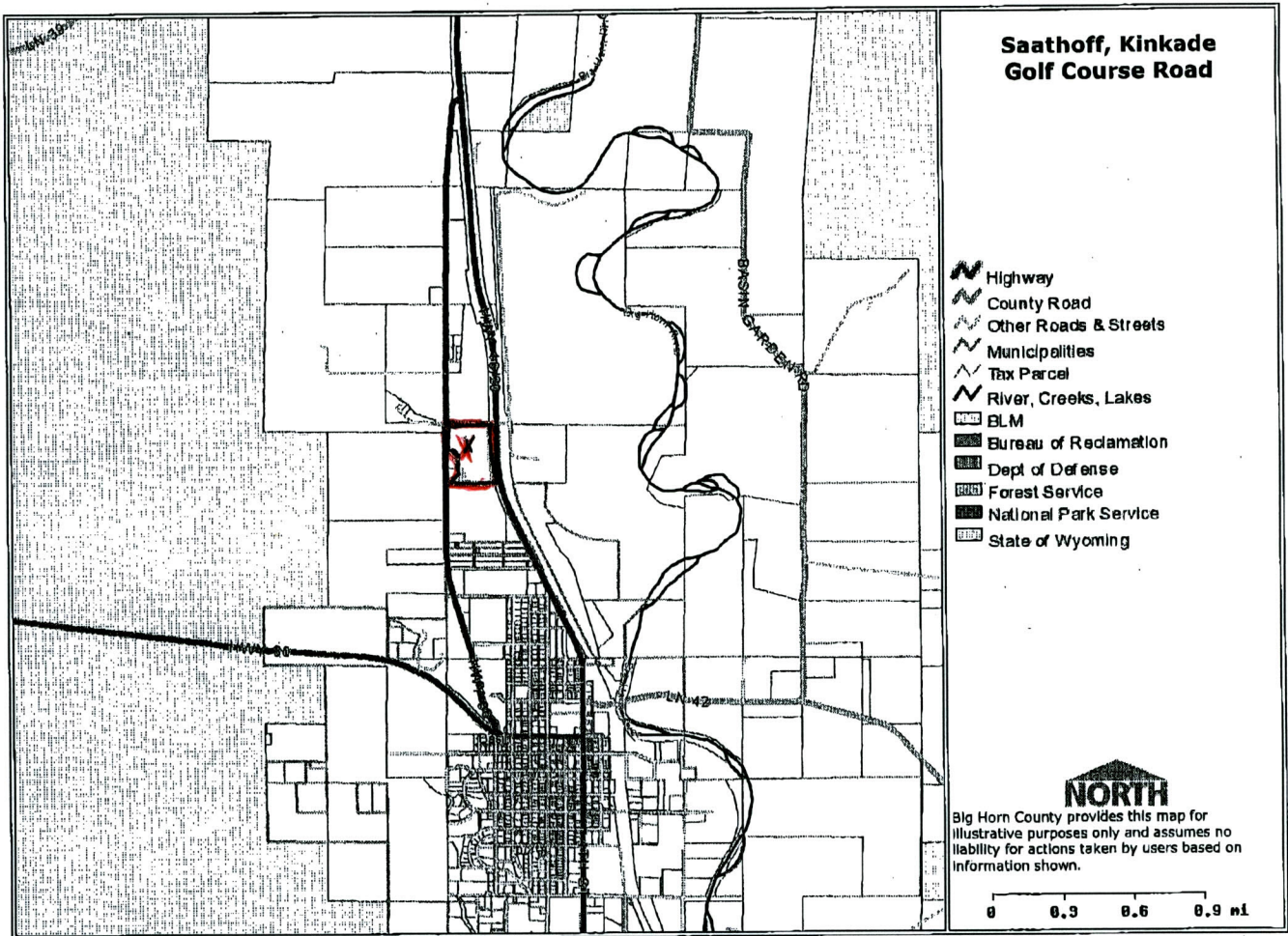
Beginning at a point on the westerly line of said Lot 81 which bears S. 0°11'00" E., 646.70 feet, from Corner No. 4 of said Lot 81; thence N. 89°49'00" E., perpendicular to said westerly line, 190.00 feet; thence S. 9°48'58" E., 228.88 feet; thence S. 23°45'11" E., 169.48 feet, thence S. 89°49'00" W., perpendicular with said westerly line, 296.04 feet, to a point on said westerly line; thence N. 0°11'00" W., along said westerly line, 380.80 feet to the point of beginning, and;

FURTHER EXCEPTING THEREFROM the following described property:

W½NW¼, Lot 81, Resurvey, T. 51 N., R. 93 W., 6th P.M.

Being a parcel of land lying within the W½ of the NW¼ of Lot 81, Resurvey, T. 51 N., R. 93 W., 6th P.M., Big Horn County, Wyoming, being more particularly described as follows:

Beginning at a point on the westerly line of said Lot 81 which bears S. 0°11'00" E., 1027.50 feet, from corner No. 4 of said Lot 81; thence N. 89°49'00" E., perpendicular to said westerly line, 296.04 feet; thence S. 23°45'11" E., 172.55 feet; thence S. 64°50'54" W., 402.86 feet, to a point on said westerly line; thence N. 0°11'00" W., along said westerly line, 328.13 feet. to the point of beginning.





Big Horn County General Ownership

Map is a visual representation only.
 NOT FOR TITLE PURPOSES.
 Topological Accuracy: 1:24,000.
 Maybe off +/- 40 feet.

- Legend**
- address
 - Roads
 - BLM
 - County
 - Forest
 - Local
 - Other
 - State
 - Lakes
 - Major Streams
 - County Border
 - Parcels
 - Parcel Boundary Lines
 - County Aerial 2009
 - RGB
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



1:3,377

