



Canyon Real Estate, LLC

1128 12th Street

Cody, WY 82414

307-527-7092

www.canyonrealestate.net

AFFORDABLE ACREAGE NEAR CODY



2.12 Irrigated Acres for \$35,500

Building lot in the Southfork area, irrigated with sprinkler pipe. Irrigation fee is \$95/yr. Northwest Rural Water is available. Mountain views are tremendous. There is room for a couple horses and the commute to Cody is approx. 10 minutes.

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MLS #: L10005949A (Active) List Price: \$35,500

0 Arrowhead Dr Cody, WY 82414



APX # ACRES: 2.12
APX # IRRIGATED ACRES: 2.12
APX LOT SQFT: 0
RIVER/STREAM FRONT: No
TOPOGRAPHY: Flat

UNIT # OR LOT #: 4
AREA: Cody Out of Town
SUBDIVISION: Arrowhead
COUNTY: Park
SCHOOL DISTRICT: Park County District #6

NATURAL GAS COMPANY: None
SEWER: InstllSptc
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: No

ELECTRIC COMPANY: Rocky Mountain Power

PRIMARY WATER TYPE: Northwest Rural

IRRIGATION FEES \$: 95

HOA: No

INCLUSIONS: sprinklers

EXCLUSIONS: none

IRRIG CO: Cody Canal
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0

IRGCO\$: 95

IRGCOYR: 2011

TAX YEAR: 2011

TOTAL TAX \$: 150.45

TAXED W/OTHER LAND: No

PROPERTY RIGHTS: Fee Simple

ADJ TO PUBLIC LAND: No

PARCELABLE: No

MOBILES ALLOWED: Yes

MODULARS ALLOWED: Yes

DETAILED ZONING: Park Co - 5 Acres (GR-5)

SELLER FIN: No

DISCLOSURES: Yes

LEGAL DESCRIPTION: Lot 4 Arrowhead Subdivision

PROPERTY FEATURES: Horse Property, Irrigated, Mountain View, Sprinklers, Auto

TYPE LEASED LAND: None

PROPERTY ACCESS: Private Dirt Road

COMMENTS: Irrigated acreage on the Southfork. Great mountain views. Lot 5(2.81 ac.) available. If purchased together, irrigation fee would be \$95/year. Affordable buidling site near Cody.

DIRECTIONS TO PROPERTY: Southfork Hwy. to Arrowhead Drive, turn left. Property at end where road turns south.

SUBJECT TO 1031: No

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

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