



CANYON REAL ESTATE, LLC

1128 12TH STREET

CODY, WY 82414

307-527-7092

# PRODUCTIVE FARM GROUND

\$140,000



This 22.45 acre parcel is located on Road 18 at the intersection of Lane 8. Utilities are along the highway and natural gas is at the corner of Lane 8 and Road 18. North Alkali Creek is the north boundary, offering year round live water. Current crop production for the 2011 year is barley. Gated pipe for irrigation is included. This property offers magnificent mountain views. Located between Cody and Powell, it is an easy drive to many recreational opportunities in the mountains.

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.



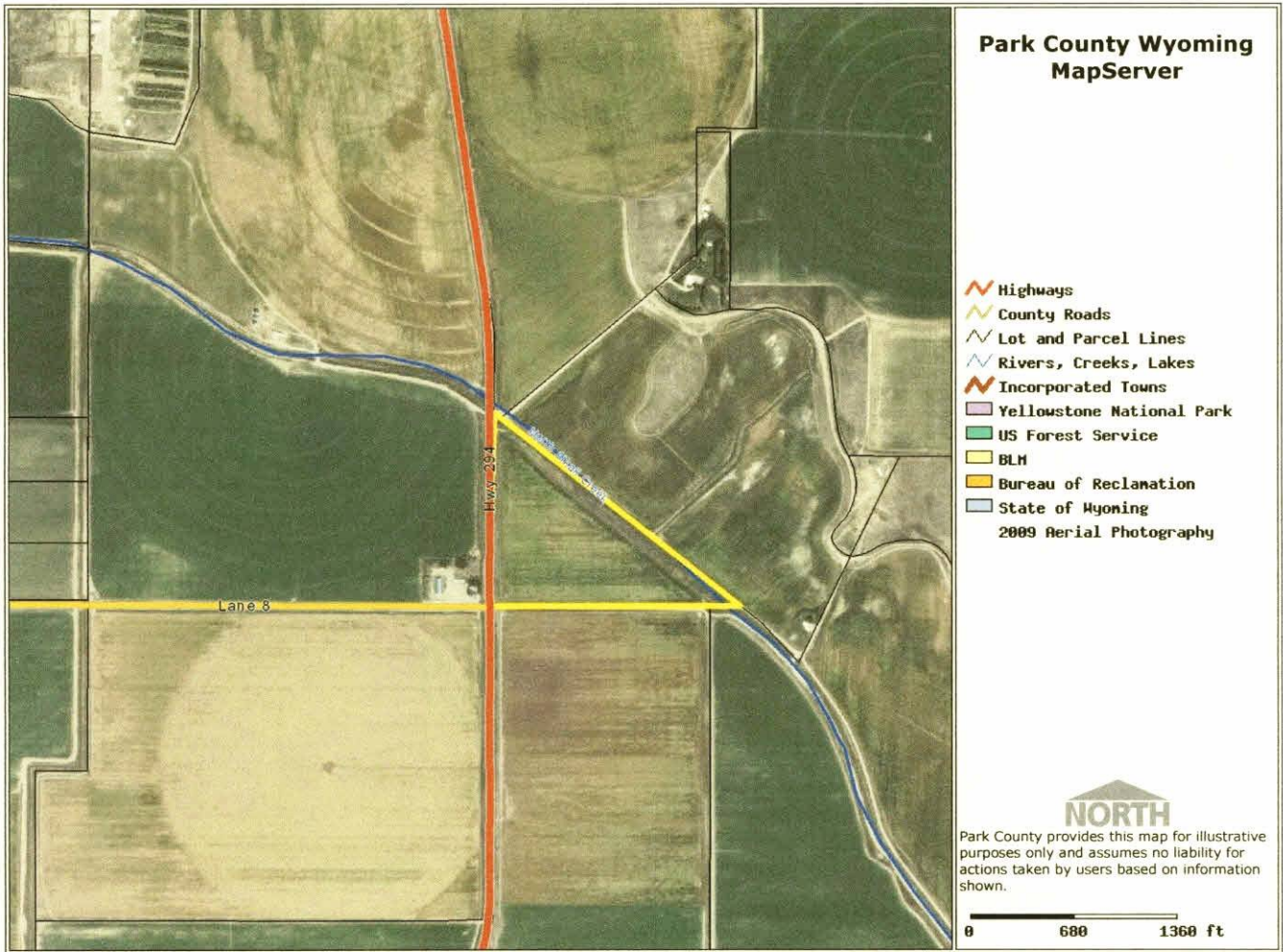
2011

# BARLEY FIELD



# ALKALI CREEK





23.9 Acres on Road 18, Powell, WY

T. 55 N., R. 100 W.



**LEGEND**

-  PROPOSED LOT
-  PROPERTY BOUNDARY
-  DEED EXCEPTIONS
-  GLO TRACT/LOT LINES

**NOTES**

1. PROPOSED 1 LOT SHARLE SUBDIVISION.
2. BOUNDED BY HWY 294 ALONG WEST SIDE.
3. ZONE GR-F (GENERAL RURAL POWWELL).
4. THE LEGAL DESCRIPTION AS FOLLOWS:
  - BEGINNING AT THE NORTHWEST CORNER OF LOT 10 OF SAID SECTION 6, SAID POINT ALSO BEING ON THE CENTER LINE OF THE WESTINGHOUSE TRAIL, THENCE S60°02'58"W ALONG SAID CENTERLINE AND THROUGH SAID LOT 8, 1002.71 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6, THENCE CONTINUING ALONG SAID CENTERLINE NORTH 02°22'48" EAST THROUGH SAID LOT 6, 276.86 FEET TO A POINT ON THE NORTH LINE THEREOF, THENCE SOUTH 61°53'18" EAST ALONG THE LINE BETWEEN SAID LOT 6 AND LOT 6 OF SAID SECTION 6, 417.57 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 6, 1623.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8, THENCE NORTH 46°23'40" WEST ALONG THE SOUTH LINE OF SAID LOT 8, 1628.57 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING 23.80 ACRES.

**SKETCH PLAN**

**RODRIGUEZ SS-186**

A TRACT OF LAND LOCATED WITHIN LOT 8 OF SECTION 6 AND LOT 6 OF SECTION 6, T. 55 N., R. 100 W., 8TH P.M., PARK COUNTY, WYOMING

  
 MENECKE  
 A LIMITED LIABILITY COMPANY  
 AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

SHEET 2 OF 2  
 DRAWN BY: MANR  
 CHECKED BY: JPO/DOORUM  
 DATE: 08/11/19  
 JOB NO.: 186-18

**PLAN VIEW**  
 SCALE 1"=80'