



Canyon Real Estate, LLC

1327 Rumsey Avenue

Cody, WY 82414

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www.canyonrealestate.net

65 ACRES OUTSIDE OF GREYBULL



\$250,000

65 acres close to town with 42.09 acres of water rights out of the Big Horn Canal, and 24 acres of supplemental water rights out of Deep Gulch or the Greybull River. Good production ground in alfalfa and grass hay. City water, natural gas and septic already in place. Hunting, mountain views and open water/spring. Abundant wildlife with mule deer, whitetail deer and pheasants. There is a 1973 mobile home, three sided storage buildings and a list of farming equipment on the property that is included in the sale. Easy access on County Road.

INFORMATION ON THIS PROPERTY WAS OBTAINED FROM SOURCES OTHER THAN THAT OF CANYON REAL ESTATE, LLC, AND IS DEEMED TO BE RELIABLE, BUT IS NOT GUARANTEED BY EITHER THE SELLER OR THE SELLER'S AGENT. THIS OFFERING IS SUBJECT TO CORRECTION, WITHDRAWAL, PRIOR SALE, OR PRICE CHANGE WITHOUT PRIOR NOTICE.



Production Fields





*Drive into
Property*

*Equipment on Property
Included*



*Equipment on Property
Included*



MLS #: L10008489A (Active) List Price: \$250,000

2627 Lane 36 1/2 Greybull, WY 82426



APX DEEDED ACRES: 65
APX IRRIGATED ACRES: 42.09
APX LOT SQFT: 0
RIVER/STREAM FRONT: No
TOPOGRAPHY: Flat

AREA: S Big Horn Out of Town
SUBDIVISION: None
COUNTY: Big Horn
SCHOOL DISTRICT: Big Horn County District #3
APX MILES FROM TOWN: 0

NATURAL GAS COMPANY: Wyoming Gas

SEWER: Septic

PRIMARY WATER TYPE: City

ELECTRIC COMPANY: Rocky Mountain Power

IRRIGATION FEES \$: 673.44

DRAINAGE FEE YEAR: 0

SPECIAL ASSESSMENTS: No

HOA: No

DESCRIPTION OF STRUCTURES: mobile home and three sided storage buildings

INCLUSIONS: 1973 mobile home, see Personal Property List in documents

EXCLUSIONS: None

IRRIG CO: Big Horn Canal

IRGCO\$: 673.4

IRGCOYR: 2013

IRRIGCO2: Deep Gulch/Greybull River

IRGCOYR2: 0

IRGCOYR3: 0

IRGCOYR4: 0

TAX YEAR: 2013

TOTAL TAX \$: 344.85

TAXED W/OTHER LAND: No

PROPERTY RIGHTS: Fee Simple

ADJ TO PUBLIC LAND: No

PARCELABLE: No

MOBILES ALLOWED: Yes

MODULARS ALLOWED: Yes

DETAILED ZONING: Big Horn County - Not Zoned

SELLER FIN: No

DISCLOSURES: Yes

LEGAL DESCRIPTION: Section 20: Lots Eight (8), Nine (9), Tract 81 and that part of Lot Seven (7) lying West of the present right-of-way of U.S. Hwy 20, T52N, R53W, 6th P.M., Big Horn County, Wyoming

PROPERTY FEATURES: Horse Property, Hunting, Irrigated, Mountain View, Production Ground, RV Parking, Storage Building

TYPE LEASED LAND: None

PROPERTY ACCESS: County Gravel

COMMENTS: 65 acres close to town, mountain views, hunting, production ground, city water and septic in already. Easy access on county road. Alfalfa and grass hay, trees, open water/spring. Mule deer, whitetail deer, pheasants and other wildlife. There are 42.09 acres of water rights out of the Big Horn Canal and 24 acres of supplemental water rights out of Deep Gulch or the Greybull River.

DIRECTIONS TO PROPERTY: Between Greybull and Basin to Lane 36 1/2, property is on the West side of the highway, look for signs.

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.

Equipment List

- (1) 706 Farmall Tractor & Duals (rear)
- (1) One Front End Loader @ attachments (not mounted)
- (1) Farm Hand Manure Spreader
- (2) Rakes (1) MF & (1) JD
- (1) JD 880 Windrower
- (1) Easy On 17' Tandem Disc
- (1) IH Vibra Shank Field Cultivator 16'
- (2) Grain Drills (1) IH McCormick 12' (1) JD Van Brunt 10' w/grass alfalfa seed Box
- (1) N.H. Model 315 Baler (good one)
- (1) Land Leveler Scraper on tires
- (1) Trailing V Ditcher (Meyers)
- (1) 300 gal Fuel Tank
- (1) Sop Wood Burning Stove
- (1) 12' Schmieser Ring Roller
- (3) Sections of Spike Tooth Harrows
- (1) Pipe Trailer
- (2) 12' Furrower's
- (1) Post Hole Auger (3 pt.) 9"
- (1) 40' Boom Spray Rig (200 gal)
- (1) 1045 Bale Wagon – New Holland (runs)

Big Horn County Wyoming MapServer

