

Acreages near Ocean Lake

OCEAN VIEW



DESCRIPTION: These irrigated lots lay just west of Ocean Lake, in the Ocean View subdivision. These lots are on Gabes Road, just north of Longpoint Road, near Kinnear, Wyoming. These beautiful lots all overlook Ocean Lake and several adjoin the Wyoming Game and Fish lands on the west shoreline of Ocean Lake on an area known as "Longpoint." Additionally, they all have Owl Creek mountain views. The acreages are laid out in such a manner as to give the most "elbow room" possible for lots ranging in size from 6.9 acres to 20 acres. Most lots provide direct access to Longpoint via foot or horse travel without traveling on a county road. Each lot has irrigation rights, full fencing, a good private road or county road access, power and phone to the lots edge, and the lots have gated pipe irrigation and all have great views in all directions!

IRRIGATION & WATER: All lots are served by Midvale Irrigation District, a U.S. Bureau of Reclamation project. Irrigated acres vary from lot to lot; however, as with all of Midvale District, the water rights are the same for everyone. Annual irrigation water cost is approximately \$375 for your first acre and approximately \$17/acre for each additional irrigated acre. There are some lots with sub-irrigated lands that are seeded to pasture grasses. Ocean View lot 3 has year-round live water access. Domestic wells in this area vary from 180 feet to over 500 feet. These lots have an irrigation operation plan. All Ocean View lots are gated pipe irrigated.

COMMENTS: These are super lots, with wonderful building sites. The location is approximately 18.5 miles west of Riverton and 3 miles NE of Kinnear in Fremont County, WY. School bus pickup is on Gabes Road and this is in the Wind River School District, will all schools in Pavillion which is 6 miles to the north. Protective covenants are in place on each of these projects. These are great lots, close to recreation at Ocean Lake, and not too far from town! And, the moon comes up right over Ocean Lake!!

PLEASE COME TAKE A TOUR!

**Developer: BC Development
Frank Deede**

Listing Broker: Frank Deede, RuraLands Real Estate

Ocean View: Gabes road and Ocean Vista Lane

- ♣ Lot 1: 15.78 acres, approximately 15 irrigated, \$76,500
- ♣ Lot 3: 16.04 acres, approximately 7.8 irrigated and 5+ acres sub-irrigated, \$48,500.
- ♣ *Short term owner financing may be a possibility.*



***THESE SUPER LOTS ARE CURRENTLY THE BEST PRICED IRRIGATED LOTS
IN FREMONT COUNTY!!!!***



Irrigation water availability through Midvale may be affected by drought or other factors out of the Sellers' control.

No public maintenance of the private road is planned. Each lot owner will be responsible for their own well and septic systems. Fire protection is from the local rural fire district at Morton-Kinnear. All easements are normal and limited to utility purposes and those necessary for Midvale Irrigation water delivery. There are no known mineral rights available with these parcels.

Additional information on this ranch is available from RuraLands. Inspection appointments must be arranged through RuraLands who will co-op with all real estate firms. Sub-agency is not offered.

RuraLands Real Estate, P.O. Box 363, Pavillion, WY 82523
Frank Deede, Broker

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The information on this property is from sources deemed reliable but is not guaranteed or warranted by the seller or his representatives. Any prospective purchasers are advised to perform due diligence prior to purchase. Wyoming State real estate law requires all parties to be advised of the agency relationships created. Prospective purchasers will be required to sign an agency agreement and advisement form. This offer is subject to errors, omissions, withdrawal or change of price without notice. Inspection by appointment only.

