

Rural Big Horn County WY Acreage

Location: 10 miles north of Lovell, WY and just 1.5 miles east of Cowley WY on Road 8 then south to Road 8 1/2 and to the corner of Lane 9. Powell WY is approximately 24 miles west and Cody WY is 45 miles southwest, with Billings, MT 90 miles north.

Acreage: 120 acres with irrigation rights for 82 acres from Sidon Irrigation District. This land is currently out of production; however the water rights are secure. Historically, this land has been irrigated via open ditch flood method. There is seasonal live water through the farm providing livestock water. The irrigation district is Sidon Irrigation which is very reliable system for a full annual water allotment at a reasonable cost.

Improvements: The farm has no improvements other than an old set of corrals which will need to be rebuilt. Electric power from Big Horn County Rural Electric is available at the roads edge from either Road 9 or Lane 8 1/2. Landline phone service is also available from the same locations; however cell service from this location is reasonably good. For domestic water a rural water system hookup tap is installed with an underground pipeline that has been laid to the likely building location.

Taxes:

School bus pickup could not be much easier for a rural location with the property being within the Big Horn County School District #1 at Cowley with Rocky Mountain High School being only 1.5 miles away.



*** As an option, the seller also owns an additional adjoining 40 acres with over 27 acres of irrigation rights that will be offered to the buyer should they wish to have additional land to lease.

If you are looking for an affordable acreage with easy access and great mountain views of the Pryors, Big Horn and Beartooth Mountains this would be a great selection! The primary services location from this property is going to be Powell, with additional shopping at Cody and Billings.

Price: \$365,500

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

Frank Deede, Broker
RuraLands Real Estate

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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.

