

Birkley Property

Hawk Springs, Wyoming

Homes
3 Unit Trailer Park
Irrigated Meadows

\$138,000.00



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Price

\$138,000.00 One Hundred Thirty Eight Thousand

Located

The Birkley Property is located in two tracts approximately $\frac{3}{4}$ miles apart. The home and trailer park sits on approximately 9 acres on the east edge of Hawk Springs, Wyoming. The irrigated pasture is just east of the home approximately $\frac{3}{4}$ of a mile on the oiled road.

Irrigated Pasture/Hay Field

Free irrigation water is drawn from Horse Creek for the 41 acre meadow. It is flood irrigated and is typically harvested one time for hay every year then grazed. There is a good set of corrals, well and a newly planted tree wind break.

Trailer Park & Home

The trailer park has 3 full hook-ups plus a garage for storage. Each hook-up typically rents for \$80.00 per month. The home is a nice 1 bed 1 bath with some recent remodeling. The home is currently rented for \$300.00 per month, plus utilities.

Real Estate Taxes

2009 estimated taxes are \$549.00

Mineral Rights

The Seller believes that there are no mineral rights available. However, all that the Seller owns, if any, will transfer with the sale.

Water Rights

Direct flow from Horse Creek

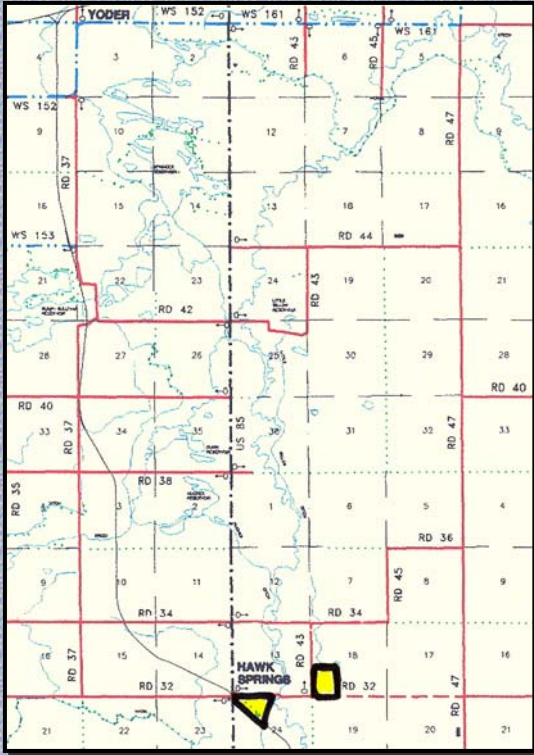
Size

50 acres more or less

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Birkley Property Hawk Springs, Wyoming Maps



All maps and other information, as presented, are for informational purposes only. Accuracy is not guaranteed, fence lines may or may not correspond with property boundaries. Buyer is responsible for verification of all facts to their satisfaction.

