


<b>Address:</b> 226 Badger Creek Road , Sheridan , WY 82801					
	<b>Old List Number</b>		<b>List Price</b>	\$ 2,600,000	
	<b>Status</b>	Active	<b>Zoning</b>	AG	
	<b>Mls Area</b>	County	<b>Section</b>		
	<b>Township</b>		<b>Range</b>		
	<b>Acres</b>	1885.00			
<b>Subdivision:</b> None					
<b>Elem Sch</b>	School District #2	<b>JH/Mdl Sch</b>	School District #2	<b>High Sch</b>	School District #2
<b>Total Taxes</b>	\$ 1,068.02	<b>Tax Yr</b>	2006		
<b>Legal Description:</b> Lengthy, on file with listing office.					
<b>Directions:</b> Take Hwy 338 towards E. Decker, turn off, cross Tongue River, south on MT Cty Rd. 26A to WT CTY Rd. 1211, approx. 2.2 miles, turn left on Cnty Rd. 122. Call listing agent for additional directions.					
<b>Public Comments:</b> 640 Acre State Lease. Land that exhibits good land stewardship, Seller has monitored and negotiated CBM activity to the benefit of the property resulting in good all weather access and water development. See Supplemental Section for additional information.					
<b>Water Type:</b> Private Well			<b>Property Features:</b> Fence; Pond; Mountain View; Reservoir		
<b>Sewer Type:</b> Septic			<b>Fee/Assessments:</b> HOA Fee: No; SID: No; Assessments: No		
<b>Fuel Type:</b> Propane			<b>Acceptable Financing:</b> Cash; Conventional; Federal Land Bank		
<b>Rights:</b> Mineral Rights: No; Water Rights: No			<b>Existing Financing:</b> Conventional		
<b>Ranch Type:</b> Cattle Ranch			<b>Disclosures:</b> Property Condition: Yes; Survey: No; Possession Info:		
<b>County:</b> Sheridan			Closing; Easement: Yes; Right of Way: No; Flood Insurance: Not		
<b>Road Surface:</b> Gravel			Verified; Appraisal: No; Inspection(s): No; SID: No		
<b>Pasture Acres:</b> Pasture Acres: 1885			<b>Showing Instructions:</b> Call and Show		
<b>State Lease Acres:</b> State Acres: 640					
<b>Animal Units:</b> Animal Units: 120 A/U					
Property Features: Fence; Pond; Mountain View; Reservoir					
<b>Sign on Property</b>	Y	<b>Status Change Date</b>	12/14/2006	<b>Agent Owned</b>	N
			<b>Closing Company Fee:</b> 50/50		

### Additional Photos





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**Prepared by Kathy Wood on Sunday, October 05, 2008 7:47 PM**

The information on this sheet has been made available by the MLS and may not be the listing of the provider.