



Nelson Farm, Park County, Wyoming, 22.00 Acres

\$1,100,000

- Agriculture, Big Game, Equestrian, Off-Road, Wildlife Viewing

Come see this spectacular irrigated 21+ acre irrigated parcel and observe the great mountain ranges in Park County. ORIGINAL FARM UNIT, FIRST ON THE IRRIGATION DITCH FOR WATER. Best Water righted acreage in development. Developed water sprinkler system with metering equipment. 45-55 ton of weed free grass horse hay production yearly. Can be a single dwelling or be split into 3 lots - 2 five acre lots and a 10 acre lot. Close to town with country living. Northwest Rural Water, electric and natural gas nearby. Covenants to apply, see documents for proposed deed with covenants. Disclosure also in documents. All wheel line irrigation equipment on subject property along with pump included in sale.

Main Info

- Street Address : TBD Road 2AB
- Lot Size Acres : 22.00 Acres
- Postal / Zip Code : 82414
- Dwelling : No
- State / Province : Wyoming
- (Assessor) Parcel Number : R0038826
- County : Park
- Closest City : Cody

Taxes

Tax Year : 2023

Estimated Taxes per year are \$1,555.00

Broker Info



Jim Williams

Clearwater Properties

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Jim Williams' real estate career started at an early age mowing lawns for the family rental properties. Since graduating from Texas Tech University with a degree in Real Estate Finance, Jim has enjoyed high levels of success as an Escrow Officer, Agency Manager, Vice President, and State Manager for First American Title Insurance Company in West Virginia. Jim has also provided commercial underwriting/consulting services for First American Title, Old Republic Title, and Stewart Title in complicated litigation proceedings and large commercial transactions. Most recently, Jim managed Dr. Lisa Williams' OB/GYN medical practice in Cody, WY. Jim has served on the City of Cody Planning and Zoning Board. Other community service includes Park County Youth Hockey, Absaroka Figure Skating Club, Park County Arena Board, Yellowstone Quake Junior Hockey Club, and USA Hockey Level IV youth coach. Jim is an avid outdoorsman with interests in archery hunting, camping, golf, and shooting sports. He has hunted and fished in 27 of the continental United States as well as Argentina and South Africa. Customers can rest assured Jim will meet their every real estate need. He is a consummate businessman with a sincere side that enables him to work to achieve the goals he and his clients share. Three-plus decades of market experience combined with a unique business sense: That's Jim Williams.

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