

Info Sheet Se: S1/2 Ne: 26-35-82 Natrona

APN: 35-82-26-1-0-003400

Legal Description: E1/2 Se: S1/2 Ne: 26-35-82 160.00Ac

County: Natrona

GPS Coordinates: 42.971859, -106.636632

Access: Via a Dirt Tract that connects to U.S. Highway 26

Road Maintenance: Natrona County Road and Bridges

Water: Well or Cistern (To be installed by buyer)

Water Delivery Service: None

Power: [Rocky Mountain Power](#)

Propane Delivery: [Blakeman Propane](#), [Amerigas](#)

Trash Service: [DK Hauling](#)

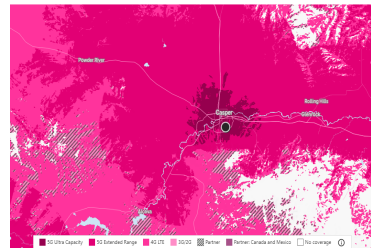
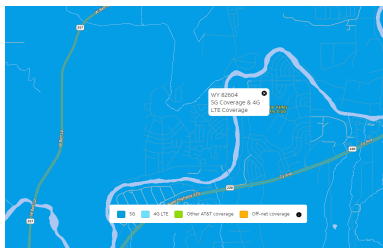
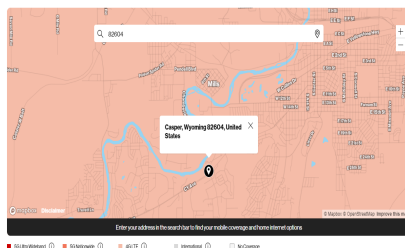
Sewage: Septic (To be installed by buyer)

Zoning: Ranching, Agricultural and Mining (RAM)

Annual Taxes: \$148.68

Property Tax Status: Current

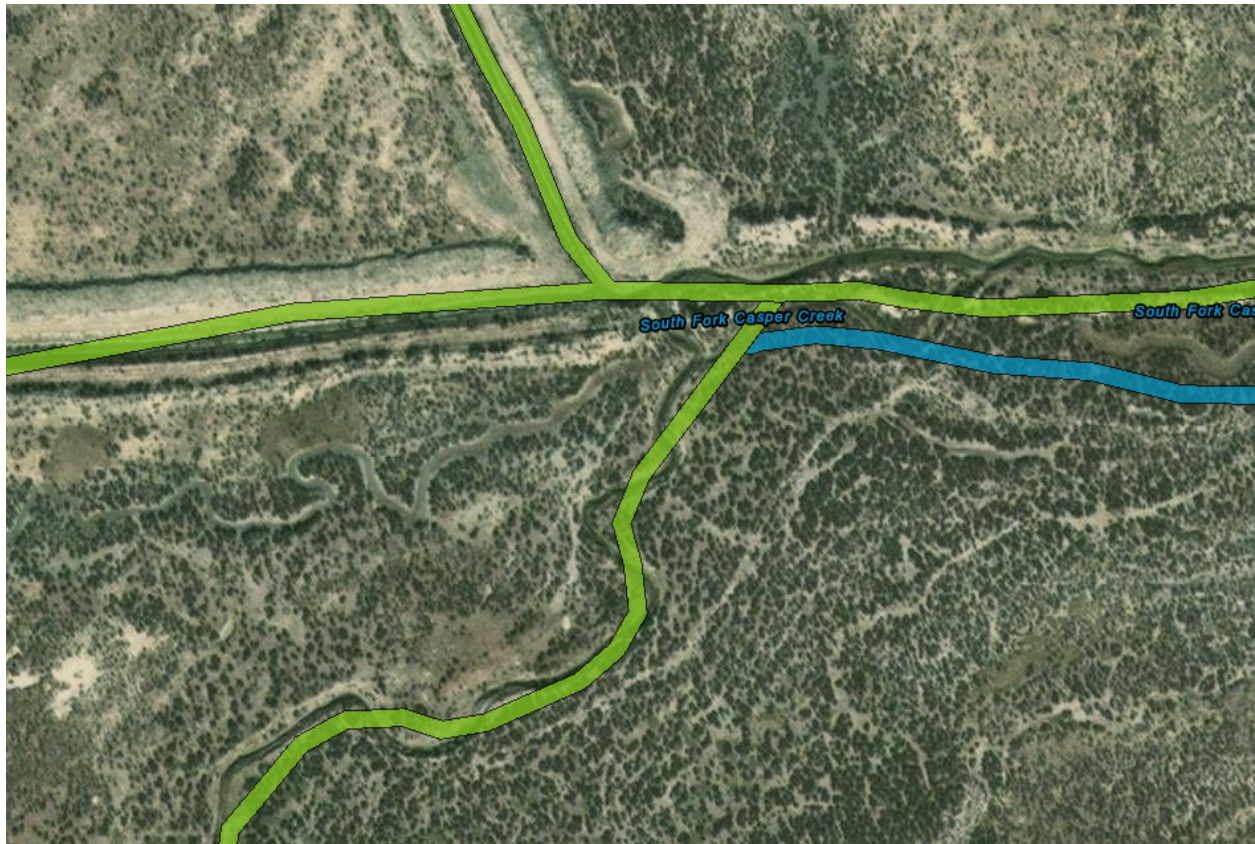
Cell Service: Verizon: (4G LTE) , AT&T: (5G), T Mobile/Sprint: (5G Ultra Capacity)



Internet Service: Spectrum, Union, CenturyLink

FEMA Flood Zone: No floodplain data.

Wetlands: Freshwater Emergent Wetland runs through the property (CODE PEM1C).



Terrain and Soil: Haverdad-Clarkelen complex, saline, 0 to 3 percent slopes. Good for limited farming.

SOIL REPORT

ACRES | CAPABILITIES | WAPI

Soil: Irrigated

All Polygons 197.35 ac

| CODE | DESCRIPTION | CPI | NCCPI | CAP | Wildlife / Forestry | Limited Grazing | Moderate Grazing | Intense Grazing | Limited Farming | Moderate Farming | Intense Farming | Very Intense Farming |
|--------|---|-----|-------|------|---------------------|-----------------|------------------|-----------------|-----------------|------------------|-----------------|----------------------|
| 113 | Arvada-Slickspots complex, 0 to 3 percent slopes | - | 4 | 7s | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| 195 | Haverdad-Clarkelen complex, saline, 0 to 3 percent slopes | - | 10 | 4s | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| 209 | Keyner-Absted-Slickspots complex, 0 to 6 percent slopes | - | 6 | 7s | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| 188 | Forkwood-Zigweid complex, 3 to 15 percent slopes | - | 14 | 6e | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| 124 | Blackdraw clay loam, 3 to 10 percent slopes | - | 9 | - | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Totals | | 0 | 8.12 | 5.91 | Average | | | | | | | |

Boundary 157.85 ac

| CODE | DESCRIPTION | CPI | NCCPI | CAP | Wildlife / Forestry | Limited Grazing | Moderate Grazing | Intense Grazing | Limited Farming | Moderate Farming | Intense Farming | Very Intense Farming |
|------|---|-----|-------|-----|---------------------|-----------------|------------------|-----------------|-----------------|------------------|-----------------|----------------------|
| 113 | Arvada-Slickspots complex, 0 to 3 percent slopes | - | 4 | 7s | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| 209 | Keyner-Absted-Slickspots complex, 0 to 6 percent slopes | - | 6 | 7s | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| 188 | Forkwood-Zigweid complex, 3 to 15 percent slopes | - | 14 | 6e | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| 195 | Haverdad-Clarkelen complex, saline, 0 to 3 percent slopes | - | 10 | 4s | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| | Blackdraw clay | - | | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |

DELETE REPORT | PRINT

Search by Address

Mapbox

Trees: No trees.

Google Maps link: <https://goo.gl/maps/ZYDC2h7ACeC6uvBa6>

Mapright Link: <https://mapright.com/ranching/maps/dcb8ba21d62271891c946ed6737660a9/share>

HOA: None

HOA Dues: N/A

HOA Amenities: N/A

School District: Natrona County School District 1

See Schools: <https://www.natronaschools.org/>

Climate:

Annual high temperature - 88°F

Annual low temperature - 13°F

Average annual precipitation - 12.52 in

Average annual snowfall - 75 in

Nearby Places of Interest:

- Casper-Natrona County International Airport - 14 mins away
- Wyoming Medical Center - 25 mins away
- Hilltop Shopping Center - 27 mins away
- Ridley's Family Markets - 28 mins away
- Fort Casper Museum - 28 mins away
- Morad Park - 24 mins away
- Adventure Playground - 24 mins away

Nearest Major City: Denver CO

Nearest City/Town: Lander WY

Building Restrictions and Land Use

<https://www.natronacounty-wy.gov/DocumentCenter/View/521/Zoning-Regulations?bidId=>

Build Time Limit:

Minimum Sq footage:

Max # buildings allowed: 2

Zoning: Ranching, Agricultural and Mining (RAM)

Zoning Uses By Right:

Zoning Uses By Review:

(Allowed: Y/N)

Single-Family Homes: Y

Modular Homes: Y

Manufactured Homes: Y

Mobile Homes: Y

Tiny Homes:

Full-Time RV Living:

Full-Time RV Living During Building Construction: Y

RV Camping: Y

Tent Camping:

Building Septic System Required: Yes

Building Height Restriction: 36ft

Property Setback - Front: 10ft
Property Setback - Sides: 10ft
Property Setback - Rear: 10ft