

Info Sheet Tract 242 BB Brooks Ranch Natrona

APN: 35-78-04-4-0-000100

Legal Description: Nw Se: (Tr 242) 4-35-78

County: Natrona

GPS Coordinates: 43.029186, -106.20873

Access: Stallion St (Dirt road)

Road Maintenance: B.B. Brooks Property Owners Association

Water: Well Only (To be installed by buyer)

Water Delivery Service: HillCrest Spring Water (Bottled Water Only)

Power: Rocky Mountain Power

Propane Delivery: Blakeman Propane, Amerigas

Trash Service: DK Hauling

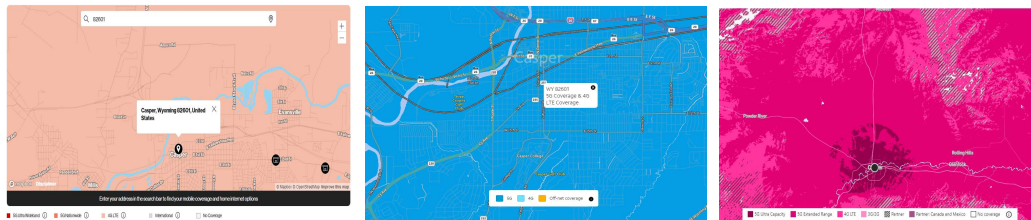
Sewage: Septic Only (To be installed by buyer)

Zoning: Residential

Annual Taxes: \$194.98

Property Tax Status: Current

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



Internet Service: CenturyLink, Spectrum, Viasat

FEMA Flood Zone: No floodplain mapped.

Wetlands: Surface water is present for brief periods (from a few days to a few weeks) during the growing season, but the water table usually lies well below the ground surface for the most of the season. Classified as PUSA.



Terrain and Soil: Aquic Ustifluvents, saline-Orpha complex, undulating. Good for moderate grazing.

SOIL REPORT

ACRES | CAPABILITIES | WAPI

Soil: **Non-Irrigated**

Boundary ▢ 38.71 ac

CODE	DESCRIPTION	CPI	NCCPI	CAP	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming	Very Intense Farming
111	Aquic Ustifluvents, saline-Orpha complex, undulating	-	3	6s	■	■	■	■	■	■	■	■
Totals		0 CPI	3 NCCPI	6 Cap.								
38.71 ac		Average	Average	Average								

Search by Address

Search Address...

Trees: No trees.

Google Maps link: <https://goo.gl/maps/otCczA4woANdcj9c7>

Mapright Link: <https://mapright.com/ranching/maps/f165c90c542fff18cdddb321bc5a2e01/share>

HOA: B.B. Brooks Property Owners Association ([BBBPOA](#))

HOA Dues: \$300.00 per year, per ranch property

HOA Amenities: Maintain the roads within B.B. Brooks Ranch

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 - 28 mins away

-Wyoming Medical Center - 24 mins away

-Ridley's Family Market - 26 mins away

-Morad Park - 26 mins away

-Werner Wildlife Museum - 27 mins away

-Fun Valley Park - 29 mins away

-Edness Kimball Wilkins Park - 30 mins away

Nearest Major City: Douglas WY - 66.6 miles away

Nearest City/Town: Casper WY - 19 miles away

Building Restrictions and Land Use

https://drive.google.com/file/d/1Z_NJUnAYpQgRAvHZyYvS7pkkCUMF2CBc/view?usp=sharing

Build Time Limit: 1 year

Minimum Sq footage: 1300 square feet

Max # buildings allowed: 1 principal residence and 4 accessory buildings

Zoning: Residential

Zoning Uses By Right: Residential

Zoning Uses By Review: Residential

(Allowed: Y/N)

Single-Family Homes: Y

Modular Homes: Y (on permanent foundation)

Manufactured Homes:

Mobile Homes: N

Tiny Homes: N

Full-Time RV Living: N

Full-Time RV Living During Building Construction: Y (up to 1 year)

RV Camping: N

Tent Camping: N

Building Septic System Required: Yes

Building Height Restriction: No specific limit for principal residence. (16 feet for accessory building/s.)

Property Setback - Front: 100 feet

Property Setback - Sides: 75 feet

Property Setback - Rear: 75 feet

