

# 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

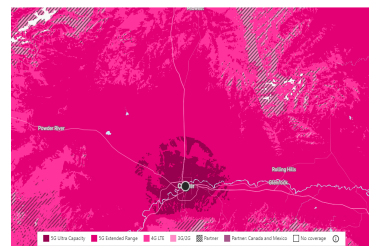
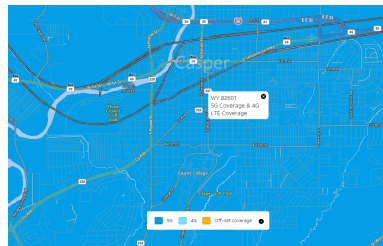
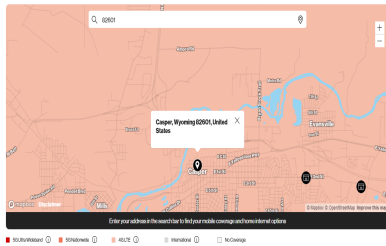
**Sewage:** Septic Only (To be installed by buyer)

**Zoning:** Residential

**Annual Taxes:** \$143.32

**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 Ustifluents, saline-Orpha complex, undulating. Good for moderate grazing.

**SOIL REPORT** x

ACRES
CAPABILITIES
WAPI

Soil: Non-Irrigated

Boundary ▢ 38.71 ac

CODE	DESCRIPTION	CPI	NCCPI	CAP	Capabilities
111	Aquic Ustifluents, saline-Orpha complex, undulating	-	3	6s	<div style="display: flex; justify-content: space-around; font-size: 8px;"> <span>Wildlife / Forestry</span> <span>Limited Grazing</span> <span>Moderate Grazing</span> <span>Intense Grazing</span> <span>Limited Farming</span> <span>Moderate Farming</span> <span>Intense Farming</span> <span>Very Intense Farming</span> </div>
Totals		0 CPI	3 NCCPI	6 Cap.	
38.71 ac		Average	Average	Average	

Search by Address Search Address...

111

**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](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**