

# Info Sheet Tract 758 Natrona

**APN:** 35783140000400

**Legal Description:** Se Se: (Tr 758) 31-35-78

**County:** Natrona

**GPS Coordinates:** 42.953231, -106.242209

**Access:** Via Stuckenhoff St (Dirt road)

**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:** \$308.49

**Property Tax Status:** Current

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

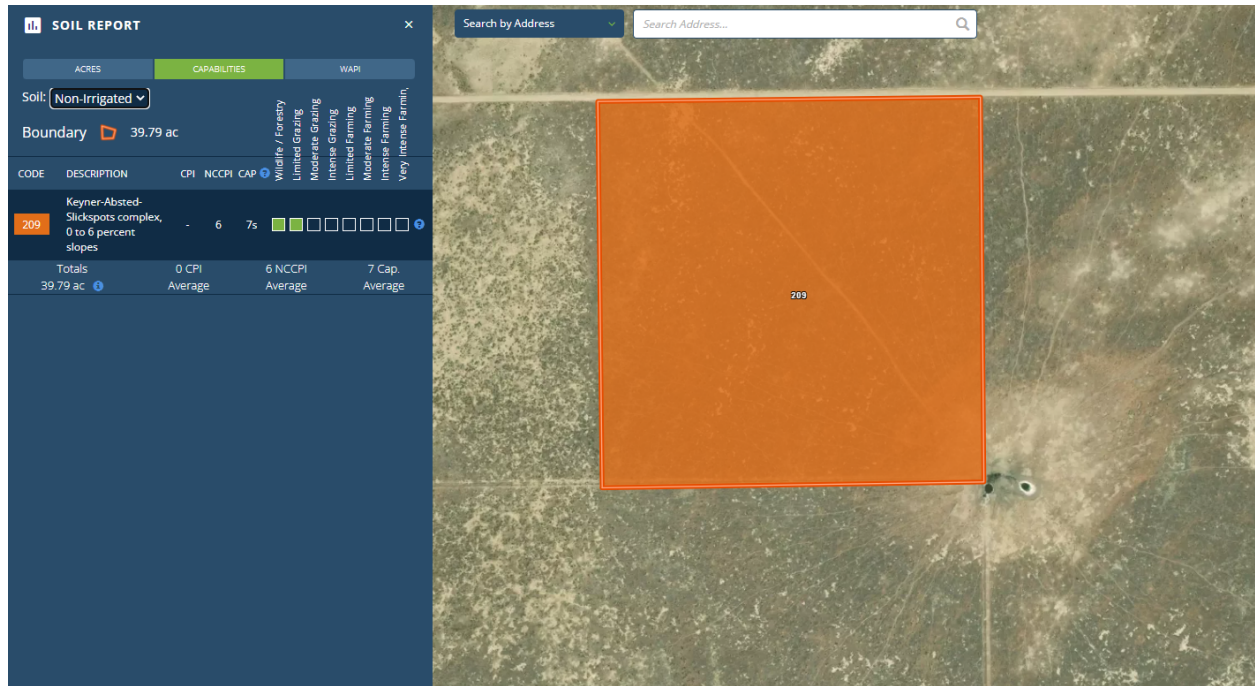


**Internet Service:** CenturyLink, Spectrum, Viasat

**FEMA Flood Zone:** No floodplain mapped.

**Wetlands:** No wetland.

**Terrain and Soil:** Keyner-Absted-Slickspots complex, 0 to 6 percent slopes. Good for limited grazing and farming.



**Trees:** None

**Google Maps link:** <https://goo.gl/maps/VVMKvFbf8RtzpKbQ9>

**Mapright Link:** <https://mapright.com/ranching/maps/a275a62ad2245545d8495124cbe33122/share>

**HOA:** B.B. Brooks Property Owners Association ([BBBPOA](#))  
\$300.00 per year, per ranch property  
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 - 30 mins away
- Wyoming Medical Center - 25 mins away
- Ridley's Family Market - 28 mins away
- Morad Park - 28 mins away

- Werner Wildlife Museum - 29 mins away
- Fun Valley Park - 31 mins away

## **Building Restrictions and Land Use -**

<https://drive.google.com/file/d/165F8QPCPVgdE5fYD5ixsERfb4eCOp7Go/view?usp=sharing>