



**SPECIALIZING IN MOUNTAIN PROPERTIES AND LANDS IN MONTANA!**

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**WWW.MontanaMountainlands.com**

**PROPERTY FACT SHEET**

**PROPERTY NUMBER:**

**76 NELLIE ST.**

**BILL, WY**

**LOCATION:**

**CONVERSE CNTY, WY**

**ACRES:**

**9.27 ACRES**

**LEGAL DESCRIPTION:** Lot 43, KenBar Estates, a subdivision of the SW¼ of Section 10 and the W½ of Section 15, T 37N, R 70W, Converse County, Wyoming; 9.27 ACRES Address: 76 Nellie St., Douglas, WY 82633

**GPS Coordinates:** N43.185811° W105.251179°

**ACCESS:** A recorded road easement that is graveled leads to this property. It extends from State Highway 59 approx. 1/2 of a mile to give access to this property. Maintenance is up to property owners as they desire.

**TIMBER AND CLIMATE:** This is just a grassland property. Approximately 12 inches of precipitation a year, including 28 inches of snow. Average July temperature high is 87° and average high in January is 35°.

**TOPOGRAPHY:** This is gentle, rolling property with lots of grass and appears to have been cultivated in the past. It is fenced on 3 sides, but the fencing needs repairs!

**AVAILABILTY OF WATER:** An existing well is on the property that was pump tested at 12 gpm for 2 hours of pumping. Depth is 290 feet.

**ELEVATION:** +/-4750 feet

**APPROX. ANNUAL TAXES ( per parcel):** \$120

**IMPROVEMENTS AND UTILITIES:** Power lines at one time were run to the northside of the property, but they appear to have been disconnected. Active lines appear to be 600 feet to the north. There is cellular phone service in this area. Starlink works well for internet.

**DISTANCE TO NEAREST TOWN:** Bill, WY approx. 2 miles north.  
Douglas, WY approx. 35 miles south  
Casper, WY approx. 80 miles south

**POPULATION:** 35+/-  
6500 +/-  
65,000 +/-

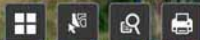
**DESCRIPTION OF TOWN:** **Bill, WY** is has Travel Lodge motel, a 24 hour diner and Dry Creek School, along with a community hall. **Douglas, WY** is on Interstate 25 and is located on the banks of the North Platte River. It is the hometown of the "Jackalope". The city grew after it was designated a stop on the Railroad. Douglas' location affords excellent access to the nearby Medicine Bow National Forest, Thunder Basin National Grassland and Ayres Natural Bridge This part of Wyoming represents the last of the true West and a well developed hospitality industry with a variety of lodging opportunities, dining, and western activities, as well as grocery stores and retail outlets. **Casper, Wyoming** is offers commercial air service, major regional medical facilities, plus most major retail stores.

**DEED AND TITLE CONDITION:** Warranty deed, insured title, guaranteed access, utility easements along roads, and water rights are included. Any Mineral rights owned will pass to the new owner, but no mineral rights search has been conducted.

**PROPERTY SUMMARY:** This is the wide open west with huge unobstructed views of sunrises and sunsets! These 9 acres with a well already in place could work well for those wanting to move to a slower pace of life far from the city lights. No livestock restrictions, so bring your horses, cows, goats, chickens and any other animals you might love to raise. Wyoming is what America was, a place where the cowboy culture thrives, the people are genuinely friendly and the opportunities for outdoor adventure, recreation and entertainment are as large and varied as the Wyoming skies. Wildlife here includes antelope, whitetail and mule deer, sage grouse, pheasants and sharptail grouse. In th mountains south of Douglas you will find elk, moose and bear. There is no state income tax in Wyoming which makes it great place for one looking at retirement!



Find address or place



HWY 59

James St.

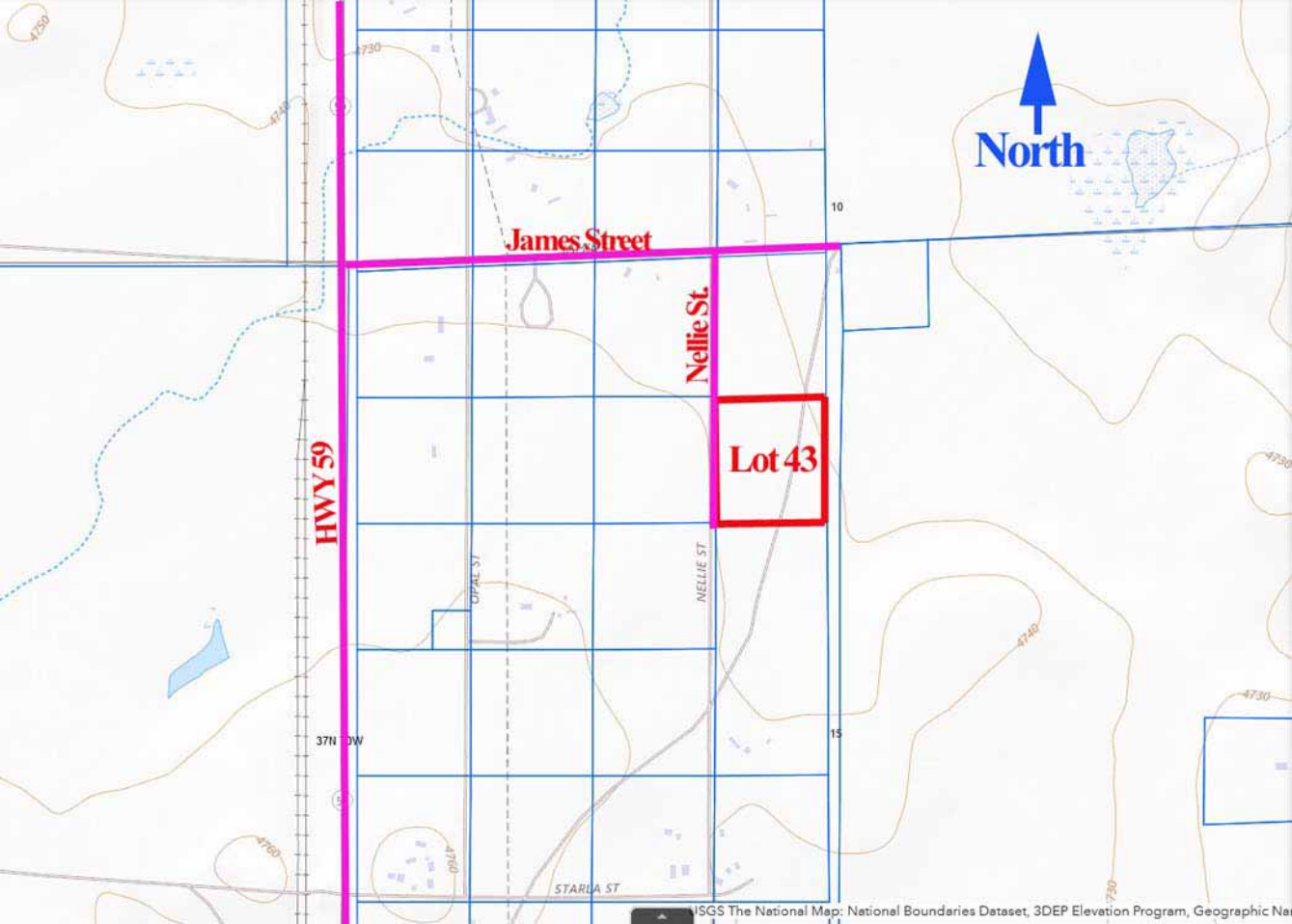
Opal St.

Nellie St.

North

76 Nellie St.  
Lot 43  
KenBar  
Estates

300ft  
+-105.263 43.187 Degrees



James Street

Nellie St.

Lot 43

HWY 59

STARLA ST

OPALE ST

NELLIE ST

37N 3W

10

15