



# River Property

## River Property

Crook County, Wyoming

69± Acres – \$375,000

### Maps and Brochures

[Topo Map](#)

[Aerial Map](#)

[Northeast Wyoming Map](#)

[Interactive Map](#)

Interactive maps are for a visual aid only, the accuracy is not guaranteed

## Video Tour

### [Video Tour](#)



### **Introduction:**

Premier setting with year round live water, beautiful vistas and productive meadows. A highly sought after area northeast of Hulett in the Belle Fourche River Valley and near the north edge of the Bear Lodge Mountains. This rare find is in one of the most scenic areas of Crook County and just a short drive to National Forest lands. Tracts of land like this aren't for sale very often in the Black Hills area. A great place to establish a residence or have a Black Hills recreational retreat.

### **Property:**

The land consists of 69.112 acres, which has been surveyed. A copy of the survey is available upon request.

### **Terrain:**

It is situated in an expansive valley with the Belle Fourche River running through the middle of the property for over  $\frac{1}{4}$  mile. The land lays on both sides of the river. The river bottom area has a few scattered cottonwood trees. There are plateaus on each side of the river with rolling tillable lands. According to the Farm Service Agency there are approximately 20 to 24 tillable acres. The fields are planted to grass/alfalfa mixture and are currently being hayed. The elevation is in the range of 3,630 feet to about 3,660 feet above sea level.

### **Buildings:**

There currently aren't any buildings on the property. Several nice building sites are offered at the edge of the meadows above the river where views a wide expanse of the valley can be enjoyed.

**Utilities:**

No utilities are installed for service to the property. Electricity and telephone lines are nearby on adjacent properties.

**Water:**

The Belle Fourche River runs through the middle of property for  $\frac{1}{4}$  mile.

**Covenants:**

There are covenants on the property. A copy is available upon request.

**Wildlife & Recreation:**

The live water and productive meadows on the property provide excellent habitat for Whitetail deer and turkey. This location is ideal for outdoor recreation in all seasons. The Black Hills and Bear Lodge Mountains is a year-round adventure destination with numerous access points into National Forest lands. Explore the outdoors on horseback, ATV, mountain bike or take a hike into the hills. In addition to the adjacent Black Hills National Forest, other nearby recreational sites include Bear Lodge Campground, the Golf Club at Devils Tower and Devils Tower National Monument.

**Access & Location:**

The property is located north of Alva, Wyoming. Highway 24 is just over 5 miles south of the property. The land is on Buck Creek Trail, about  $\frac{3}{10}$ <sup>th</sup> mile west of Mona County Road. Buck Creek Trail is an access road that is shared with several other neighbors, which goes on through the property and provides access to other neighboring lands. There isn't a maintenance agreement on this road.

Approximate mileage to nearby towns:

Hulett, Wyoming – 14 miles

Alva, Wyoming – 7 miles

Aladdin, Wyoming – 22 miles

Belle Fourche, SD – 39 miles

**Note:** A Trustee for the Seller is an unlicensed office assistant at Arnold Realty, Inc.

### **Interactive Map**

*Interactive maps are for a visual aid only, the accuracy is not guaranteed. The boundaries are approximate. Road names and public road locations may not be consistent with public records. Buyers may wish to do further research regarding the actual property boundaries and location of public roads.*

To access the 3D maps, click the blue “view full screen” button, then toggle the 3D button.

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