



**Western Heartlands WH-87, Park County, Wyoming, 38.81 Acres**

**\$85,500**

Enjoy rugged nature with this 38.81 acre parcel in Western Heartland Subdivision. Build your dream home or perhaps a rustic cabin. Most of the lots with structures operate off of cisterns and solar power. Plenty of room for horses/livestock. Fantastic mountain views and some rolling terrain to provide potential wind block. Just 30 minutes to Cody or Powell. Located on the Wyoming/Montana border also puts you in close proximity to all that Billings, MT has to offer. Call today to setup a showing for your clients. NOTE: the CCR's call for a HOA to be formed and charge an annual \$100 road maintenance fee & have special restrictions for the type and age of mobile home and/or modular home (see CCR's attached hereto).

**Main Info**

- Street Address : TBD Woodland Trail
- Lot Size Acres : 38.81 Acres
- Postal / Zip Code : 82435
- Dwelling : No
- State / Province : Wyoming
- (Assessor) Parcel Number : R0030432
- County : Park
- Closest City : Cody

**Taxes**

Tax Year : 2023

Estimated Taxes per year are \$54,470.00

**Broker Info****Jim Williams****Clearwater Properties****(P:) 307-586-5353****(M:)307-899-3618****[jim.williams@clearwaterproperties.com](mailto:jim.williams@clearwaterproperties.com)****[clearwaterproperties.com](http://clearwaterproperties.com)**

Jim Williams' real estate career started at an early age mowing lawns for the family rental properties. Since graduating from Texas Tech University with a degree in Real Estate Finance, Jim has enjoyed high levels of success as an Escrow Officer, Agency Manager, Vice President, and State Manager for First American Title Insurance Company in West Virginia. Jim has also provided commercial underwriting/consulting services for First American Title, Old Republic Title, and Stewart Title in complicated litigation proceedings and large commercial transactions. Most recently, Jim managed Dr. Lisa Williams' OB/GYN medical practice in Cody, WY. Jim has served on the City of Cody Planning and Zoning Board. Other community service includes Park County Youth Hockey, Absaroka Figure Skating Club, Park County Arena Board, Yellowstone Quake Junior Hockey Club, and USA Hockey Level IV youth coach. Jim is an avid outdoorsman with interests in archery hunting, camping, golf, and shooting sports. He has hunted and fished in 27 of the continental United States as well as Argentina and South Africa. Customers can rest assured Jim will meet their every real estate need. He is a consummate businessman with a sincere side that enables him to work to achieve the goals he and his clients share. Three-plus decades of market experience combined with a unique business sense: That's Jim Williams.

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