

**45127 SYCAN ROAD  
BEATTY  
\$850,000**



**MLS #** 73662  
**APPROX. MILE TO TOWN** 5  
**STATUS** ACTIVE  
**TYPE** 201-500  
**AREA** BEATTY  
**PRIMARY USE** GRAZING  
**LAND USE ZONING** KC-Exclusive Farm Use  
**LAND OCCUPANCY** OWNER  
**APPROX. CARRYING CAPACITY** 130 YEARL  
**CROPS** Seller Owned  
**CROPS** PERM PAST  
**PRODUCTION** N/A  
**SEASON/YEAR ROUND** SUMMER  
**NUMBER OF ACRES** 213.75  
**WATER RIGHTS ACREAGE** 111.8  
**APPROX. ACRES RANGE** 82.00  
**APPROX. ACRES TIMBER** 20  
**IRRIGATED ACRS: FLOOD** 0  
**IRRIGATED ACRS: SPRINKLER** 111.8  
**LEASES/ACRES** 0  
**WATER COST** FREE  
**PUMPING COST** 1047.86  
**WELL APPROX. GPM** 1000

**AGRICULTURAL CLASS** Unknown  
**TOPOGRAPHY** Rolling, Partially Wooded  
**IRRIGATION** On Site Well, Sprinkled  
**IRRIGATION DISTRICT** Other (See Remarks)  
**IRRIGATION EQUIPMENT** Pumps, Mainline, Wheel Line, Center Pivot  
**FARM EQUIPMENT Y/N** YES  
**WATER RIGHTS** Permitted  
**SURFACE WATER** Watershed Pond  
**FENCING** Barbed Wire, Cross Fencing  
**OUTBUILDINGS** Garage, Shop, Corrals, Chutes  
**ROAD FRONTAGE** County Road  
**ROAD SURFACE** Gravel  
**RESTRICTIONS** Easement/Right-Of-Way, Access Recorded  
**WATER/SEWER** Well, Septic Tank  
**ELEMENTARY SCHOOL** Bonanza  
**JR. HIGH SCHOOL** Bonanza  
**SR. HIGH SCHOOL** Bonanza  
**NUMBER OF LIVING UNITS** 1  
**MAIN HOME TYPE** MANUFACTURED  
**YEAR BUILT** 1994  
**HOME OCCUPANCY** OWNER  
**MAIN HOUSE APPRX. SQ FT** 1488  
**# BEDROOMS** THREE  
**BATHS** Two  
**POSSESSION** Negotiable  
**TITLE COMPANY PREF.** Amerititle  
**TERMS/NEGOTIABLE** Cash To Seller  
**POSSIBLE FINANCE** CASH  
**TAX ACCT #** NUMEROUS  
**TAXES** 1495.71  
**TAX YEAR** 2008  
**SHOWING INSTRUCTIONS** Appointment Only, Call Listing Agent  
**CROSS ROAD** GODOWA SPRINGS RD  
**DIRECTIONS** HWY 140 TO BEATTY, LEFT ON GODOWA SPRINGS RD, RIGHT ON SYCAN RD.  
**VIRTUAL TOUR URL ADDRESS:**  
**MARKETING REMARKS** PINES, PASTURE & PEACEFUL VIEWS! 1000 GPM WELL & 50 HORSE PUMP SUPPLY PIVOT, WHEEL LINES & POND TO IRRIGATE 111+ WATER RIGHTED ACRES. SUMMERS 150 YEARLINGS. VERY NICE HOME ON PINE DOTTED KNOLL W /COVERED DECKS ON 3 SIDES, 2+ CAR GARAGE W/FINISHED ROOM FOR GUESTS! STATE OF THE ART 40'X70' INSULATED SHOP, CONCRETE FLOOR, 12' & 14' DOORS, WORK BENCHES, & 24' OPEN BAY. CORRALS W/SQUEEZE, HORSE SHELTER, OUTBUILDINGS, MANY SEPARATE BUILDABLE PARCELS-ONE WITH WELL, SEPTIC & POWER. CROSS FENCED. TRACTOR INCL.



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