

Info Sheet of Info Sheet for Pine Ridge Ranch Lot 19

APN: 727632040004400

Legal Description: 20-27-63 se part [40a] pine ridge ranch lot 19

County: Goshen

GPS Coordinates: 42.291764, -104.446937

Access: Deer Run Dr

Road Maintenance: Pine Ridge Ranch POA

Water: Well (To be installed by buyer)

Water Delivery Service: None

Power: [Wyrulec Company](#)

Electric assessment is \$24,800. Ready for you to tap and begin building your country house. You have an option not to pay an electric assessment if you are planning to build off grid.

Propane Delivery: None

Trash Service: The trash cans at the entrance are all individually paid for by current property owners for their personal use. This service is provided by and billed through TDS directly.

Sewage: Septic (To be installed by buyer with approved permit)

Zoning: Goshen County does not have comprehensive zoning, has not adopted a building code, does not issue building permits and does not issue certificates of occupancy. Goshen County does require permits for approaches off of County Roads, oversize loads, small wastewater systems, and various other situations.

As per the POA, the lot classification is Rural Residential.

Annual Taxes: \$318.13

Property Tax Status: 2022 taxes are payable

Cell Service: Verizon, AT&T, T Mobile/Sprint

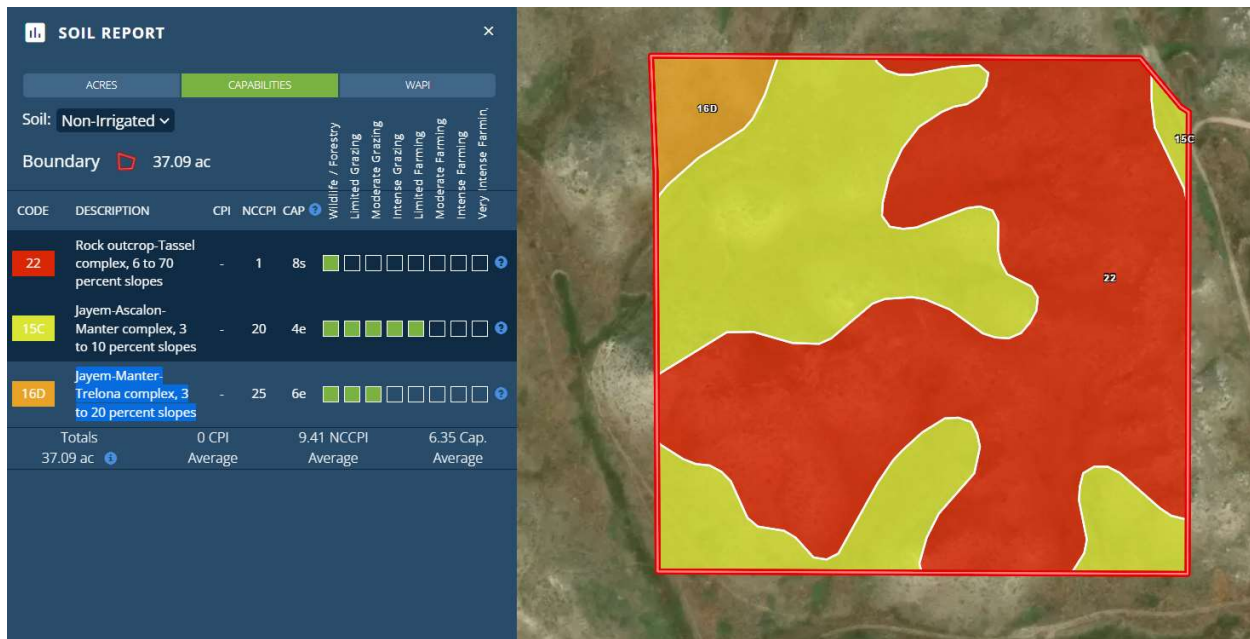
Internet Service: Verizon: (4G LTE), AT&T: (4G LTE), T-Mobile: (5G Extended Range)



FEMA Flood Zone: Not within a floodplain.

Wetlands: There is a small portion of Riverine on the NE corner of the lot. Classified as R4SBC.

Terrain and Soil: Rock outcrop-Tassel complex, 6 to 70 percent slopes. Jayem-Ascalon-Manter complex, 3 to 10 percent slopes. Jayem-Manter-Trelona complex, 3 to 20 percent slopes. Good moderate grazing.



Trees: Few trees are growing on the property.

Google Maps link: <https://goo.gl/maps/T39nFVs1WsEGiGds6>

Mapright Link:

<https://mapright.com/ranching/maps/40bbb61d3d35f61b6ea9f9227b6b6798/share>

HOA: [Pine Ridge Ranch POA](#)

HOA Dues: \$281.60

HOA Amenities: Road Maintenance and snow plowing.

School District: Goshen County School District No. 1

See Schools: <https://www.goshen1.org/>

Climate:

Annual high temperature – 89.5°F

Annual low temperature – 9.5°F

Average annual precipitation – 72.7 days

Average annual snowfall – 38.2 inches

Nearby Places of Interest:

-Guernsey Airport - 36 mins away

-Community Hospital - 39 mins away

-Madora Plaza - 1 hour and 24 mins away

-Uptown Scottsbluff - 1 hour and 15 mins away

-Flea Market - 17 mins away

-Guernsey State Park - 40 mins away

-Fort Laramie National Historic Site - 22 mins away

-Fort Laramie City Park - 18 mins away

Nearest Major City: Douglas, WY

Nearest City/Town: Fort Laramie, WY

Building Restrictions and Land Use

<https://prrpoa.securewebsites.com/documents/PRRPOAccrs.html>

Build Time Limit: Mostly building permit is good for 1 year, and can be extended for a valid reason.

Minimum Sq footage: No minimum square footage size on buildings but there are maximum square footage restrictions on outbuildings. The maximum size is 4000 sq. ft.

Max # buildings allowed: 3 outbuildings

Zoning: Rural Residential

Zoning Uses By Right: N/A

Zoning Uses By Review: Residential

(Allowed: Y/N)

Single-Family Homes: Y

Modular Homes: Y

Manufactured Homes: Y

Mobile Homes: Y

Tiny Homes: N

Full-Time RV Living: Y

Full-Time RV Living During Building Construction: Possible with an approved building permit.

RV Camping: One travel or camp trailer or RV may be used for temporary residential use only if the use extends for not more than 6 consecutive months, nor more than a total of six consecutive months in any calendar year, with the exception that one travel or camp trailer or RV may be used as a temporary residence for up to one year if the occupant is diligently proceeding to construct a permanent residence on the parcel.

Tent Camping: Y

Building Septic System Required: Yes

Building Height Restriction: 16 ft sidewall on outbuildings. There is no height restriction on residences.

Property Setback - Front:

Property Setback - Sides:

Property Setback - Rear:

No structures or improvements shall be located upon a Parcel within 100 feet or any parcel boundary or existing road right of way.