

MLS #: L10005415A List Price: \$71,787

0 Washington Powell, WY 82435



APX # ACRES: 1.03
APX # IRRIGATED ACRES: 0
APX LOT SQFT: 44867
RIVER/STREAM FRONT: No
TOPOGRAPHY: Flat

UNIT # OR LOT #: 10
AREA: Powell in Town
NEIGHBORHOOD: Unknown
SUBDIVISION: Homestead Industrial Park
COUNTY: Park
SCHOOL DISTRICT: Park County District #1

NATURAL GAS COMPANY: Mon-Dak Utilities
SEWER: City **PRIMARY WATER TYPE:** City
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: No

ELECTRIC COMPANY: City
IRRIGATION FEES \$: 0
HOA: No

DESCRIPTION OF STRUCTURES: Light industrial includes retail commercial subdivision. Please ask for covenants with specifications.

INCLUSIONS: The infrastructure includes paved city streets and city utilities.

EXCLUSIONS: Sidewalks are the responsibility of the buyer/builder.

IRRI CO: 0 **IRGCO\$:** 0 **IRGCOYR:** 0
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0

COUNTY TAX ID: 02078600210001 **TAX YEAR:** 2011 **TOTAL TAX \$:** 474 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **ADJ TO PUBLIC LAND:** No **PARCELABLE:** No
MOBILES ALLOWED: No **MODULARS ALLOWED:** No **DETAILED ZONING:** Powell Business General (BG)

SELLER FIN: No
DISCLOSURES: No

LEGAL DESCRIPTION: Homestead Industrial Park Lot 10, Block 2 (1.03± AC)

PROPERTY FEATURES: Flat Terrain, Natural Gas to Property **TYPE LEASED LAND:** None
PROPERTY ACCESS: City Street

COMMENTS: Homestead Industrial Park was developed by Target Powell Valley for light industrial/commercial business. It provides easy on/off access from Hwy.14A (Coulter Avenue). Annexed to the city of Powell with utilities in place.

DIRECTIONS TO PROPERTY: East on Coulter Ave. (Hwy.14A) to Road 8. South on Road 8 to Washington Street. Lot 10 is the fourth lot on the left.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#:43)

MLS #: L10005416A List Price: \$156,032

0 Cedarwood Dr Powell, WY 82435



APX # ACRES: 1.5
APX # IRRIGATED ACRES: 0
APX LOT SQFT: 65168
RIVER/STREAM FRONT: No
TOPOGRAPHY: Flat

UNIT # OR LOT #: 11
AREA: Powell in Town
NEIGHBORHOOD: Unknown
SUBDIVISION: Gateway West
COUNTY: Park
SCHOOL DISTRICT: Park County District #1

NATURAL GAS COMPANY: Mon-Dak Utilities
SEWER: City **PRIMARY WATER TYPE:** City
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: No

ELECTRIC COMPANY: City
IRRIGATION FEES \$: 0

HOA: No

DESCRIPTION OF STRUCTURES: Light industrial includes retail commercial subdivision. Please ask for covenants with specifications.

INCLUSIONS: The infrastructure includes paved city streets and city utilities.

EXCLUSIONS: Sidewalks are the responsibility of the buyer/builder.

IRRIG CO: 0 **IRGCO\$:** 0 **IRGCOYR:** 0
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0

COUNTY TAX ID: 02073000000011 **TAX YEAR:** 2011 **TOTAL TAX \$:** 1023 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **ADJ TO PUBLIC LAND:** No **PARCELABLE:** No
MOBILES ALLOWED: No **MODULARS ALLOWED:** No **DETAILED ZONING:** Powell Business General (BG)

SELLER FIN: No
DISCLOSURES: No

LEGAL DESCRIPTION: Gateway West Addition Lot 11 (1.5± AC)

PROPERTY FEATURES: Flat Terrain, Natural Gas to Property **TYPE LEASED LAND:** None
PROPERTY ACCESS: City Street

COMMENTS: Gateway West Industrial Park was developed by Target Powell Valley for light industrial/commercial business. It provides easy on/off access from Hwy.14A with significant drive by traffic and landscaped highway frontage. Annexed to the city of Powell with full utilities in place.

DIRECTIONS TO PROPERTY: On Hwy.14A (Coulter Avenue), west end of Powell between Garvin and Fremont Motors. Turn north onto Cedarwood Drive. Lot 11 is the first lot on the left side of the street.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#:43)

MLS #: L10005417A List Price: \$63,149

0 Memorial Parkway Powell, WY 82435



APX # ACRES: 0
APX # IRRIGATED ACRES: 0
APX LOT SQFT: 34320
RIVER/STREAM FRONT: No
TOPOGRAPHY: Flat

UNIT # OR LOT #: 5
AREA: Powell in Town
NEIGHBORHOOD: Unknown
SUBDIVISION: Gateway West
COUNTY: Park
SCHOOL DISTRICT: Park County District #1

NATURAL GAS COMPANY: Mon-Dak Utilities
SEWER: City **PRIMARY WATER TYPE:** City
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: No

ELECTRIC COMPANY: City
IRRIGATION FEES \$: 0
HOA: No

DESCRIPTION OF STRUCTURES: Light industrial includes retail commercial subdivision. Please ask for covenants with specifications.

INCLUSIONS: The infrastructure includes paved city streets and city utilities.

EXCLUSIONS: Sidewalks are the responsibility of the buyer/builder.

IRRI CO: 0 **IRGCO\$:** 0 **IRGCOYR:** 0
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0

COUNTY TAX ID: 02073000000005 **TAX YEAR:** 2011 **TOTAL TAX \$:** 537 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **ADJ TO PUBLIC LAND:** No **PARCELABLE:** No
MOBILES ALLOWED: No **MODULARS ALLOWED:** No **DETAILED ZONING:** Powell Business General (BG)

SELLER FIN: No
DISCLOSURES: No

LEGAL DESCRIPTION: Gateway West Addition (Amended), Lot 5, (34,320sf)

PROPERTY FEATURES: Flat Terrain, Natural Gas to Property **TYPE LEASED LAND:** None
PROPERTY ACCESS: City Street

COMMENTS: Gateway West Industrial Parkway was developed by Target Powell Valley for light industrial/commercial business. It provides easy on/off access from Hwy.14A (Coulter Avenue) with significant drive by traffic and landscaped highway frontage. Annexed to the city of Powell with full utilities in place.

DIRECTIONS TO PROPERTY: On Hwy.14A (Coulter Avenue), west end of Powell between Garvin and Fremont Motors. Turn north onto Cedarwood Drive to Memorial Drive, turn left and Lot 5 is the second on the left.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#:43)

MLS #: L10005418A List Price: \$53,840

0 Adams Powell, WY 82435



APX # ACRES: 1.03
APX # IRRIGATED ACRES: 0
APX LOT SQFT: 44867
RIVER/STREAM FRONT: No
TOPOGRAPHY: Flat

UNIT # OR LOT #: 4
AREA: Powell in Town
NEIGHBORHOOD: Unknown
SUBDIVISION: Homestead Industrial Park
COUNTY: Park
SCHOOL DISTRICT: Park County District #1

NATURAL GAS COMPANY: Mon-Dak Utilities
SEWER: City **PRIMARY WATER TYPE:** City
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: No

ELECTRIC COMPANY: City
IRRIGATION FEES \$: 0
HOA: No

DESCRIPTION OF STRUCTURES: Light industrial includes retail commercial subdivision. Please ask for covenants with specifications.

INCLUSIONS: The infrastructure includes paved city streets and city utilities.

EXCLUSIONS: Sidewalks are the responsibility of the buyer/builder.

IRRI CO: 0 **IRGCO\$:** 0 **IRGCOYR:** 0
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0

COUNTY TAX ID: 02078600204001 **TAX YEAR:** 2011 **TOTAL TAX \$:** 474 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **ADJ TO PUBLIC LAND:** No **PARCELABLE:** No
MOBILES ALLOWED: No **MODULARS ALLOWED:** No **DETAILED ZONING:** Powell Business General (BG)

SELLER FIN: No
DISCLOSURES: No

LEGAL DESCRIPTION: Homestead Industrial Park Lot 4, Block 2 (1.03± AC)

PROPERTY FEATURES: Flat Terrain, Natural Gas to Property **TYPE LEASED LAND:** None
PROPERTY ACCESS: City Street

COMMENTS: Homestead Industrial Park was developed by Target Powell Valley for light industrial/commercial business. It provides easy on/off access from Hwy.14A (Coulter Avenue). Annexed to the city of Powell with full utilities in place.

DIRECTIONS TO PROPERTY: East on Coulter Avenue (Hwy.14A) to Road 8. South on Road 8 to Adams Street. Lot 4 is the third lot on the right.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#:43)

MLS #: L10005419A List Price: \$86,633

0 Adams Powell, WY 82435



APX # ACRES: 1.13
APX # IRRIGATED ACRES: 0
APX LOT SQFT: 49223
RIVER/STREAM FRONT: No
TOPOGRAPHY: Flat

UNIT # OR LOT #: 1
AREA: Powell in Town
NEIGHBORHOOD: Unknown
SUBDIVISION: Homestead Industrial Park
COUNTY: Park
SCHOOL DISTRICT: Park County District #1

NATURAL GAS COMPANY: Mon-Dak Utilities
SEWER: City **PRIMARY WATER TYPE:** City
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: No

ELECTRIC COMPANY: City
IRRIGATION FEES \$: 0
HOA: No

DESCRIPTION OF STRUCTURES: Light industrial includes retail commercial subdivision. Please ask for covenants with specifications.

INCLUSIONS: The infrastructure includes paved city streets and city utilities.

EXCLUSIONS: Sidewalks are the responsibility of the buyer/builder.

IRRI CO: 0 **IRGCO\$:** 0 **IRGCOYR:** 0
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0

COUNTY TAX ID: 02078600201001 **TAX YEAR:** 2011 **TOTAL TAX \$:** 506 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **ADJ TO PUBLIC LAND:** No **PARCELABLE:** No
MOBILES ALLOWED: No **MODULARS ALLOWED:** No **DETAILED ZONING:** Powell Business General (BG)

SELLER FIN: No
DISCLOSURES: No

LEGAL DESCRIPTION: Homestead Industrial Park Lot 1, Block 2

PROPERTY FEATURES: Flat Terrain, Natural Gas to Property **TYPE LEASED LAND:** None
PROPERTY ACCESS: City Street

COMMENTS: Homestead Industrial Park was developed by Target Powell Valley for light industrial/commercial business. It provides easy on/off access from Hwy.14A (Coulter Avenue). Annexed to the city of Powell with full utilities in place.

DIRECTIONS TO PROPERTY: East on Coulter Avenue (Hwy.14A) to Road 8. South on Road 8 to Adams Street. Lot 1 is the 5th lot on the right.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#:43)

MLS #: L10005420A List Price: \$141,041

0 Gateway Dr Powell, WY 82435



APX # ACRES: 1.47
APX # IRRIGATED ACRES: 0
APX LOT SQFT: 58767
RIVER/STREAM FRONT: No
TOPOGRAPHY: Flat

UNIT # OR LOT #: 13
AREA: Powell in Town
NEIGHBORHOOD: Unknown
SUBDIVISION: Gateway West
COUNTY: Park
SCHOOL DISTRICT: Park County District #1

NATURAL GAS COMPANY: Mon-Dak Utilities
SEWER: City **PRIMARY WATER TYPE:** City
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: No

ELECTRIC COMPANY: City
IRRIGATION FEES \$: 0
HOA: No

DESCRIPTION OF STRUCTURES: Light industrial includes retail commercial subdivision. Please ask for covenants with specifications.

INCLUSIONS: The Infrastructure includes paved city streets and city utilities.

EXCLUSIONS: Sidewalks are the responsibility of the buyer/builder.

IRRI CO: 0 **IRGCO\$:** 0 **IRGCOYR:** 0
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0

COUNTY TAX ID: 02073000000013 **TAX YEAR:** 2011 **TOTAL TAX \$:** 518.71 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **ADJ TO PUBLIC LAND:** No **PARCELABLE:** No
MOBILES ALLOWED: No **MODULARS ALLOWED:** No **DETAILED ZONING:** Powell Business General (BG)

SELLER FIN: No
DISCLOSURES: No

LEGAL DESCRIPTION: Gateway West Addition (Amended) Lot 13, (1.47± AC)

PROPERTY FEATURES: Flat Terrain, Natural Gas to Property **TYPE LEASED LAND:** None
PROPERTY ACCESS: City Street

COMMENTS: Gateway West Industrial Park was developed by Target Powell Valley for light industrial/commercial business. It provides easy on/off access from Hwy.14A with significant drive by traffic and landscaped highway frontage. Annexed to the city of Powell with full utilities in place.

DIRECTIONS TO PROPERTY: On Hwy.14A (Coulter Avenue), west end of Powell between Garvin and Fremont Motors. Turn north onto Gateway Drive, lot 13 is the first on the left (west) side.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#:43)

MLS #: L10005421A List Price: \$50,024

0 Adams Powell, WY 82435



APX # ACRES: 0
APX # IRRIGATED ACRES: 0
APX LOT SQFT: 37897
RIVER/STREAM FRONT: No
TOPOGRAPHY: Flat

UNIT # OR LOT #: 2
AREA: Powell in Town
NEIGHBORHOOD: Unknown
SUBDIVISION: Homestead Industrial Park
COUNTY: Park
SCHOOL DISTRICT: Park County District #1

NATURAL GAS COMPANY: Mon-Dak Utilities
SEWER: City **PRIMARY WATER TYPE:** City
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: No

ELECTRIC COMPANY: City
IRRIGATION FEES \$: 0

HOA: No

DESCRIPTION OF STRUCTURES: Light industrial includes retail commercial subdivision. Please ask for covenants with specifications.

INCLUSIONS: The infrastructure includes paved city streets and city utilities.

EXCLUSIONS: Sidewalks are the responsibility of the buyer/builder.

IRRIG CO: 0 **IRGCO\$:** 0 **IRGCOYR:** 0
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0

COUNTY TAX ID: 02078600302001 **TAX YEAR:** 2011 **TOTAL TAX \$:** 421 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **ADJ TO PUBLIC LAND:** No **PARCELABLE:** No
MOBILES ALLOWED: No **MODULARS ALLOWED:** No **DETAILED ZONING:** Powell Business General (BG)

SELLER FIN: No
DISCLOSURES: No

LEGAL DESCRIPTION: Homestead Industrial Park Lot 2, Block 3

PROPERTY FEATURES: Flat Terrain, Natural Gas to Property **TYPE LEASED LAND:** None
PROPERTY ACCESS: City Street

COMMENTS: Homestead Industrial Park was developed by Target Powell Valley for light industrial/commercial business. It provides easy on/off access from Hwy.14A (Coulter Avenue). Annexed to the city of Powell with full utilities in place.

DIRECTIONS TO PROPERTY: East on Coulter Avenue (Hwy.14A) to Road 8. South on Road 8 to Adams Street. Lot 2 is the fifth lot on the left.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#:43)

MLS #: L10005422A List Price: \$64,608

0 Adams Powell, WY 82435



APX # ACRES: 1.03
APX # IRRIGATED ACRES: 0
APX LOT SQFT: 44867
RIVER/STREAM FRONT: No
TOPOGRAPHY: Flat

UNIT # OR LOT #: 5
AREA: Powell in Town
NEIGHBORHOOD: Unknown
SUBDIVISION: Homestead Industrial Park
COUNTY: Park
SCHOOL DISTRICT: Park County District #1

NATURAL GAS COMPANY: Mon-Dak Utilities
SEWER: City **PRIMARY WATER TYPE:** City
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: No

ELECTRIC COMPANY: City
IRRIGATION FEES \$: 0

HOA: No

DESCRIPTION OF STRUCTURES: Light industrial includes retail commercial subdivision. Please ask for covenants with specifications.

INCLUSIONS: The infrastructure includes paved city streets and city utilities.

EXCLUSIONS: Sidewalks are the responsibility of the buyer/builder.

IRRI CO: 0 **IRGCO\$:** 0 **IRGCOYR:** 0
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0

TAX YEAR: 2011 **TOTAL TAX \$:** 474 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **ADJ TO PUBLIC LAND:** No **PARCELABLE:** No
MOBILES ALLOWED: No **MODULARS ALLOWED:** No **DETAILED ZONING:** Powell Business General (BG)

SELLER FIN: No
DISCLOSURES: No

LEGAL DESCRIPTION: Homestead Industrial Park Lot 5, Block 2

PROPERTY FEATURES: Flat Terrain, Natural Gas to Property **TYPE LEASED LAND:** None
PROPERTY ACCESS: City Street

COMMENTS: Homestead Industrial Park was developed by Target Powell Valley for light industrial/commercial business. It provides easy on/off access from Hwy.14A (Coulter Avenue). Annexed to the city of Powell with full utilities in place.

DIRECTIONS TO PROPERTY: East on Coulter Avenue (Hwy.14A) to Road 8. South on Road 8 to Adams Street. Lot 5 is the second lot on the right.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#:43)

MLS #: L10005423A List Price: \$56,995

0 Gateway Dr Powell, WY 82435



APX # ACRES: 0.76
APX # IRRIGATED ACRES: 0
APX LOT SQFT: 29079
RIVER/STREAM FRONT: No
TOPOGRAPHY: Flat

UNIT # OR LOT #: 16
AREA: Powell in Town
NEIGHBORHOOD: Unknown
SUBDIVISION: Gateway West
COUNTY: Park
SCHOOL DISTRICT: Park County District #1

NATURAL GAS COMPANY: Mon-Dak Utilities
SEWER: City **PRIMARY WATER TYPE:** City
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: No

ELECTRIC COMPANY: City
IRRIGATION FEES \$: 0
HOA: No

DESCRIPTION OF STRUCTURES: Light industrial includes retail commercial subdivision. Please ask for covenants with specifications.

INCLUSIONS: The infrastructure includes paved city streets and city utilities.

EXCLUSIONS: Sidewalks are the responsibility of the buyer/builder.

IRRI CO: 0 **IRGCO\$:** 0 **IRGCOYR:** 0
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0

COUNTY TAX ID: 02073000000016 **TAX YEAR:** 2011 **TOTAL TAX \$:** 518.71 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **ADJ TO PUBLIC LAND:** No **PARCELABLE:** No
MOBILES ALLOWED: No **MODULARS ALLOWED:** No **DETAILED ZONING:** Powell Business General (BG)

SELLER FIN: No
DISCLOSURES: No

LEGAL DESCRIPTION: Gateway West Addition (Amended) Lot 16 (.76± AC)

PROPERTY FEATURES: Flat Terrain, Natural Gas to Property **TYPE LEASED LAND:** None
PROPERTY ACCESS: City Street

COMMENTS: Gateway West Industrial Park was developed by Target Powell Valley for light industrial/commercial business. It provides easy on/off access from Hwy.14A with significant drive by traffic and landscaped highway frontage. Annexed to the city of Powell with full utilities in place.

DIRECTIONS TO PROPERTY: On Hwy.14A (Coulter Avenue) west end of Powell between Garvin and Fremont Motors. Turn north onto Gateway Drive, lot 16 is the fourth lot on the left (west) side.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#:43)

MLS #: L10005424A List Price: \$54,572

0 Adams Powell, WY 82435



APX # ACRES: 0
APX # IRRIGATED ACRES: 0
APX LOT SQFT: 37897
RIVER/STREAM FRONT: No
TOPOGRAPHY: Flat

UNIT # OR LOT #: 4
AREA: Powell in Town
NEIGHBORHOOD: Unknown
SUBDIVISION: Homestead Industrial Park
COUNTY: Park
SCHOOL DISTRICT: Park County District #1

NATURAL GAS COMPANY: Mon-Dak Utilities
SEWER: City **PRIMARY WATER TYPE:** City
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: No

ELECTRIC COMPANY: City
IRRIGATION FEES \$: 0
HOA: No

DESCRIPTION OF STRUCTURES: Light industrial includes retail commercial subdivision. Please ask for covenants with specifications.

INCLUSIONS: The infrastructure includes paved city streets and city utilities.

EXCLUSIONS: Sidewalks are the responsibility of the buyer/builder

IRRIG CO: 0 **IRGCO\$:** 0 **IRGCOYR:** 0
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0

COUNTY TAX ID: 02078600304001 **TAX YEAR:** 2011 **TOTAL TAX \$:** 421 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **ADJ TO PUBLIC LAND:** No **PARCELABLE:** No
MOBILES ALLOWED: No **MODULARS ALLOWED:** No **DETAILED ZONING:** Powell Business General (BG)

SELLER FIN: No
DISCLOSURES: No

LEGAL DESCRIPTION: Homestead Industrial Park Lot 4, Block 3

PROPERTY FEATURES: Flat Terrain, Natural Gas to Property **TYPE LEASED LAND:** None
PROPERTY ACCESS: City Street

COMMENTS: Homestead Industrial Park was developed by Target Powell Valley for light industrial/commercial business. It provides easy on/off access from Hwy.14A (Coulter Avenue). Annexed to the city of Powell with full utilities in place.

DIRECTIONS TO PROPERTY: East on Coulter Avenue (Hwy.14A) to Road 8. South on Road 8 to Adams Street. Lot 4 is the third lot on the left side.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#:43)

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