

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)