

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.

IRREG CO: 0 **IRREGO\$:** 0 **IRREGOYR:** 0
IRREGOYR2: 0
IRREGOYR3: 0
IRREGOYR4: 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)