

**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.

**IRRI 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)