

**MLS #: L10004379A List Price: \$352,000**

0 Road 22 Powell, WY 82435

**APX # ACRES:** 116**APX # IRRIGATED ACRES:** 110**APX LOT SQFT:** 0**RIVER/STREAM FRONT:** No**TOPOGRAPHY:** Flat**AREA:** Powell Out of Town**NEIGHBORHOOD:** Powell Highway**SUBDIVISION:** None**COUNTY:** Park**SCHOOL DISTRICT:** Park County District #1**NATURAL GAS COMPANY:** Energy West**SEWER:** None**PRIMARY WATER TYPE:** None**DRAINAGE FEE YEAR:** 0**SPECIAL ASSESSMENTS:** No**ELECTRIC COMPANY:** Garland Light/Power**IRRIGATION FEES \$:** 2500**HOA:** No**HOA \$:** 0**DESCRIPTION OF STRUCTURES:** None**INCLUSIONS:** None**EXCLUSIONS:** None**IRRIG CO:** Heart Mt. Irrigation**IRGCO\$:** 2530**IRGCOYR:** 2010**IRGCOYR2:** 0**IRGCOYR3:** 0**IRGCOYR4:** 0**SOIL TYPE:** Sandy Loam**COUNTY TAX ID:** 01550102221000**TAX YEAR:** 2009**TOTAL TAX \$:** 940.12**TAXED W/OTHER LAND:** No**PROPERTY RIGHTS:** Fee Simple**ADJ TO PUBLIC LAND:** No**PARCELABLE:** Yes**MOBILES ALLOWED:** Yes**MODULARS ALLOWED:** Yes**DETAILED ZONING:** Park Co - Powell (GR-P)**SELLER FIN:** No**DISCLOSURES:** Yes**LEGAL DESCRIPTION:** N 1/2 Of NW 1/4 AND N 1/2 OF S 1/2 OF THE NW 1/4 EXCEPT 3.46 +/- ACRE PARCEL IN N.W. CORNER OF NW 1/4 SEC 22 T55 R 101 PARK COUNTY, WY**PROPERTY FEATURES:** Concrete Ditches, Corner Lot, Flat Terrain, Garden, Horse Property, Hunting, Irrigated, Mountain View, Natural Gas to Property, Production Ground, Recreational, RV Parking**TYPE LEASED LAND:** None**PROPERTY ACCESS:** County Paved**COMMENTS:** This 116± farm lies just northeast of Heart Mountain and has 110 ± irrigatable acres. The land is very clean with excellent weed control. The production capacity is very good. You would have a choice of several great sites to build your dream home. All would be in the back drop of Heart Mountain. Mobile and modular homes are allowed.**DIRECTIONS TO PROPERTY:** Powell to Badger Basin Highway 294, then north to Lane 10, proceed west to Road 22, turn left. Farm is on the east side of the road after you go around the corner.**SUBJECT TO 1031:** No**OFFICE NAME:** Running Horse Realty (#:43)