

MLS #: L10004380A List Price: \$215,000

0 Road 14 Powell, WY 82435



APX # ACRES: 46
 APX # IRRIGATED ACRES: 46
 APX LOT SQFT: 0
 RIVER/STREAM FRONT: No
 TOPOGRAPHY: Flat

AREA: Powell Out of Town
 SUBDIVISION: None
 COUNTY: Park
 SCHOOL DISTRICT: Park County District #1
 APX MILES FROM TOWN: 4

NATURAL GAS COMPANY: Energy West
 SEWER: None
 DRAINAGE FEE YEAR: 0
 SPECIAL ASSESSMENTS: No

ELECTRIC COMPANY: Garland Light/Power
 IRRIGATION FEES \$: 1058

PRIMARY WATER TYPE: None
 HOA: No HOA \$: 0

INCLUSIONS: Gated pipe

EXCLUSIONS: None known

IRRIG CO: Shoshone Irrigation
 IRGCOYR2: 0
 IRGCOYR3: 0
 IRGCOYR4: 0

IRGCO\$: 1058

IRGCOYR: 2010

SOIL TYPE: Sandy Clay Loam

COUNTY TAX ID: 01550009802008
 PROPERTY RIGHTS: Fee Simple
 MOBILES ALLOWED: Yes

TAX YEAR: 2009
 ADJ TO PUBLIC LAND: No
 MODULARS ALLOWED: Yes

TOTAL TAX \$: 390.21
 DETAILED ZONING: Powell Agricultural (AG)

TAXED W/OTHER LAND: Yes
 PARCELABLE: Yes

SELLER FIN: No
 DISCLOSURES: No

LEGAL DESCRIPTION: 46+- ACRES TRACT 2 LOT 98 EXCEPT TWO PARCELS IN N.E. CORNER T 55 R 100.

PROPERTY FEATURES: Concrete Ditches, Flat Terrain, Garden, Horse Property, Hunting, Irrigated, Mountain View, Natural Gas to Property, Production Ground, Recreational, RV Parking
 TYPE LEASED LAND: Private
 PROPERTY ACCESS: County Paved

YIELD INFO: 100+/- Bu Barley, 30+/- Sack Beans, 25+/- Tons Beets

COMMENTS: Quality, Quality, Quality Land!!! 46± acres in an excellent location. Property comes with a big shade tree, privacy and gated pipe. Land could be subdivided. West of Powell with paved road access.

DIRECTIONS TO PROPERTY: Powell to Road 14 which is 4+/- miles west of Powell. Turn right, go 1 1/2 miles, left side of road. See sign.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#:43)

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