

MLS #: L10002231A List Price: \$285,500

0 Lane 14 Powell, WY 82435



APX # ACRES: 154
APX # IRRIGATED ACRES: 94.9
APX LOT SQFT: 0
RIVER/STREAM FRONT: No
TOPOGRAPHY: Flat

AREA: Powell Out of Town
NEIGHBORHOOD: Willwood
SUBDIVISION: None
COUNTY: Park
SCHOOL DISTRICT: Park County District #1

NATURAL GAS COMPANY: In Area**SEWER:** Septic**PRIMARY WATER TYPE:** Well**DRAINAGE FEE YEAR:** 0**SPECIAL ASSESSMENTS:** No**ELECTRIC COMPANY:** In Area**IRRIGATION FEES \$:** 2080**HOA:** No**HOA \$:** 0**DESCRIPTION OF STRUCTURES:** none**INCLUSIONS:** 45± acres of western sugar Co-op may be included.**EXCLUSIONS:** all personal property**IRRIG CO:** Willwood**IRGCO\$:** 2080**IRGCOYR:** 2008**IRGCOYR2:** 0**IRGCOYR3:** 0**IRGCOYR4:** 0**COUNTY TAX ID:** 01549801101001**TAX YEAR:** 2007**TOTAL TAX \$:** 359.63**TAXED W/OTHER LAND:** No**PROPERTY RIGHTS:** Fee Simple**ADJ TO PUBLIC LAND:** Yes**PARCELABLE:** Yes**MOBILES ALLOWED:** Yes**MODULARS ALLOWED:** Yes**DETAILED ZONING:** Powell Agricultural (AG)**SELLER FIN:** No**DISCLOSURES:** Yes**LEGAL DESCRIPTION:** 114 AC. DES. unit E or TRS. 1,2,3, sec. 11 T54 R98 and 40 A.C. DES. as: PT of unit A or NE/4NE/4 SEC. 10 T54 R98**PROPERTY FEATURES:** Adj to BLM, Concrete Ditches, Horse Property, Hunting, Irrigated, Mountain View, Production Ground, RV Parking**TYPE LEASED LAND:** None**PROPERTY ACCESS:** County Gravel**COMMENTS:** Very productive farm ground with seclusion to mountain views. The Jim Bridger Trail goes through the farm. Property can be split with just 40± acres or 114± acres as these are separate legals.**DIRECTIONS TO PROPERTY:** Go south on Lane 14 at the Willwood beet dump. Go until the pavement ends where the road makes a 90° turn East and then turns into a dirt road, look for sign with maps on it.**SUBJECT TO 1031:** No**OFFICE NAME:** Running Horse Realty (#:43)