

MLS #: L10002523A List Price: \$499,900

0 Lane 13 Powell, WY 82435



APX # ACRES: 204
APX # IRRIGATED ACRES: 124
APX LOT SQFT: 0
RIVER/STREAM FRONT: No
TOPOGRAPHY: Rolling

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

NATURAL GAS COMPANY: Mon-Dak Utilities
SEWER: None **PRIMARY WATER TYPE:** None
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: No

ELECTRIC COMPANY: Willwood Light and Power
IRRIGATION FEES \$: 2900

HOA \$: 0**INCLUSIONS:** None**EXCLUSIONS:** All irrigation materials

IRRIG CO: Willwood Irr. Co.
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0

IRGCO\$: 3100**IRGCOYR:** 2008**SOIL TYPE:** Sandy Clay Loam

COUNTY TAX ID: 01559803219001
PROPERTY RIGHTS: Fee Simple
MOBILES ALLOWED: Yes

TAX YEAR: 2008**TOTAL TAX \$:** 3786**TAXED W/OTHER LAND:** Yes**ADJ TO PUBLIC LAND:** No**PARCELABLE:** Yes**MODULARS ALLOWED:** Yes**DETAILED ZONING:** Park Co - Powell (GR-P)

SELLER FIN: No
DISCLOSURES: No

LEGAL DESCRIPTION: 104.33 AC. DES. AS: S. PT. OF UNIT N BEING TR. 7 OF LOT 74 & LOTS 74 J & K T 55 R98

PROPERTY FEATURES: Concrete Ditches, Corner Lot, Flat Terrain,
 Garden, Horse Property, Hunting, Irrigated, Mountain View, Natural Gas
 to Property, Production Ground, Recreational, Rolling Terrain, RV Parking

TYPE LEASED LAND: None**PROPERTY ACCESS:** State Highway

COMMENTS: This property has it all 124 +/- acres of good irrigated farm ground. 80 +/- acres of dry ground with some incredible views and spots to build. You can over look some of the shoshone river valley bottom ground farms as well as two mountain ranges.

DIRECTIONS TO PROPERTY: South of Powell road 9 to willwood go left 4 +/- miles as you start up the hill property is on left side of the road.**SUBJECT TO 1031:** No**OFFICE NAME:** Running Horse Realty (#:43)