

**MLS #: L10002524A List Price: \$275,900**

0 Road 6 Powell, WY 82435



**APX # ACRES:** 76.9  
**APX # IRRIGATED ACRES:** 66.95  
**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  
**APX MILES FROM TOWN:** 8

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

**PRIMARY WATER TYPE:** None

**ELECTRIC COMPANY:** Willwood Light and Power  
**IRRIGATION FEES \$:** 1675

**HOA \$:** 0

**INCLUSIONS:** None

**EXCLUSIONS:** None

**IRRIG CO:** Willwood Irr Dist  
**IRGCOYR2:** 0  
**IRGCOYR3:** 0  
**IRGCOYR4:** 0

**IRGCO\$:** 2500

**IRGCOYR:** 1675

**SOIL TYPE:** Clay- Loam

**COUNTY TAX ID:** 01559807307001  
**PROPERTY RIGHTS:** Fee Simple  
**MOBILES ALLOWED:** Yes

**TAX YEAR:** 2007

**TOTAL TAX \$:** 1136

**TAXED W/OTHER LAND:** No

**ADJ TO PUBLIC LAND:** No

**PARCELABLE:** Yes

**MODULARS ALLOWED:** Yes

**DETAILED ZONING:** Park Co - Powell (GR-P)

**SELLER FIN:** No  
**DISCLOSURES:** Yes

**LEGAL DESCRIPTION:** 76.9 +/- ACRES DES. AS: UNIT K OR LOT 73 G,I. T55 R98, PARK COUNTY WY.

**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:** None  
**PROPERTY ACCESS:** County Gravel

**COMMENTS:** This is premier top producing farm is in a great location. We are talking sugar beet yields of 30+ tons to the acre. Barley yields 140+/- bushels per acre. Cement ditch excellent slope to the land all good quality land.

**DIRECTIONS TO PROPERTY:** Powell South to Willwood left 4 +/- miles to Road 6 turn left just past farm stead ground on the westside of the road.

**SUBJECT TO 1031:** No

**OFFICE NAME:** Running Horse Realty (#:43)