

MLS #: L10002937A List Price: \$360,000

0 Road 4 Powell, WY 82435



APX # ACRES: 136.34
APX # IRRIGATED ACRES: 135
APX LOT SQFT: 0
RIVER/STREAM FRONT: No
TOPOGRAPHY: Rolling

AREA: Powell Out of Town
SUBDIVISION: None
COUNTY: Park
SCHOOL DISTRICT: Park County District #1
APX MILES FROM TOWN: 13

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

ELECTRIC COMPANY: Rocky Mountain Power
IRRIGATION FEES \$: 3375

HOA: No **HOA \$:** 0

INCLUSIONS: None

EXCLUSIONS: Gated pipe

IRRIG CO: Willwood Irrigation Dist
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0

IRGCO\$: 3375

IRGCOYR: 2008

SOIL TYPE: Sandy Loam

COUNTY TAX ID: 01559805008000
PROPERTY RIGHTS: Fee Simple
MOBILES ALLOWED: Yes

TAX YEAR: 2008

TOTAL TAX \$: 851.00

TAXED W/OTHER LAND: No

ADJ TO PUBLIC LAND: No

PARCELABLE: Yes

MODULARS ALLOWED: Yes

DETAILED ZONING: Powell Agricultural (AG)

SELLER FIN: No
DISCLOSURES: Yes

LEGAL DESCRIPTION: 136± ACRES DES. AS:TRS 9&10, S/2, S/2N/2 OF LOTS 50-F & 50-G, S/2N/2 (Lengthy legal)

PROPERTY FEATURES: Garden, Horse Property, Hunting, Irrigated,
 Loafing Shed, Mountain View, Natural Gas to Property, Production
 Ground, Recreational, Rolling Terrain, RV Parking

TYPE LEASED LAND: None

PROPERTY ACCESS: County Gravel

YIELD INFO: Barley 100± bu; Corn Silage 30 – 35 ± tons; Beets 20-25± tons; Beans 20-25± cwt

COMMENTS: This farm has lots of possibilities. It could be maintained as a farm or it could be broken up into two parcels below 35 acres and the remainder left in 35's. The building sites would allow privacy and wonderful views of Heart Mountain, the Big Horn Mountain range and the Shoshone River valley. Modulars are allowed.

DIRECTIONS TO PROPERTY: Powell south to Willwood (Lane 13) then left to Road 4, then left to the end of the road. Property is on the east side as you come to the end of Road 4

SUBJECT TO 1031: Yes

OFFICE NAME: Running Horse Realty (#:43)