

MLS #: L10003686A List Price: \$207,000

0 Road 12 Powell, WY 82435



DAYS ON MARKET: 33
ORIGINAL LIST PRICE: \$207,000
RIVER/STREAM FRONT: No
TOPOGRAPHY: Flat
MOBILES ALLOWED: Yes
MODULARS ALLOWED: Yes
DETAILED ZONING: Powell Residential General (RG)

AREA: Powell Out of Town
SUBDIVISION: Unknown
COUNTY: Park
SCHOOL DISTRICT: Park County District #1
APX MILES FROM TOWN: 6
APX # IRRIGATED ACRES: 44
APX # ACRES: 59.24
APX LOT SQFT: 0

IRRIGATION FEES \$: 750
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: No

TYPE LEASED LAND: None
HOA: No **HOA \$:** 0

INCLUSIONS: None

EXCLUSIONS: None

IRRIG CO: Shoshone **IRGCO\$:** 750 **IRGCOYR:** 2009
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0

SOIL TYPE: Clay Loam

COUNTY TAX ID: 01569903105002 **TOTAL TAX \$:** 1497 **TAX YEAR:** 2009 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **PARCELABLE:** Yes **ADJ TO PUBLIC LAND:** No

LEGAL DESCRIPTION: 59.24 AC. DES. AS: AM/B PARC.IN LOTS4, 5, THE SE 1/4 NW1/4 & THE NE1/4 SW1/4 SEC. 31 T56 R99

NATURAL GAS COMPANY: None **PROPERTY FEATURES:** Concrete Ditches, Garden, Horse Property, Hunting, Irrigated, Mountain View, Production Ground, Recreational, RV Parking, Spring
ELECTRIC COMPANY: Garland Light/Power
SEWER: None
PRIMARY WATER TYPE: North End **PROPERTY ACCESS:** County Gravel

COMMENTS: Great horse property with 59± acres of dry ground of which 45± acres is irrigated ground. Live year around spring on property. Good production history. Close to Polecat Bench with an easement to public ground. Power is available through Garland Light and Power. Short distance from town. Nice home sites available. North End water tap available and the price can be negotiated on sale of property.

DIRECTIONS TO PROPERTY: From Powell go west on Coulter Ave (14A) to Road 11, turn north and go to Lane 6, then turn west (left). Lane 6 goes into a T which then goes into Road 12, sign on property.

OWNER OF RECORD: Susan Proffitt **SELLER FIN:** No **AGENT OWNED:** No **SUBJECT TO 1031:** Yes
EXCL AGY LSTG: No **EXCLUDED BUYERS:** No **OFC/AGT EXCLUDED FROM SHOWING:** No **DISCLOSURES:** Yes
BA COMM: 2 **BA DUAL/VAR RATE:** No
SACOMM: 0 **SAD/VAR:** No **NACOMM:** 2 **NAD/VAR:** No
CO-LIST AGENT: No **POSSESSION:** TBD
TITLE COMPANY: Shoshone **SHOWING INSTRUCTIONS:** Short Notice

LIST DATE: **INTERNET:** Yes **DISPLAY ADDRESS:** Yes

Office Name: Running Horse Realty (#:43) **Listing Agent:** Eric Loloff (#:55)
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