

MLS #: L10003704A List Price: \$139,900

0 Lane 7 Powell, WY 82435



APX # ACRES: 56  
 APX # IRRIGATED ACRES: 53.6  
 APX LOT SQFT: 0  
 RIVER/STREAM FRONT: No  
 TOPOGRAPHY: Flat

UNIT # OR LOT #: 2  
 AREA: Powell Out of Town  
 NEIGHBORHOOD: Unknown  
 SUBDIVISION: Unknown  
 COUNTY: Park  
 SCHOOL DISTRICT: Park County District #1  
 APX MILES FROM TOWN: 2.5

NATURAL GAS COMPANY: Mon-Dak Utilities

SEWER: None

PRIMARY WATER TYPE: Well

ELECTRIC COMPANY: Garland Light/Power

DRAINAGE FEE YEAR: 0

IRRIGATION FEES \$: 955

SPECIAL ASSESSMENTS: No

HOA: No

INCLUSIONS: None

EXCLUSIONS: None

IRRIG CO: Shoshone

IRGCO\$: 2000

IRGCOYR: 2008

IRGCOYR2: 0

IRGCOYR3: 0

IRGCOYR4: 0

SOIL TYPE: clay loam

COUNTY TAX ID: 01569903943001

TAX YEAR: 2009

TOTAL TAX \$: 424

TAXED W/OTHER LAND: Yes

PROPERTY RIGHTS: Fee Simple

ADJ TO PUBLIC LAND: No

PARCELABLE: Yes

MOBILES ALLOWED: Yes

MODULARS ALLOWED: Yes

DETAILED ZONING: Unknown

SELLER FIN: No

DISCLOSURES: No

LEGAL DESCRIPTION: A portion of W1/2, S1/4 SEC. 34 LOT 39 (LESS 8 AC. IN THE SW CORNER) T56 R99

PROPERTY FEATURES: Concrete Ditches, Creek, Flat Terrain, Garden, TYPE LEASED LAND: None

Horse Property, Hunting, Irrigated, Mountain View, Natural Gas to

PROPERTY ACCESS: County Paved

Property, Production Ground, Recreational, RV Parking

COMMENTS: Nice privacy, lots of space, several home sites. 56± total acres of which 53.6+ acres is irrigated. Rent some, run your horses on the rest. Close enough to town yet just enough out in the country for the feeling of solitude. SURVEY TO BE COMPLETED FOR LEGAL AFTER CONTRACT ESTABLISHED.

DIRECTIONS TO PROPERTY: One mile north of Powell on Road 9 to Lane 7, ten west 1/2 mile, each parcel on right side of Lane 7. Look for sign.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#.43)

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