

**MLS #: L10003732A List Price: \$135,900**

0 Lane 9 Powell, WY 82435



**APX # ACRES:** 40  
**APX # IRRIGATED ACRES:** 37  
**APX LOT SQFT:** 0  
**RIVER/STREAM FRONT:** Yes  
**TOPOGRAPHY:** Flat

**UNIT # OR LOT #:** 2  
**AREA:** Powell Out of Town  
**SUBDIVISION:** Unknown  
**COUNTY:** Park  
**SCHOOL DISTRICT:** Park County District #1  
**APX MILES FROM TOWN:** 16

**NATURAL GAS COMPANY:** Energy West**ELECTRIC COMPANY:** Garland Light/Power**SEWER:** None **PRIMARY WATER TYPE:** None**IRRIGATION FEES \$:** 850**DRAINAGE FEE YEAR:** 0**SPECIAL ASSESSMENTS:** No**HOA:** No**INCLUSIONS:** None**EXCLUSIONS:** None**IRRIG CO:** Heart Mountain**IRGCO\$:** 850**IRGCOYR:** 2009**IRGCOYR2:** 0**IRGCOYR3:** 0**IRGCOYR4:** 0**SOIL TYPE:** Sandy Clay Loam**COUNTY TAX ID:** 01550100944001**TAX YEAR:** 2009**TOTAL TAX \$:** 1393**TAXED W/OTHER LAND:** Yes**PROPERTY RIGHTS:** Fee Simple**ADJ TO PUBLIC LAND:** No**PARCELABLE:** Yes**MOBILES ALLOWED:** No**MODULARS ALLOWED:** No**DETAILED ZONING:** Unknown**SELLER FIN:** No**DISCLOSURES:** Yes**LEGAL DESCRIPTION:** 40± AC., A PORTION OF SECS. 9 & 10 & 16, T55 R99, PARK COUNTY**PROPERTY FEATURES:** Acreage Fenced, Creek, Flat Terrain, Garden, **TYPE LEASED LAND:** None

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

**PROPERTY ACCESS:** County Gravel

Property, Production Ground, Recreational, RV Parking

**COMMENTS:** Currently seeded to pasture grass. Bring your horses; there is plenty of grass, bordered by a creek on the south side of the property. Several building spots for your new home. Privacy and beautiful views of Heart Mountain. SURVEY TO BE COMPLETED FOR LEGAL AFTER CONTRACT ESTABLISHED.

**DIRECTIONS TO PROPERTY:** Hwy. 294 (Road 18), turn west on Lane 9. At Road 22 keep to the right (cross over Canal Road) follow curve to 2251 Lane 9 (If you get to Road 22H, you have just missed the property).

**SUBJECT TO 1031:** No**OFFICE NAME:** Running Horse Realty (#:43)