

MLS #: L10003734A List Price: \$136,000

0 Lane 9 Powell, WY 82435



APX # ACRES: 39
 APX # IRRIGATED ACRES: 35
 APX LOT SQFT: 0
 RIVER/STREAM FRONT: Yes
 TOPOGRAPHY: Flat

UNIT # OR LOT #: 3
 AREA: Powell Out of Town
 NEIGHBORHOOD: Heart Mountain
 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: Well

IRRIGATION FEES \$: 800

DRAINAGE FEE YEAR: 0

SPECIAL ASSESSMENTS: No

HOA: No

INCLUSIONS: None

EXCLUSIONS: None

IRRIG CO: Heart Mountain

IRGCO\$: 800

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: 39± 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: Not far from Heart Mountain with excellent views in all directions. Currently in alfalfa with 37± acres that are irrigated. Raised area and a beautiful spot for your new home. A creek is located on the southern boundary of property. Power is available on the acreage and an automatic waterer. Privacy, beauty and tranquility abound here! 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)

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