

**MLS #: L10003809A List Price: \$52,500**

0 Lane 10 Powell, WY 82435

**APX # ACRES:** 1**APX # IRRIGATED ACRES:** 0**APX LOT SQFT:** 0**RIVER/STREAM FRONT:** No**TOPOGRAPHY:** Flat**AREA:** Powell Out of Town**SUBDIVISION:** None**COUNTY:** Park**SCHOOL DISTRICT:** Park County District #1**APX MILES FROM TOWN:** 18**NATURAL GAS COMPANY:** None**SEWER:** None**DRAINAGE FEE YEAR:** 0**SPECIAL ASSESSMENTS:** No**ELECTRIC COMPANY:** Garland Light/Power**PRIMARY WATER TYPE:** None**IRRIGATION FEES \$:** 0**HOA:** No**INCLUSIONS:** None**EXCLUSIONS:** None**IRRIG CO:** TBD**IRGCOYR2:** 0**IRGCOYR3:** 0**IRGCOYR4:** 0**IRGCO\$:** TBD**IRGCOYR:** 0**SOIL TYPE:** Sandy Loam**COUNTY TAX ID:** 015501016148004**PROPERTY RIGHTS:** Fee Simple**MOBILES ALLOWED:** No**TAX YEAR:** 2009**ADJ TO PUBLIC LAND:** No**MODULARS ALLOWED:** Yes**TOTAL TAX \$:** 312**TAXED W/OTHER LAND:** No**PARCELABLE:** No**DETAILED ZONING:** Park Co - Powell (GR-P)**SELLER FIN:** No**DISCLOSURES:** No

**LEGAL DESCRIPTION:** 1.05 AC. DES. AS: PARC. BEG. AT PT. 329.59' S. 89°47'06E OF THE SW COR. OF LOT 18, SEC. 16, THEN N.05°06'38W. FOR 317.36', S 45°17'33E. FOR 447.83' TO THE S.LINE OF SAID LOT & S.89°47'06W. ALONG SAID LINE FOR 290.04' TO POB SEC. 16 T55 R101 (.85 AC. NET.)

**PROPERTY FEATURES:** Flat Terrain, Horse Property, Mountain View, RV Parking

**TYPE LEASED LAND:** None**PROPERTY ACCESS:** County Gravel

**COMMENTS:** Live the way you always wanted – build your home or put a modular on this 1± acre and still have room for the kid's 4-H projects or raise a garden. With wonderful views of Heart Mountain you'll have the opportunity to be close to nature.

**DIRECTIONS TO PROPERTY:** West of Ralston on Hwy. 14A (Coulter Ave.) turn north on Road 18 (Hwy. 294, Elk Basin Hwy.). At Lane 10 turn west and proceed to 2275 Lane 10. Property is on the north side of the road and is just before you get to the house.

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

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