

**MLS #: L10003813A List Price: \$84,900**

0 Lane 13 Powell, WY 82435



**APX # ACRES:** 2.69  
**APX # IRRIGATED ACRES:** 0  
**APX LOT SQFT:** 0  
**RIVER/STREAM FRONT:** No  
**TOPOGRAPHY:** Flat

**UNIT # OR LOT #:** 5  
**AREA:** Powell Out of Town  
**NEIGHBORHOOD:** Willwood  
**SUBDIVISION:** Whitetail Country  
**COUNTY:** Park  
**SCHOOL DISTRICT:** Park County District #1  
**APX MILES FROM TOWN:** 9

**NATURAL GAS COMPANY:** Energy West**SEWER:** InstllSptc**DRAINAGE FEE YEAR:** 0**SPECIAL ASSESSMENTS:** Yes**PRIMARY WATER TYPE:** Well**ELECTRIC COMPANY:** To Lot Line**IRRIGATION FEES \$:** 0**HOA:** Yes**HOA \$:** 400**INCLUSIONS:** None**EXCLUSIONS:** None**IRRIG CO:** 0**IRGCO\$:** 0**IRGCOYR:** 0**IRGCOYR2:** 0**IRGCOYR3:** 0**IRGCOYR4:** 0**SOIL TYPE:** Sandy Clay Loam**COUNTY TAX ID:** 01559990806005**TAX YEAR:** 2009**TOTAL TAX \$:** 429.32**TAXED W/OTHER LAND:** No**PROPERTY RIGHTS:** Fee Simple**ADJ TO PUBLIC LAND:** No**PARCELABLE:** No**MOBILES ALLOWED:** No**MODULARS ALLOWED:** No**DETAILED ZONING:** Park Co - Powell (GR-P)**SELLER FIN:** No**DISCLOSURES:** Yes**LEGAL DESCRIPTION:** WHITETAIL COUNTRY SUB. LOT 5**PROPERTY FEATURES:** Fishing, Horse Property, Hunting, Mountain View, Recreational, River Frontage, RV Parking**TYPE LEASED LAND:** None**PROPERTY ACCESS:** County Paved

**COMMENTS:** Beautiful lot overlooking the Shoshone River. Very nice natural landscaping with mature trees, river access for fishing and recreation. The well is already drilled and awaits the home being built. Call the office for more details.

**DIRECTIONS TO PROPERTY:** South on Road 9 to Lane 13, west to Whitetail Drive. Lots behind 1203 Lane 13.**SUBJECT TO 1031:** No**OFFICE NAME:** Running Horse Realty (#:43)

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