

MLS #: L10004013A List Price: \$85,000

TBD Road 12 Powell, WY 82435



**APX # ACRES:** 5.72  
**APX # IRRIGATED ACRES:** 4.5  
**APX LOT SQFT:** 0  
**FRONT FEET:** 271  
**DEPTH FEET:** 957  
**RIVER/STREAM FRONT:** No  
**TOPOGRAPHY:** Flat

**AREA:** Powell Out of Town  
**SUBDIVISION:** Thronburg SS #149  
**COUNTY:** Park  
**SCHOOL DISTRICT:** Park County District #1

**NATURAL GAS COMPANY:** Mon-Dak Utilities  
**SEWER:** InstllSptc  
**DRAINAGE FEE YEAR:** 0  
**SPECIAL ASSESSMENTS:** No

**ELECTRIC COMPANY:** Rocky Mountain Power  
**IRRIGATION FEES \$:** 81

**PRIMARY WATER TYPE:** Well

**HOA:** No

**DESCRIPTION OF STRUCTURES:** Pump House

**INCLUSIONS:** Irrigation pipe, Pump House

**EXCLUSIONS:** None

**IRRIG CO:** Shoshone  
**IRGCOYR2:** 0  
**IRGCOYR3:** 0  
**IRGCOYR4:** 0

**IRGCO\$:** 81

**IRGCOYR:** 2009

**COUNTY TAX ID:** 01559990899002  
**PROPERTY RIGHTS:** Fee Simple  
**MOBILES ALLOWED:** Yes

**TAX YEAR:** 2009

**TOTAL TAX \$:** 541

**TAXED W/OTHER LAND:** No

**ADJ TO PUBLIC LAND:** No

**PARCELABLE:** No

**MODULARS ALLOWED:** Yes

**DETAILED ZONING:** Park Co - 5 Acres (GR-5)

**SELLER FIN:** No  
**DISCLOSURES:** Yes

**LEGAL DESCRIPTION:** Thronburg SS-149 Sub. Lot 2 (5.72 AC. - 5.53 AC Net)

**PROPERTY FEATURES:** Corner Lot, Flat Terrain, Horse Property,  
 Irrigated, Mountain View, Natural Gas to Property, RV Parking

**TYPE LEASED LAND:** None

**PROPERTY ACCESS:** County Paved

**COMMENTS:** A rare country find! 5± acre parcel west of Powell. Great spot for your new home with room left over for horses, 4-H projects ad a garden. No restrictive covenants, modulars and mobiles and shop homes accepted. Privacy, convenient location, 2½ miles from town, mountain views. Water provided from existing well, all utilities to lot line and NWRW tap possible.

**DIRECTIONS TO PROPERTY:** From Powell take Hwy. 14A (Coulter Ave.) west to Road 12 and turn north, property is at the corner of Lane 9 1/2 and Road 12. Look for sign.

**SUBJECT TO 1031:** No

**OFFICE NAME:** Running Horse Realty (#:43)

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