

MLS #: L10004654A List Price: \$540,000

0 Road 1 Powell, WY 82435



APX # ACRES: 425
APX # IRRIGATED ACRES: 234
APX LOT SQFT: 0
RIVER/STREAM FRONT: No
TOPOGRAPHY: Rolling

AREA: Powell Out of Town
NEIGHBORHOOD: Unknown
SUBDIVISION: None
COUNTY: Big Horn, Park
SCHOOL DISTRICT: Park County District #1
APX MILES FROM TOWN: 12

NATURAL GAS COMPANY: Frannie-Deaver**ELECTRIC COMPANY:** REA High Plains Power**SEWER:** None**PRIMARY WATER TYPE:** Northwest Rural**IRRIGATION FEES \$:** 4200**DRAINAGE FEE YEAR:** 0**SPECIAL ASSESSMENTS:** No**HOA:** No**INCLUSIONS:** None**EXCLUSIONS:** None**IRRIG CO:** Deaver Irrigation**IRGCO\$:** 4400**IRGCOYR:** 2010**IRGCOYR2:** 0**IRGCOYR3:** 0**IRGCOYR4:** 0**SOIL TYPE:** Clay Loam**COUNTY TAX ID:** 31579802514001**TAX YEAR:** 2010**TOTAL TAX \$:** 1965.59**TAXED W/OTHER LAND:** Yes**PROPERTY RIGHTS:** Fee Simple**ADJ TO PUBLIC LAND:** No**PARCELABLE:** Yes**MOBILES ALLOWED:** Yes**MODULARS ALLOWED:** Yes**DETAILED ZONING:** Powell Agricultural (AG)**SELLER FIN:** No**DISCLOSURES:** Yes

LEGAL DESCRIPTION: 1.65+- Ac.Des. as part of farm unit P Sec 30 57 97 Big Horn Cnty, WY2.220+- Ac.Des. as: unit D less Pt sold: lot 3:pt lot 4: NE4SW4 19 57 97 176 AC (80 AC Producing) less pt sold and pt unit C 30 57 97 45 AC SD 1-991 Big Horn Cnty, WY3.139+-Ac.Des.As:S/2NE/4,PT of tract 5 tract 6 (less the W/2NW/4NE/4)Sec.25 T57 R98 Park Cnty, WYWe have a total of 425+-acres with 234+-irrigated

PROPERTY FEATURES: Horse Property, Hunting, Irrigated, Mountain**TYPE LEASED LAND:** None

View, Natural Gas to Property, Production Ground, Recreational, Rolling

PROPERTY ACCESS: County Gravel

Terrain, RV Parking, Shop

COMMENTS: Very productive farm with 425+-total acres & 234+-irrigated acres. All the gated pipe and fitting owned by seller go with the property. Excellent house sites, lots of the places have southern exposure very close to good fishing. Views of several mountain ranges. Northwestern Rural water tap available. Some of these parcels are in Park Cnty & Big Horn Cnty.

DIRECTIONS TO PROPERTY: Powell East to just West of Deaver turn North onto Road 1, properties on both sides of the road towards the top of the road before any house appears.

SUBJECT TO 1031: Yes**OFFICE NAME:** Running Horse Realty (#:43)

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