

MLS #: L10004985A List Price: \$135,900

0 Lane 9 Powell, WY 82435



APX # ACRES: 35
APX # IRRIGATED ACRES: 34
APX LOT SQFT: 0
RIVER/STREAM FRONT: Yes
TOPOGRAPHY: Flat

AREA: Powell Out of Town
NEIGHBORHOOD: Unknown
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:** None**IRRIGATION FEES \$:** 805**DRAINAGE FEE YEAR:** 0**SPECIAL ASSESSMENTS:** No**HOA:** No**DESCRIPTION OF STRUCTURES:** None**INCLUSIONS:** None**EXCLUSIONS:** None**IRRIG CO:** Heart Mtn Irrigation**IRGCO\$:** 805**IRGCOYR:** 2010**IRGCOYR2:** 0**IRGCOYR3:** 0**IRGCOYR4:** 0**SOIL TYPE:** Sandy Clay Loam**COUNTY TAX ID:** 01550100944001**TAX YEAR:** 2010**TOTAL TAX \$:** 1410**TAXED W/OTHER LAND:** Yes**PROPERTY RIGHTS:** Fee Simple**ADJ TO PUBLIC LAND:** No**PARCELABLE:** Yes**MOBILES ALLOWED:** No**MODULARS ALLOWED:** No**DETAILED ZONING:** Powell Agricultural (AG)**SELLER FIN:** No**DISCLOSURES:** Yes**LEGAL DESCRIPTION:** A portion of Lot 5, Sec. 16; TBD - to be surveyed and legal description to be provided by survey company. Covenants being developed.**PROPERTY FEATURES:** Creek, Flat Terrain, Garden, Horse Property, Hunting, Irrigated, Mountain View, Natural Gas to Property, Production Ground, Recreational, RV Parking**TYPE LEASED LAND:** Private**PROPERTY ACCESS:** County Gravel**COMMENTS:** Currently acreage is being farmed. Bordered by a creek on the south side of the property. Several building spots for your new home. Privacy and beautiful views of Heart Mountain. SURVEY TO BE COMPLETED FOR LEGAL AFTER CONTRACT ESTABLISHED**DIRECTIONS TO PROPERTY:** Powell to Badger Basin on Lane 9 or (Avenue E)left on Hwy 294 or south one mile, turn right on Lane 9, veer to the right, stay on Road 22 as you are rounding the corner, the lot sits on the corner on your left. Map of proposed lots has been uploaded under documents.**SUBJECT TO 1031:** Yes**OFFICE NAME:** Running Horse Realty (#:43)