

MLS #: L10004986A List Price: \$75,900

0 Lane 9 Powell, WY 82435



APX # ACRES: 15
APX # IRRIGATED ACRES: 0
APX LOT SQFT: 0
RIVER/STREAM FRONT: No
TOPOGRAPHY: Rolling

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
SEWER: None
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: No

PRIMARY WATER TYPE: Well

ELECTRIC COMPANY: Garland Light/Power

IRRIGATION FEES \$: 0

HOA: No

DESCRIPTION OF STRUCTURES: None

INCLUSIONS: Automatic waterer for horses. Electric on lot, gas line nearby.

EXCLUSIONS: None

IRRIG CO: none
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0

IRGCO\$: 0

IRGCOYR: 0

SOIL TYPE: Sandy Clay Loam

COUNTY TAX ID: 1550100944001
PROPERTY RIGHTS: Fee Simple
MOBILES ALLOWED: No

TAX YEAR: 2009
ADJ TO PUBLIC LAND: No
MODULARS ALLOWED: No

TOTAL TAX \$: 1410
ADJ TO PUBLIC LAND: No
DETAILED ZONING: Powell Agricultural (AG)

TAXED W/OTHER LAND: Yes
PARCELABLE: No

SELLER FIN: No
DISCLOSURES: Yes

LEGAL DESCRIPTION: A portion of Lot 12, Sec. 10; TBD, to be surveyed and legal description to be provided by survey company. Covenants being developed.

PROPERTY FEATURES: Corner Lot, Garden, Horse Property, Hunting, Mountain View, Natural Gas to Property, Recreational, Rolling Terrain, RV Parking
TYPE LEASED LAND: None
PROPERTY ACCESS: County Gravel

COMMENTS: This corner lot of 15+/- acres already has an automatic waterer for horses, electricity on the lot and gas line nearby. Views of the mountains are stupendous. Quiet country neighborhood, for you new country home.

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 lot sits on the corner on your left.

SUBJECT TO 1031: Yes

OFFICE NAME: Running Horse Realty (#:43)