

MLS #: F10002855A List Price: \$324,900

420 Lane 13 Powell, WY 82435



HOUSE DESIGN: 1.5 Story
BEDROOMS: 3
TOTAL # BATHS: 1
APX YEAR BUILT: 1940
APX TOTAL SQFT: 0
AREA: Powell Out of Town
COUNTY: Park
SCHOOL DISTRICT: Park County District #1
APX MILES FROM TOWN: 11

APX ABOVE GRADE SQFT: 1432 **APX BELOW GRADE SQFT:** 0 **# FULL BATHS:** 1 **# HALF BATHS:** 0 **# 3/4 BATHS:** 0
NATURAL GAS COMPANY: Mon-Dak Utilities **ELECTRIC COMPANY:** Willwood Light and Power
SEWER: Septic **PRIMARY WATER TYPE:** Well **COOLING TYPE:** None
PRIMARY HEAT: Forced Air **PRIMARY FUEL TYPE:** Natural Gas

BLDGTYPE: Garage **BLDGSIZE:** 440 **BLDGYRBT:** 0
BLDGTYPE2: Shed **BLDGSIZE2:** 320 **BLDGYRBT2:** 0
BLDGTYPE3: Shed **BLDGSIZE3:** 200 **BLDGYRBT3:** 0

% MINERAL RIGHTS INCLUDED: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Living Rm	M		Laundry	M				
Kitchen	M							
Full Bath	M							
Mstr Bdrm	M							
Bedroom 2	2							
Bedroom 3	2							

INCLUSIONS: Dishwasher, Stove/oven, Refrigerator, curtain and drapery rods. Kennels are excluded from sale

EXCLUSIONS: Washer/Dryer, Sport stalls, all machinery/equip, hot walker, round pen, port. panels, horse station

RIVER/STREAM FRONT: No **APX # ACRES:** 42.07 **APX # IRRIGATED ACRES:** 17
IRRIGCO: Willwood Irrigation **IRRIGCOST:** 425 **IRRIGCOYR:** 2008
IRRIGCOYR2: 0
IRRIGCOYR3: 0
IRRIGCOYR4: 0

SOIL TYPE: Clay Loam

COUNTY TAX ID: 01549800402003 **TAX YEAR:** 2008 **TOTAL TAX \$:** 1323.00 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **ADJ TO PUBLIC LAND:** Yes **PARCELABLE:** No
DRAINAGE FEE YEAR: 0 **TOTAL LEASED AUMS:** 8.5
DETAILED ZONING: Park Co - Powell (GR-P) **DISCLOSURES:** Yes
SELLER FIN: No

LEGAL DESCRIPTION: LOT 2 & N 1/2 OF N 1/2 LOT 66 A- SEC 4 EXCEPT 4.2 ACRE PARCEL IN N.E. CORNER OF LOT 2 EXCEPT E 264 FEET OF N 1/2 OF N 1/2 OF LOT 66A- T54 R98 PARK COUNTY, WY.

CONSTRUCTION: Frame **GARAGE/TYPE STALLS:** Detached-1 Stall
EXTERIOR SIDING: Steel **FIREPLACE TYPE:** None
ROOF: Composition Shingle **HEATING STOVE TYPE:** Gas
TOPOGRAPHY: Rolling **BASEMENT TYPE:** None
TYPE OF LEASED LAND: Bureau of Reclamation **INTERIOR FEATURES:** Wood Floors
EXTERIOR FEATURES: Acreage Fenced, Adj to BLM, Adj to Bureau of Reclamation, Corner Lot, Corrals, Deck/Patio, Garden, Horse Property, Irrigated, Landscaping, Loafing Shed, Mountain View, Natural Gas to Property, Pond, Production Ground, Recreational, Rolling Terrain, RV Parking, Shop
PROPERTY ACCESS: State Highway

COMMENTS: Arena, foaling barn, continuous fencing, 8 pen & stud pen, corrals, trail course, head catch w/ swing gate, 1400± ac bureau lease, gated pipe, shop, & a cute well maintained 3 bdrm, 1 bath home are sitting on 42.07± ac with 17± acres irrigated w/ gated pipe. Beet receiving station provides additional \$4,500± a year income. Willwood Irrigation Dist. has to OK transfer of the 1400± ac lease.

DIRECTIONS TO PROPERTY: Powell south to Willwood east 4 miles past Road 5 next home on right side trail course setup in corral in front of shop.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#:43)