

MLS #: F10003719A List Price: \$285,000

2251 Lane 9 Powell, WY 82435



HOUSE DESIGN: 1 Story
BEDROOMS: 3
TOTAL # BATHS: 1.75
APX YEAR BUILT: 1942
APX TOTAL SQFT: 1500
AREA: Powell Out of Town
COUNTY: Park
SCHOOL DISTRICT: Park County District #1
APX MILES FROM TOWN: 16

APX ABOVE GRADE SQFT: 1500 **APX BELOW GRADE SQFT:** 0 **# FULL BATHS:** 1 **# HALF BATHS:** 0 **# 3/4 BATHS:** 1
AVG GAS/MO \$: 44 **AVG ELECTRIC/MO \$:** 200
NATURAL GAS COMPANY: Energy West **ELECTRIC COMPANY:** Garland Light/Power
SEWER: Septic **PRIMARY WATER TYPE:** Well **SECONDARY WATER TYPE:** None **COOLING TYPE:** None
PRIMARY HEAT: Forced Air **SECONDARY HEAT:** Stove **PRIMARY FUEL TYPE:** Natural Gas

BLDGTYPE: 2 Farm Utility **BLDGTYPE2:** Farm Utility **BLDGTYPE3:** Farm Utility
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MINERAL RIGHTS: No **% MINERAL RIGHTS INCLUDED:** 0 **MINERAL LEASED:** No

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Living Rm	M		Kitchen	M				
Mstr Bdrm	M							
Bedroom 2	M							
Bedroom 3	M							
Full Bath	M							
3/4 Bath	M							

INCLUSIONS: Eletric oven/range, refrigerator, all gated pipe and fittings being used the 35 acre tract.

EXCLUSIONS: Microwave, wood stove which is a cooking and heating stove with water tanks.

RIVER/STREAM FRONT: No **APX # ACRES:** 35 **APX # IRRIGATED ACRES:** 30
IRRIGCO: Heart Mtn **IRRIGCOST:** 700 **IRRIGCOYR:** 2009
IRRIGCOYR2: 0
IRRIGCOYR3: 0
IRRIGCOYR4: 0

SOIL TYPE: Sandy Loam

COUNTY TAX ID: 01550100944001 **TAX YEAR:** 2009 **TOTAL TAX \$:** 1393 **TAXED W/OTHER LAND:** Yes
PROPERTY RIGHTS: Fee Simple **ADJ TO PUBLIC LAND:** No **PARCELABLE:** Yes
DRAINAGE FEE YEAR: 0
DETAILED ZONING: Park Co - Powell (GR-P)
SELLER FIN: No **DISCLOSURES:** No

LEGAL DESCRIPTION: 35+/- AC., A PORTION OF SECS. 9 & 10 & 16 T 55 R 99, PARK COUNTY, WY.

CONSTRUCTION: Frame, Straw **GARAGE/TYPE STALLS:** Detached-3 Stalls
EXTERIOR SIDING: Stucco, Wood **FIREPLACE TYPE:** None
ROOF: Composition Shingle **HEATING STOVE TYPE:** Gas, Wood
TOPOGRAPHY: Flat **BASEMENT TYPE:** None
TYPE OF LEASED LAND: None **INTERIOR FEATURES:** Ceiling Fans
EXTERIOR FEATURES: Barn, Corrals, Creek, Fishing, Flat Terrain, Garden, Horse Property, Hunting, Irrigated, Mountain View, Natural Gas to Property, Production Ground, Recreational, RV Parking, Shop, Storage Building
PROPERTY ACCESS: County Gravel

COMMENTS: Room for hobbies and horses with additional shops, loafing barn and chicken house. Home has 3 bedrooms, 1 3/4 baths and a relatively new addition. 35 +/- acres of which 30+/- acres is irrigated. Lies within the back drop of Heart Mountain with a creek running on the south side of property. SURVEY TO BE COMPLETED FOR LEGAL AFTER CONTRACT ESTABLISHED.

DIRECTIONS TO PROPERTY: Hwy. 294 (Road 18), turn west on Lane 9. At Road 22 keep to the right (cross over Canal Road) follow curve to 2251 Lane 9. If you get to Road 22H you have just missed the property.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#:43)