

MLS #: R10003759A List Price: \$199,900

2275 Lane 10 Powell, WY 82435



HOUSE DESIGN: 1 Story
BEDROOMS: 3
TOTAL # BATHS: 1.75
APX YEAR BUILT: 1985
APX TOTAL SQFT: 2184
ADDITIONAL LIVING UNITS: No
AREA: Powell Out of Town
SUBDIVISION: Unknown
SCHOOL DISTRICT: Park County District #1
APX MILES FROM TOWN: 17

APX ABOVE GRADE SQFT: 2184 **APX BELOW GRADE SQFT:** 0 **# FULL BATHS:** 1 **# HALF BATHS:** 0 **# 3/4 BATHS:** 1
AVG WATER/MO \$: 0 **AVG ELECTRIC/MO \$:** 155
NATURAL GAS COMPANY: None **ELECTRIC COMPANY:** Garland Light/Power
SEWER: Septic **PRIMARY WATER TYPE:** Well **COOLING TYPE:** None
PRIMARY HEAT: Baseboard **PRIMARY FUEL TYPE:** Electric **SECONDARY FUEL TYPE:** Wood
ASSESSMENT \$: 0 **HOA:** No **HOA \$:** 0 **IRRIGATION FEES \$:** 0 **OTHER \$:** 0

BLDGTYPE: Shed **BLDGTYPE2:** Shed **BLDGTYPE3:** Chicken House
BLDGSIZE: 14X24 **BLDGSZ2:** 7X10
BLDGCNST: Frame **BLDGYRB:** 0
BLDGYRB2: 0
BLDGYRB3: 0

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

ADDITIONAL ROOM INFO: Closet doors will be put back on, cupboard doors will be fixed in the kitchen, propane supplement heat for north room of home and there is individual heat for back room if needed. House has passive solar heating plus electric baseboards.

INCLUSIONS: Dishwasher, oven/range, refrigerator in kitchen will be replaced with a different refrigerator, reverse osmosis system, pump and motor on canal bank and hand line.

EXCLUSIONS: Washer & Dryer

APX # IRRIGATED ACRES: 3.8 **APX # ACRES:** 4.44 **APX LOT SQFT:** 0
COUNTY TAX ID: 01550101618003 **TAX YEAR:** 2009 **TOTAL TAX \$:** 1565 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **PARCELABLE:** No **ADJ TO PUBLIC LAND:** Yes **RIVER/STREAM FRONT:** No
DETAILED ZONING: Powell Agricultural (AG)
SELLER FIN: No **DISCLOSURES:** No
LEGAL DESCRIPTION: Legal Description has been uploaded under documents

CONSTRUCTION: Frame **BASEMENT TYPE:** None
EXTERIOR SIDING: Hardboard **HEATING STOVE TYPE:** Gas, Wood
ROOF: Wood Shingle/Shake **FIREPLACE TYPE:** None
GARAGE/TYPE STALLS: None **INTERIOR FEATURES:** Breakfast Nook, Ceiling Fan(s), Pantry, Tile Floor
EXTERIOR FEATURES: Adj to State Land, Corner Lot, Deck/Patio, Flat Terrain, Garden, Horse Property, Hunting, Irrigated, Landscaping, Mountain View, Recreational, RV Parking, Sprinklers, Manual
PROPERTY ACCESS: County Gravel

COMMENTS: Country comfort! 3 bdrm + bonus, 1¾ bath traditional home on 4.44± luscious green acres, against Heart Mountain & ±20 minutes from Powell. Highlights inc: light & airy kitchen, nice carpeting, freestanding woodstove. Storage buildings, chicken house, room for horses. Separate hook-up for a small trailer. Hunting & recreational close by. Adj. to State land. All this offers a peaceful lifestyle.

DIRECTIONS TO PROPERTY: West of Ralston on Hwy 14A (Coulter Ave), turn north on Road 18 (Hwy. 294 Elk Basin Hwy). At Lane 10 turn west and proceed to 2275 Lane 10. Property is on north side of the road.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#:43)