

MLS #: R10004453A List Price: \$144,900

547 Road 9 Powell, WY 82435



HOUSE DESIGN: 1 Story
BEDROOMS: 2
TOTAL # BATHS: 1
APX YEAR BUILT: 1930
APX TOTAL SQFT: 1004
ADDITIONAL LIVING UNITS: No
AREA: Powell Out of Town
SUBDIVISION: None
SCHOOL DISTRICT: Park County District #1
APX MILES FROM TOWN: 3

APX ABOVE GRADE SQFT: 1004 **APX BELOW GRADE SQFT:** 0 **# FULL BATHS:** 1 **# HALF BATHS:** 0 **# 3/4 BATHS:** 0
AVG SEWER/MO \$: 0 **AVG GAS/MO \$:** 35 **AVG WATER/MO \$:** 0 **AVG ELECTRIC/MO \$:** 98 **AVG GARBAGE/MO \$:** 0
NATURAL GAS COMPANY: Mon-Dak Utilities **ELECTRIC COMPANY:** Garland Light/Power
SEWER: Septic **PRIMARY WATER TYPE:** North End **SECONDARY WATER TYPE:** None **COOLING TYPE:** None
PRIMARY HEAT: Forced Air **SECONDARY HEAT:** None **PRIMARY FUEL TYPE:** Natural Gas **SECONDARY FUEL TYPE:** None
ASSESSMENT \$: 0 **HOA:** No **HOA \$:** 0 **IRRIGATION FEES \$:** 0 **OTHER \$:** 0

BLDGTYPE: Garage/Workshop **BLDGCNST:** Frame **BLDGYRB:** 0
BLDGYRB2: 0
BLDGTYPE3: Play House **BLDGYRB3:** 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Kitchen	M		Bedroom 2	M				
Laundry	M							
Dining Rm	M							
Living Rm	M							
Office	M							
Mstr Bdrm	M							

INCLUSIONS: OVEN/RANGE, REFRIGERATOR, DISHWASHER

EXCLUSIONS: None

APX # IRRIGATED ACRES: 0 **APX # ACRES:** 1.28 **APX LOT SQFT:** 0
COUNTY TAX ID: 01569904523002 **TAX YEAR:** 2009 **TOTAL TAX \$:** 846 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **PARCELABLE:** No **ADJ TO PUBLIC LAND:** No **RIVER/STREAM FRONT:** No
DETAILED ZONING: Park Co - Powell (GR-P)

SELLER FIN: No **DISCLOSURES:** No
LEGAL DESCRIPTION: 1.28 AC. Des. AS: PT. OF UNIT D OF LOT 45 DES. AS: BEG. AT SW COR. OFFARM UNIT D, THEN N. ALONG THE W. BOUNDARY FOR 208.71', E. 267.71', S. 208.71', & W. ALONG THE S. BOUNDARY FOR 267.71' TO POB SEC. 26 T56 R99

CONSTRUCTION: Frame **BASEMENT TYPE:** None
EXTERIOR SIDING: Hardboard, Steel **HEATING STOVE TYPE:** None
ROOF: Composition Shingle **FIREPLACE TYPE:** None
GARAGE/TYPE STALLS: Detached-2 Stalls **INTERIOR FEATURES:** Breakfast Bar, Mud Room, Wood Floor
EXTERIOR FEATURES: Dirt Ditches, Horse Property, Mountain View, RV Parking, Shop

PROPERTY ACCESS: State Highway
COMMENTS: Recently remodeled 2 bedroom, 1 bath home located north of Powell on the Elk Basin Hwy, with good access. Features include: office, dining room, beautiful hardwood flooring, new kitchen, new bath with tile, 2 car garage, workshop with water & heat. Additional: Northend water tap (buyer pays transfer fee), new wiring with 100 amp service, new sheetrock.

DIRECTIONS TO PROPERTY: North out of Powell off Absaroka St., past the college on the Elk Basin Hwy. about 3 miles on the east side of highway. Sign on property.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#43)