

MLS #: R10004825A List Price: \$244,900

1108 Road 7 Powell, WY 82435



HOUSE DESIGN: 1 Story
BEDROOMS: 3
TOTAL # BATHS: 2
APX YEAR BUILT: 2006
APX TOTAL SQFT: 2045
ADDITIONAL LIVING UNITS: No
AREA: Powell Out of Town
NEIGHBORHOOD: Unknown
SUBDIVISION: None
SCHOOL DISTRICT: Park County District #1
APX MILES FROM TOWN: 4

APX ABOVE GRADE SQFT: 2045 **APX BELOW GRADE SQFT:** 0 **# FULL BATHS:** 0 **# HALF BATHS:** 0 **# 3/4 BATHS:** 2
AVG SEWER/MO \$: -0- **AVG GAS/MO \$:** 15.00 **AVG WATER/MO \$:** 0 **AVG ELECTRIC/MO \$:** 225 **AVG GARBAGE/MO \$:** 33
NATURAL GAS COMPANY: In Area **ELECTRIC COMPANY:** Garland Light/Power
SEWER: Septic **PRIMARY WATER TYPE:** Well **SECONDARY WATER TYPE:** Cistern **COOLING TYPE:** None
PRIMARY HEAT: Wall **PRIMARY FUEL TYPE:** Electric
ASSESSMENT \$: 0 **HOA:** No **IRRIGATION FEES \$:** 200 **OTHER \$:** none

BLDGTYPE: Barn/Carport **BLDGSIZE:** 20x40 **BLDGCNST:** Frame **BLDGYRB:** 2 **BLDGDESC:** heated shop/2stall
BLDGTYPE2: Loafing Shed **BLDGSZ2:** 20x40 **BLDGCNST2:** Frame **BLDGYRB2:** 2006
BLDGYRB3: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Mstr Bdrm	M		Laundry	M				
Bedroom 2	M		Extra Rm	M				
Bedroom 3	M							
3/4 Bath	M							
Family Rm	M							
Kitchen	M							

ADDITIONAL ROOM INFO: Extra room is a large foyer that is open to living area.* half wall around living area is removable

INCLUSIONS: Refridgerator,Dishwasher,Cooktop,Range Hood,Chest Freeazer, Water Softener-RO-,Undercounter Radio,Window coverings, 2 large cedar planters, brass decorative fire pit, glass top deck table,chairs

EXCLUSIONS: Floating Shelf on wall in dining area

APX # IRRIGATED ACRES: 8 **TOTAL TAX \$:** 1868.88 **APX # ACRES:** 10 **APX LOT SQFT:** 0
TAX YEAR: 2009 **PARCELABLE:** No **ADJ TO PUBLIC LAND:** No **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **DISCLOSURES:** Yes
DETAILED ZONING: Powell Agricultural (AG) **RIVER/STREAM FRONT:** No
SELLER FIN: No

LEGAL DESCRIPTION: 10 AC. DES. AS: A PARC. BEG. AT A PT. ON THE E. LINE OF LOT 49-A S.0°06'47W. A DIST. OF 373' FROM COR. #1 OF SAID LOT, THENCONT. S.O°06'47W. FOR 336.37', N.89°54'09W. FOR 1317. 98' TO THE W. LINE OF LOT 49-A, THEN N.0°07'40E. ALONG SAID LINE FOR326.68', S.89°53'21E. FOR 265' & N.89°34'E. FOR 1052.94' TO POB LOT 49 T55 R99 (REF. R.O.S. I-74

CONSTRUCTION: Block, On Permanent Foundation **BASEMENT TYPE:** None
EXTERIOR SIDING: Wood **HEATING STOVE TYPE:** None
ROOF: Composition Shingle **FIREPLACE TYPE:** None
GARAGE/TYPE STALLS: Carport-2 Stalls **INTERIOR FEATURES:** Breakfast Bar, Disposal, Mud Room, Pantry, Walk-in Closet(s), Wood Floor
EXTERIOR FEATURES: Barn, Concrete Ditches, Corrals, Dirt Ditches, Flat Terrain, Garden, Horse Property, Irrigated, Kennel (Dog), Loafing Shed, Mountain View, Shop
PROPERTY ACCESS: County Gravel

COMMENTS: Lighted buck rail arena & corral,heated shop,feeders,auxiliary pumps,frost free hose bibs,live well in shop for irrigation of homestead and livestock,home has 15in. thick walls of Logix Block Construction R-72 rating,Pella windows, custom distressed oak cabinetry,property is security lighted, 8+/- of 10+/- acres is grass alfalfa ,raised rock garden, dog kennel

DIRECTIONS TO PROPERTY: South of Powell(approx. 3 miles)on Road 9 (Hwy 295) turn East on Lane 11 go to Road 7, turn south , second house on the right-1108 Road 7

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#:43)