

**MLS #: F10005027A List Price: \$296,500**

150 Road 5N Powell, WY 82435



**HOUSE DESIGN:** 1 Story  
**# BEDROOMS:** 2  
**TOTAL # BATHS:** 2  
**APX YEAR BUILT:** 1920  
**APX TOTAL SQFT:** 1951  
**AREA:** Powell Out of Town  
**COUNTY:** Park  
**SCHOOL DISTRICT:** Park County District #1  
**APX MILES FROM TOWN:** 12

**APX ABOVE GRADE SQFT:** 1951    **APX BELOW GRADE SQFT:** 0    **# FULL BATHS:** 2    **# HALF BATHS:** 0    **# 3/4 BATHS:** 0  
**AVG ELECTRIC/MO \$:** 125  
**NATURAL GAS COMPANY:** None    **ELECTRIC COMPANY:** Big Horn Rural Electric  
**SEWER:** Septic    **PRIMARY WATER TYPE:** Well    **SECONDARY WATER TYPE:** None    **COOLING TYPE:** Swamp Cooler  
**PRIMARY HEAT:** Forced Air    **SECONDARY HEAT:** Stove    **PRIMARY FUEL TYPE:** Propane

**BLDGYRBT:** 0    **BLDGDESC:** Open Faced Shed    **BLDGDESC2:** Barn  
**BLDGTYPE2:** Tackroom    **BLDGYRBT2:** 0  
**BLDGYRBT3:** 0    **BLDGDESC3:** Root Cellar

**MINERAL RIGHTS:** No    **% MINERAL RIGHTS INCLUDED:** 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Great Rm	M		Full Bath	M				
Dining Rm	M		Family Rm	M				
Full Bath	M		Bedroom 2	M				
Mstr Bdrm	M		Kitchen	M				
			Extra Rm	M	Laundry/Mud Rm			

**INCLUSIONS:** All water tanks, corrals and horse paddocks.

**EXCLUSIONS:** none

**RIVER/STREAM FRONT:** Yes    **APX # ACRES:** 38.3    **APX # IRRIGATED ACRES:** 14  
**IRRIGCO:** Deaver Irrg District    **IRRIGCOST:** 325    **IRRIGCOYR:** 2010  
**IRRIGCOYR2:** 0  
**IRRIGCOYR3:** 0  
**IRRIGCOYR4:** 0

**SOIL TYPE:** Sandy Clay Loam

**COUNTY TAX ID:** 01579802902000    **TAX YEAR:** 2010    **TOTAL TAX \$:** 1812.86    **TAXED W/OTHER LAND:** Yes  
**PROPERTY RIGHTS:** Fee Simple    **ADJ TO PUBLIC LAND:** No    **PARCELABLE:** Yes  
**DRAINAGE FEE YEAR:** 0  
**DETAILED ZONING:** Powell Agricultural (AG)  
**SELLER FIN:** No    **DISCLOSURES:** Yes

**LEGAL DESCRIPTION:** A portion of 116.46 AC.DES.AS:TRS.2,4&5, SEC.29T57 R98

**CONSTRUCTION:** Frame    **GARAGE/TYPE STALLS:** Detached-2 Stalls  
**EXTERIOR SIDING:** Combination    **FIREPLACE TYPE:** Gas  
**ROOF:** Composition Shingle    **HEATING STOVE TYPE:** Gas, Wood  
**TOPOGRAPHY:** Flat    **BASEMENT TYPE:** None  
**TYPE OF LEASED LAND:** None    **INTERIOR FEATURES:** Breakfast Bar, Ceiling Fans, Garage Door Opener, Handicap Access, Mud Room, Pantry, Satellite Dish, Skylights, Tile Floor, Vaulted Ceilings, Walk-in Closet(s), Wood Floors  
**EXTERIOR FEATURES:** Acreage Fenced, Barn, Concrete Ditches, Corrals, Creek, Flat Terrain, Horse Property, Hunting, Irrigated, Landscaping, Loafing Shed, Mountain View, Production Ground, Recreational, RV Parking, Shop, Storage Building  
**PROPERTY ACCESS:** County Gravel

**YIELD INFO:** 4 1/2 +/- Ton Hay, 30 +/- Ton Beets and 120 +/- bu Barley

**COMMENTS:** Nice country horse property with 38+/- acres, cute house, metal corrals & paddocks for horses or livestock. Good, accessible, remote location near public land. Some good irrigated land for hay or pasture with concrete irrigation ditches. Large two car garage with shop & work area. Trees, yard adjacent to a small live stream.

**DIRECTIONS TO PROPERTY:** East of Powell on highway toward Deaver to Road 5N then North 2 miles.

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**SUBJECT TO 1031:** No

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**OFFICE NAME:** Running Horse Realty (#:43)

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