

**MLS #: F10012408A (Active) List Price: \$499,000**

**2172 Lane 10 Powell, WY 82435**



**Days on Market:** 86  
**Original List Price:** \$499,000  
**House Design:** 1 Story  
**# Bedrooms:** 2  
**Total # Baths:** 2  
**# Full Baths:** 1  
**# Half Baths:** 0  
**# 3/4 Baths:** 1  
**Apx Year Built:** 2015  
**Apx Total SqFt:** 1536  
**Apx Above Grade SqFt:** 1536  
**Apx Below Grade SqFt:** 0  
**Basement:** No

**Total # Residence:** 1  
**Area:** Powell Out of Town  
**County:** Park  
**School District:** Park County District #1  
**Apx Miles from Town:** 16  
**Apx Irrigated Acres:** 60  
**Apx Deeded Acres:** 60  
**Total Lease Acres:** 0  
**Has Lease/Permits:** No

**Type of Leased Land:** None

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

**Inclusions:** All appliances + washer & dryer and gated pipe

**Exclusions:** Rock for home, machinery equipment, tools that are personal property

**IrrigCo:** Heart Mtn.

**IrrigCost:** 1441.00

**IrrigCoYr:** 2016

**County Tax ID:** R0035967

**Taxes TBD:** Yes

**Tax Year:** 2016

**Total Tax \$:** 1518.46

**Taxed w/Other Land:** Yes

**Property Rights:** Fee Simple

**Parcelable:** Yes

**Adj to Public Land:** No

**River/Stream Front:** No

**Detailed Zoning:** Park Co - Powell (GR-P)

**Topography:** Flat

**Legal Description:** TBD, 60+/- acres a portion of 100+/- acres described as: see office

**Road Access:** Public

**Road Maintenance:** Public

**Road Surface:** Paved (Asphalt/Concrete)

**Construction:** Frame

**Garage/Type Stalls:** None

**Exterior Siding:** Wood

**Heating Stove Type:** Gas

**Roof:** Metal

**Fireplace Type:** Wood

**Natural Gas Company:** Black Hills Energy

**Interior Features:** Breakfast Bar, Ceiling Fans, Pantry, Tile Floor, Walk-in Closet(s)

**Electric Company:** Garland Light/Power

**Exterior Features:** Acreage Fenced, Covered Patio, Dirt Ditches, Flat Terrain, Horse Property, Irrigated, Mountain View, Natural Gas to Property, Production Ground, RV Parking

**Sewer:** Septic Tank

**Primary Water Type:** Well

**Cooling Type:** None

**Primary Heat:** Radiant

**Secondary Heat:** Fireplace

**Primary Fuel Type:** Natural Gas

**Secondary Fuel Type:** Wood

**Yield Info:** 120+/- bu malt barley, 30+/- bags beans/ac, 4.5+/- tons alfalfa, 30+/- tons sugar beets

**Comments:** Live in the 2 bed/2 bath, 1536+/- sqft guest house/cabin while you build your dream home! Features stone fireplace, 12' ceilings and 10'x48' porch with beautiful Heart Mountain view nestled on 60+/- irrigated acres of production ground! Another 40+/- irrigated acres available for \$240,000 MLS10012047 Purchase the two properties together for 100+/- irrigated acres w/home for \$625,000. No Covenants!

**Directions to Property:** Between Powell and Cody from Hwy 14A take Rd. 18 (Hwy 294) north to Lane 10, left on Lane 10 to 2172 Lane 10 (left side of road).

**Subject to 1031:** Yes

**Office Name:** Running Horse Realty (#:43)

**Listing Office:** Running Horse Realty (#:43)

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