

MLS #: F10012463A (Active) List Price: \$529,900

347 Lane 14 Powell, WY 82435



Days on Market: 38
 Original List Price: \$529,900
 House Design: 1 Story
 # Bedrooms: 3
 Total # Baths: 1
 # Full Baths: 0
 # Half Baths: 0
 # 3/4 Baths: 1
 Apx Year Built: 1936
 Apx Total SqFt: 1577
 Apx Above Grade SqFt: 1048
 Apx Below Grade SqFt: 529
 Basement: Yes
 Basement Entry: Interior Only
 Basement Type: Partial
 Basement Completion: Not Finished

Total # Residence: 2
 Area: Powell Out of Town
 County: Park
 School District: Park County District #1
 Apx Irrigated Acres: 72.14
 Apx Deeded Acres: 134.95
 Total Lease Acres: 0
 Has Lease/Permits: No

Type of Leased Land: None

BldgType: Farm Utility (Indoor Arena)

BldgType2: Cattle Shed

BldgType3: Barn

BldgSize2: 912

BldgSize3: 426

BldgSize: 5940

BldgCnst2: Frame

BldgYrBt: 2003

BldgYrBt2: 1936

BldgYrBt3: 1940

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Dining Room	M		Bedroom	M				
Kitchen	M							
Living Room	M							
3/4 Bathroom	M							
Mstr Bedroom	M							
Bedroom	M							

Additional Room Info: Guest house quarters are unfinished

Inclusions: Gated pipe, used farm property small spur on big field, dishwasher, stove, refrigerator, washer/dryer

Exclusions: None known

IrrigCo: Willwood

IrrigCost: 0

IrrigCoYr: 0

Soil Type: Clay Loam

County Tax ID: R0023783

Taxes TBD: Yes

Tax Year: 2016

Total Tax \$: 1919.38

Taxed w/Other Land: No

Property Rights: Fee Simple

Parcelable: Yes

Adj to Public Land: No

River/Stream Front: Yes

Detailed Zoning: Powell Agricultural (AG)

Topography: Flat, Rolling

Legal Description: Lengthy - see under documents.

Road Access: Public

Road Maintenance: Public

Road Surface: Paved (Asphalt/Concrete)

Construction: Frame

Exterior Siding: Vinyl

Roof: Shake

Natural Gas Company: Mon-Dak Utilities

Electric Company: Willwood Light and Power

Sewer: Septic Tank

Primary Water Type: Cistern

Secondary Water Type: Well

Cooling Type: None

Primary Heat: Forced Air

Primary Fuel Type: Natural Gas

Garage/Type Stalls: Detached-3 Stalls

Heating Stove Type: Pellet

Fireplace Type: Wood

Interior Features: Garage Door Opener, Mud Room, Wood Floors

Exterior Features: Acreage Fenced, Barn, Concrete Ditches, Corrals, Creek, Flat Terrain, Garden, Guest House, Horse Property, Hunting, Irrigated, Landscaping, Loafing Shed, Mountain View, Natural Gas to Property, Production Ground, RV Parking, Shop, Storage Building, Wooded Acreage

Yield Info: Barley 120+/- bu, beets 30+/- tons and alfalfa 4.5+/- tons

Comments: Top producing farm on 134.95+/- acres w/72.14+/- irrigated! Home is 3 bedrooms/2 bath, 1577+/- sqft with a guest house. Lots of outbuildings, new 3 car garage, indoor riding arena + outdoor riding arena. Live water. Horse property! Hunting.

Directions to Property: From Hwy 14A Powell, turn right onto WY 295 (Road 9-south) follow to Willwood divide and turn left onto Lane 13. Property on left as you turn the corner on Road 4, #347 Lane 14

Subject to 1031: No

Office Name: Running Horse Realty (#.43)

Listing Office: Running Horse Realty (#.43)

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