

MLS #: L10012739A (Active) List Price: \$72,500**0 Hwy 295 Powell, WY 82435**

Potential Uses: Residential,
Agricultural
Apx Deeded Acres: 12.55
Apx Irrigated Acres: 12.55
Apx Lot SqFt: 546678
River/Stream Front: No
Topography: Flat

Area: Powell Out of Town
Subdivision: None
County: Park
School District: Park County
District #1
Apx Miles from Town: 6

Natural Gas Company: In Area**Sewer:** None**Primary Water Type:** None**Electric Company:** In Area**Special Assessments:** No**Irrigation Fees \$:** 395.33**HOA:** No**Inclusions:** None Known**Exclusions:** None Known**Irrig Co:** Willwood Irrigation**County Tax ID:** R0000804**Property Rights:** Fee Simple**Mobiles Allowed:** Yes**Seller Fin:** No**Disclosures:** Yes**Legal Description:** 12.55+/- a portion of 86.08 AC. DES. AS: UNIT J OR TRS. 10, 11, 16, 17 IN SEC. 32 T55 R98 & TR. 7, 8 IN SEC. 5 T54 R98**Road Access:** Public**Road Maintenance:** Public**Road Surface:** Paved (Asphalt/Concrete)**Property Features:** Dirt Ditches, Flat Terrain, Horse Property, Hunting, Irrigated, Mountain View, Production Ground, RV Parking**Type Leased Land:** None**Has Structure:** No**Yield Info:** 120+/- bushel barley, 30+/- ton beets, 5+/- ton hay**Comments:** Nice home site with access to the McCullough Peaks! Let your horses have green grass and put up your own hay on 12.55+/- irrigated acres.**Directions to Property:** HWY 14A west to Powell. Turn right at at light: S Fair St/RD 9/HWY 295. Follow RD/HWY 295 and veer left onto Willwood/HWY 295. Go about 6 miles past RD 6. Property on right side of road.**Subject to 1031:** No**Office Name:** Running Horse Realty (#:43)**Listing Office:** Running Horse Realty (#:43)

These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.

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