

MLS #: L10012740A (Active) List Price: \$199,000

TBD Road 6 Powell, WY 82435



Potential Uses: Residential, Agricultural
Apx Deeded Acres: 35
Apx Irrigated Acres: 0
Apx Lot SqFt: 1524600
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: 8

Natural Gas Company: In Area
Sewer: None
Special Assessments: No

Primary Water Type: None

Electric Company: In Area

Irrigation Fees \$: 0
HOA: No

Inclusions: None Known
Exclusions: None Known
Irrig Co: Willwood Irrigation
County Tax ID: R0001096
Property Rights: Fee Simple
Mobiles Allowed: Yes
Seller Fin: No
Disclosures: Yes

Taxes TBD: Yes

Tax Year: 2016

IrgCo\$: fee

Total Tax \$: 1846.47

IrgCoYr: 2017

Taxed w/Other Land: Yes

Adj to Public Land: No

Parcelable: Yes

Modulars Allowed: Yes

Detailed Zoning: Powell Agricultural (AG)

Legal Description: 35+/- acre portion of 106.55 AC. DES. AS: LOT 73, TR. 12 (11.82 AC) E/2 LOT 73-F (19.97 AC) LOT 74-E (39.95 AC) LOT 74-L (34.81 AC) T55 R98

Road Access: Public

Road Maintenance: Public

Road Surface: Paved (Asphalt/Concrete)

Property Features: Dirt Ditches, Flat Terrain, Horse Property, Hunting, Mountain View, Production Ground, Recreational, River Frontage, RV Parking

Type Leased Land: None

Has Structure: No

Comments: Build your home on 35+/- acres and bring your horses and livestock! Recreational, along the river view with deer, pheasants, ducks, geese, fishing. Wyoming life!

Directions to Property: Call listing agent for directions.

Subject to 1031: No

Office Name: Running Horse Realty (#:43)

Listing Office: Running Horse Realty (#:43)

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