

MLS #: L10012745A (Active) List Price: \$78,500

0 Hwy 295 Powell, WY 82435



Potential Uses: Residential, Agricultural
Apx Deeded Acres: 21.31
Apx Irrigated Acres: 21.31
Apx Lot SqFt: 928264
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
Special Assessments: No

Primary Water Type: Well

Electric Company: In Area
Irrigation Fees \$: 671.26
HOA: No

Inclusions: None Known
Exclusions: None Known
Irrig Co: Willwood Irrigation
County Tax ID: R0000803
Property Rights: Fee Simple
Mobiles Allowed: Yes
Seller Fin: No
Disclosures: Yes

Taxes TBD: Yes
Modulars Allowed: Yes

IrgCo\$: fee
Tax Year: 2016
Adj to Public Land: No

IrgCoYr: 2017
Total Tax \$: 858.19
Taxed w/Other Land: Yes
Parcelable: Yes
Detailed Zoning: Powell Agricultural (AG)

Legal Description: 21.31+/- acre portion of 88.16 AC. DES. AS: UNIT K OR TRS. 12, 15, SEC. 32 T55 R98 & TR. 6, 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
Has Structure: No
Type Leased Land: None

Yield Info: 120+/- bushel barley, 30+/- ton beets, 5+/- ton hay
Comments: Nice spot for a home on 21.31+/- irrigated acres, plenty for livestock and to grow your own hay. Great access to the McCullough Peaks!
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)

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