

MLS #: L10012970A (Active) List Price: \$210,000

0 Road 10 Powell, WY 82435



Potential Uses: Residential, Multi-Family, Commercial, Agricultural
Apx Deeded Acres: 35
Apx Irrigated Acres: 35
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: 2.5

Natural Gas Company: None

Electric Company: None

Sewer: None

Primary Water Type: None

Irrigation Fees \$: 1218.19

Special Assessments: No

HOA: No

Inclusions: None Known

Exclusions: None Known

Irrig Co: Shoshone

IrgCo\$: 1218

IrgCoYr: 2017

Soil Type: Garland Loam

Taxes TBD: Yes

Tax Year: 2017

Total Tax \$: 2799.76

Taxed w/Other Land: Yes

Property Rights: Fee Simple

Adj to Public Land: No

Parcelable: Yes

Mobiles Allowed: Yes

Modulars Allowed: Yes

Detailed Zoning: Powell Agricultural (AG)

Seller Fin: No

Disclosures: Yes

Legal Description: 35+/- acres a portion of 106.61 AC. DES. AS: LOT 58-I (EX. LT. 1 OF JONES SS-38 SUB) THAT PT. OF LOT 58-J LYING E. OF LATERAL S, THAT PT. OF LOT 58-O LYING E. OF LATERAL S & N. OF LOT 2 OF JONES SS-38 SUB. & THE N. PT. OF LOT 58-P LOT 58 T55 R99 as per county records

Road Access: Public

Road Maintenance: Public

Road Surface: Unpaved (Dirt/Gravel)

Property Features: Concrete Ditches, Dirt Ditches, Flat Terrain, **Type Leased Land:** None

Horse Property, Hunting, Irrigated, Mountain View, Natural Gas

to Property, Production Ground, RV Parking

Has Structure: No

Yield Info: 120+/- bushel barley/acre, 5+/- ton hay/acre, 30+/- sack beans/acre

Comments: 35+/- acres of really good ground, close to town. For production or to build. Utilities beside road.

Directions to Property: Hwy 14A west of Powell, turn south onto Rd 10 (at Ford Dealership). Property 1.5 miles past Hwy 14A on west side of road.

Subject to 1031: Yes

Office Name: Running Horse Realty (#:43)



Listing Office: Running Horse Realty (#:43)

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