

MLS #: F10011264A (Active) List Price: \$585,000

2172 Lane 10 Powell, WY 82435



Days on Market: 978
Original List Price: \$665,000
House Design: 1 Story
Bedrooms: 2
Total # Baths: 2
Full Baths: 1
Half Baths: 0
3/4 Baths: 1
Apx Year Built: 2015
Apx Total SqFt: 1536
Apx Above Grade SqFt: 1536
Apx Below Grade SqFt: 0
Basement: No

Total # Residence: 1
Area: Powell Out of Town
County: Park
School District: Park County District #1
Apx Irrigated Acres: 95.84
Apx Deeded Acres: 100
Total Lease Acres: 0
Has Lease/Permits: No

Type of Leased Land: Private

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Living Room	M		Office	M				
Kitchen	M							
Laundry	M							
Master Bedroom	M							
Full Bath	M							
Bedroom	M							

Inclusions: All appliances and gated pipe

Exclusions: Machinery equipment and tools that are personal property

IrrigCo: Heart Mountain

IrrigCost: 2491.51

IrrigCoYr: 2016

County Tax ID: R0035967

Taxes TBD: Yes

Tax Year: 2016

Total Tax \$: 1518.46

Taxed w/Other Land: No

Property Rights: Fee Simple

Parcelable: Yes

Adj to Public Land: No

River/Stream Front: No

Detailed Zoning: Park Co - Powell (GR-P)

Topography: Flat

Legal Description: 100.26 AC. DES. AS: THAT PT OF THE N/2NW/4, N/2S/2NW/4 BEG. AT THE SE COR. SAID NW/4 THENCE W.2178.18', N.01*42'34W. 1610.46', N.370.72', E.2226.81', S. 1979.88' TO POB SEC. 22 T55N R101W (DES. FOR ASSESSMENT PURPOSES ONLY-SEE M-65 RECORDED IN THE CLERK'S OFFICE)

Road Access: Public

Road Maintenance: Public

Road Surface: Paved (Asphalt/Concrete)

Construction: Frame

Exterior Siding: Combination

Roof: Metal

Natural Gas Company: Black Hills Energy

Electric Company: Garland Light/Power

Sewer: Septic Tank

Primary Water Type: Well

Cooling Type: None

Primary Heat: Radiant

Primary Fuel Type: Natural Gas

Secondary Fuel Type: Wood

Garage/Type Stalls: None

Heating Stove Type: Gas

Fireplace Type: Wood

Interior Features: Breakfast Bar, Ceiling Fans, Handicap Access, Pantry, Tile Floor, Walk-in Closet(s)

Exterior Features: Acreage Fenced, Covered Patio, Dirt Ditches, Flat Terrain, Horse Property, Irrigated, Mountain View, Production Ground, RV Parking

Yield Info: 120+/- bushel malt barley, 25 bags+/- beans, 4.5+/- tons alfalfa, 30+/- tons sugar beets

Comments: Beautiful 2bed/2bath, 1536+/-sqft newer farm house. 100+/- ac w/95.84+/- irr, fenced production ground-Heart Mountain. No covenants! 12' ceilings, living rm w/stone fireplace, open kitchen. Radiant floor heat, 200 amp electric service. 3rd bed possible. Overhead storage, handicap accessible, 10'x48' porch. Option to buy 60+/-ac and home or 40+/- ac w/new list price.

Directions to Property: Between Cody & Powell take Road 18 (Hwy 294) north to Lane 10. Left on Lane 10 to 2172 Lane 10 (left side of the road).

Subject to 1031: No

Office Name: Running Horse Realty (#:43)

Listing Office: Running Horse Realty (#:43)

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