

MLS #: H10013489A (Active) List Price: \$350,000

0 Hwy 14A Powell, WY 82435



Days on Market 10
Original List Price: \$350,000
Basement: No

Total # Residence: 0
Area: Powell Out of Town
County: Park
School District: Park County
District #1
Apx Miles from Town: 2
Apx Irrigated Acres: 44
Apx Deeded Acres: 44
Total Lease Acres: 44
Has Lease/Permits: No

Type of Leased Land: Private

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc

Inclusions: None

Exclusions: None

IrrigCo: Shoshone

IrrigCost: \$1,072.40

IrrigCoYr: 2018

County Tax ID: R0001457

Taxes TBD: Yes

Tax Year: 2017

Total Tax \$: 682.59

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: 44 AC. DES. AS: TR. 1 LOT 59 (EX. A PARC. ALONG THE E. LINE & EX. 7 AC TO TRANSP. COMM. OF WYO. ON DOC.#2005-4751) LOT 59 T55 R99 as per county records

Road Access: Public

Road Maintenance: Public

Road Surface: Paved (Asphalt/Concrete)

Natural Gas Company: Mon-Dak Utilities

Exterior Features: Concrete Ditches, Dirt Ditches, Flat Terrain, Horse Property, Irrigated, Mountain View, Natural Gas to Property, Production Ground

Electric Company: Rocky Mountain Power

Sewer: None

Primary Water Type: None

Yield Info: 30+/-ton sugar beets, 130+/-bushel barley, 5+/-ton hay

Comments: 44+/- irrigated acres on Hwy 14A. Great location and production ground! Farm, residence or business possibilities! No known covenants

Directions to Property: HWY 14A, just west of 1002 RD 11.

Subject to 1031: No

Office Name: Running Horse Realty (#:43)

Listing Office: Running Horse Realty (#:43)

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