

MLS #: H10013562A (Active) List Price: \$472,500**0 Road 4 Powell, WY 82435**

Days on Market 7
Original List Price: \$472,500
Basement: No

Total # Residence: 0
Area: Powell Out of Town
County: Park
School District: Park County District #1
Apx Irrigated Acres: 136.34
Apx Deeded Acres: 135
Total Lease Acres: 0
Has Lease/Permits: No

Type of Leased Land: None

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

Inclusions: Gated Pipe and Fittings**Exclusions:** None Known**IrrigCo:** Willwood**IrrigCost:** \$4,000**IrrigCoYr:** 2017**County Tax ID:** R0027805**Taxes TBD:** Yes**Tax Year:** 2018**Total Tax \$:** 1481.76**Taxed w/Other Land:** No**Property Rights:** Fee Simple**Parcelable:** Yes**Adj to Public Land:** No**River/Stream Front:** No**Detailed Zoning:** Powell Agricultural (AG)**Topography:** Flat**Legal Description:** See disclosures, lengthy legal as per county records**Road Access:** Private**Road Maintenance:** Private**Road Surface:** Unpaved (Dirt/Gravel)**Natural Gas Company:** Mon-Dak Utilities**Electric Company:** Rocky Mountain Power**Sewer:** None**Primary Water Type:** None**Exterior Features:** Dirt Ditches, Flat Terrain, Horse Property, Irrigated, Mountain View, Natural Gas to Property, Production Ground**Yield Info:** 25 ton/acre silage corn, 1 cutting. 2.3 tons/acre alfalfa hay, 3 cutting. Total crop avg 5-6 ton/acre**Comments:** 136.34+/- acres w/135+/- irrigated acres of production ground on east Willwood with room to build! Grow corn, silage, beans, alfalfa hay, sugar beets. Good yields! Land could be maintained as farm or broken into 2 parcels below 35+/-ac w/remainder left in 35's. Utilities on SW side of property. Beautiful views of Heart Mountain, McCullough Peaks, Big Horn mountain range, Shoshone River valley.**Directions to Property:** Hwy 14A, south onto S Fair street - follow to Hwy 295/Rd 9. Go left (east) at fork to Lane 13/east Willwood/Hwy 295. Go to Road 4, turn left (North). Follow road to #1145 Rd 4 - road forks, turn right onto dirt road. Land is just north and east of #1145.**Subject to 1031:** No**Office Name:** Running Horse Realty (#:43)**Listing Office:** Running Horse Realty (#:43)

These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.

MLS #: H10013562A