

MLS #: L10013704A (Active) List Price: \$59,900

0 Road 12 Powell, WY 82435



**Potential Uses:** Residential  
**Apx Deeded Acres:** 0.4  
**Apx Irrigated Acres:** 0  
**Apx Lot SqFt:** 17424  
**River/Stream Front:** No  
**Topography:** Flat

**Area:** Powell Out of Town  
**Subdivision:** None  
**County:** Park  
**School District:** Park County District #1

**Natural Gas Company:** Mon-Dak Utilities      **Electric Company:** Rocky Mountain Power  
**Sewer:** Septic Tank      **Primary Water Type:** Well      **Irrigation Fees \$:** 0  
**Special Assessments:** No      **HOA:** No

**Inclusions:** None Known  
**Exclusions:** None Known  
**Irrig Co:** NA      **IrgCo\$:** 0      **IrgCoYr:** 0

**County Tax ID:** R0036832      **Taxes TBD:** Yes      **Tax Year:** 2018      **Total Tax \$:** 320.92      **Taxed w/Other Land:** No  
**Property Rights:** Fee Simple      **Adj to Public Land:** No      **Parcelable:** No  
**Mobiles Allowed:** Yes      **Modulars Allowed:** Yes      **Detailed Zoning:** Powell Residential General (RG)

**Seller Fin:** No  
**Disclosures:** No

**Legal Description:** 0.40 AC. (17,607 SF) DES. AS: A PARC. BEG. AT THE NE COR. OF TR. 11 LOT 60 THENCE S.5°53'35"E 284.18', N.67°38'12"E. 24.01' TO TRUE POB THENCE N.67°38'12"E. ALONG HWY 14A 297.58', N.89°50'00"W. 297.05', TO THE E. ROW OF ROAD 12, S.0°09'59"W. 60.56', S.22°21'48"E. 57.88' TO POB. T55 R99 as per county records

**Road Access:** Public      **Road Maintenance:** Public      **Road Surface:** Paved (Asphalt/Concrete)

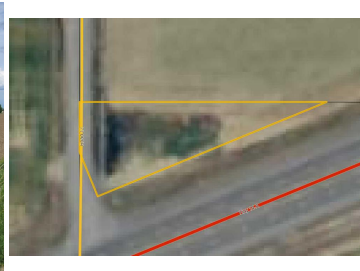
**Property Features:** Corner Lot, Flat Terrain, Mountain View,      **Type Leased Land:** None  
Natural Gas to Property, RV Parking  
**Has Structure:** No

**Comments:** Highway frontage for home or commercial business - great location! Immediate occupancy upon closing. Mountain views!

**Directions to Property:** Corner of Hwy 14A, and Rd 12 (north side)

**Subject to 1031:** No

**Office Name:** Running Horse Realty (#:43)



**Listing Office:** Running Horse Realty (#:43)

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