

MLS #: R10014133A (Active) List Price: \$190,000

966 Road 1 1/2 Powell, WY 82435



House Design: Doublewide  
# Bedrooms: 3  
Total # Baths: 2  
Apx Year Built: 1994  
Apx Total SqFt: 1904  
Additional Living Units: No  
Basement: No

Area: Powell Out of Town  
Subdivision: None  
School District: Park County  
District #1  
Mobiles Allowed: Yes  
Modulars Allowed: Yes

Apx Above Grade SqFt: 1904    Apx Below Grade SqFt: 0    # Full Baths: 1    # Half Baths: 0    # 3/4 Baths: 1  
Natural Gas Company: None    Electric Company: Garland Light/Power  
Sewer: Septic Tank    Primary Water Type: Well    Cooling Type: Central Air  
Primary Heat: Forced Air    Primary Fuel Type: Propane  
Assessment \$: 0    HOA: No  
Irrigation Fees \$: 347.92    Irrigation Company: Shoshone    Other \$: 0  
BldgType: shop    BldgSize: 900    BldgCnst: Steel Frame    BldgYrB: 2002  
BldgType2: loaf shed    BldgSz2: 160    BldgCnst2: Frame    BldgYrB2: 2002

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Living Room	Main		Bedroom	Main				
Kitchen	Main		Bedroom	Main				
Bonus Room	Main							
3/4 Bath	Main							
Master Bedroom	Main							
Full Bath	Main							

Inclusions: range, refrigerator, washer/dryer, and dishwasher

Exclusions: owners personal property

Apx Irrigated Acres: 9.25    Apx Deeded Acres: 14.15    Apx Lot SqFt: 616374  
Taxes TBD: No    Tax Year: 2018    Total Tax \$: 725.19    Taxed w/Other Land: No  
Property Rights: Fee Simple    Parcelable: No    Adj to Public Land: No    River/Stream Front: No  
Covenants: No    Detailed Zoning: Park Co - Powell (GR-P)  
Seller Fin: No    Disclosures: No  
Legal Description: 14.15 AC. DES. AS: THE S. 531.32' OF TR. 1, LOT 41-K T55 R 98  
RdAcCs: Private    RdMaint: Private    RdSrvc: Unpaved (Dirt/Gravel)

Construction: Manufactured (Post-1976), On Permanent Foundation

Exterior Siding: Steel

Roof: Shingle

Garage/Type Stalls: Detached-2 Stalls

Exterior Features: Dirt Ditches, Flat Terrain, Garden, Horse Property, Irrigated, Landscaping, Loafing Shed, Mountain View, RV Parking, Shop, Storage Building

Heating Stove Type: None

Fireplace Type: None

Interior Features: Breakfast Nook, Garage Door Opener, Mud Room, Tile Floor, Vaulted Ceiling(s), Walk-in Closet(s)

Comments: Affordable county living with no covenants! Manufactured 3bed/2bath, 1904+/- SQ FT home on permanent foundation, sitting on 14.15+/- acres w/ 9.25 irr acres. 900+/- sqft insulated shop that is quality built. Newer siding and roof! With the great views and privacy this property wont last. Bring your horses, finally, this is the horse property that is budget friendly you have been waiting for!

Directions to Property: East on lane 9 out of Powell to road 2, turn right on Road 2, continue to lane 9H and turn left. Proceed to Road 1H and turn right, subject property on Right side. See Sign.

Subject to 1031: No

Office Name: Running Horse Realty (#:43)

Listing Office: Running Horse Realty (#:43)

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