

MLS #: R10014133A (Active) List Price: \$185,000

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

Heating Stove Type: None

Fireplace Type: None

Exterior Siding: Steel

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

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

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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