



**House Design:** 1 Story  
**# Bedrooms:** 3  
**Total # Baths:** 2  
**Apx Year Built:** 1978  
**Apx Total SqFt:** 1248  
**Additional Living Units:** No  
**Basement:** No

**Area:** Powell Out of Town  
**Subdivision:** Johnson #2  
**School District:** Park County District #1  
**Mobiles Allowed:** Yes  
**Modulars Allowed:** No

**Apx Above Grade SqFt:** 1248    **Apx Below Grade SqFt:** 0    **# Full Baths:** 1    **# Half Baths:** 0    **# 3/4 Baths:** 1  
**Avg Gas/Mo \$:** 50    **Avg Electric/Mo \$:** 60  
**Natural Gas Company:** Mon-Dak Utilities    **Electric Company:** Rocky Mountain Power  
**Sewer:** Septic Tank    **Primary Water Type:** Well    **Cooling Type:** Window Unit(s)  
**Primary Heat:** Forced Air    **Primary Fuel Type:** Natural Gas  
**Assessment \$:** 0    **HOA:** No  
**Irrigation Fees \$:** 153.92    **Irrigation Company:** shoshone    **Other \$:** 0  
**BldgType:** detached garage    **BldgSize:** 720    **BldgCnst:** Frame    **BldgYrB:** 1980  
**BldgType2:** shed    **BldgSz2:** 192    **BldgCnst2:** Frame    **BldgYrB2:** 1980

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

**Additional Room Info:** SQ FT, year built, purged mobile home as per county records. Home is on well done perm. foundation. Newer furnace 5 +/- yr. New windows&siding approx in 1996. R/O and softener installed. Double insulated home according to seller.

**Inclusions:** Complete list to come. To include but not limited to, riding mower, snowblower, kitchen fridge, stove, dishwasher, washer&dryer, some patio furn, guest bed set, BBQ, garage fridge, yard pump.

**Exclusions:** owners personal property

**Apx Irrigated Acres:** 1.2    **Apx Deeded Acres:** 0.94    **Apx Lot SqFt:** 40946  
**Taxes TBD:** No    **Tax Year:** 2018    **Total Tax \$:** 918.93    **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:** JOHNSON SUB. #2 LOT 56-N-23 (.62 AC) & THE W. 51' OF LOT 5 6-N-22 (.31 AC) as per county  
**RdAccs:** Public    **RdMaint:** Public    **RdSrvc:** Paved (Asphalt/Concrete)

**Construction:** Manufactured (Post-1976), On Permanent Foundation  
**Exterior Siding:** Steel  
**Roof:** Shingle  
**Garage/Type Stalls:** Detached-2 Stalls  
**Exterior Features:** Covered Deck, Deck, Dirt Ditches, Garden, Horse Property, Irrigated, Landscaping, Mountain View, Natural Gas to Property, Patio, Production Ground, RV Parking, Storage Building  
**Heating Stove Type:** None  
**Fireplace Type:** None  
**Interior Features:** Ceiling Fan(s), Disposal, Garage Door Opener, Vaulted Ceiling(s), Walk-in Closet(s)

**Comments:** Affordable country living in a convenient location close to Powell. This 1248+/- SQFT 3 bd/2 ba home sits on .94+/- acres. Has a well taken care of landscaped yard and low maintenance home. Newer furnace.Windows & siding were installed in 1996.Bring a horse or enjoy the country living with privacy of mature trees.Make sure to check out the covered patio & breeze way to garage. No Known Covenants!

**Directions to Property:** South on HWY 295 out of Powell to lane 11. Left (east) on lane 11 to subject property on north side of 11. See realty sign.

**Subject to 1031:** No

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

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

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