MLS #: F10015675A (Active) List Price: $245,000 **960 Road 6 Powell, WY 82435**

Days on Market 3
Original List Price: $245,000
House Design: 1 Story
 # Bedrooms: 1
Total # Baths: 1
 # Full Baths: 1
 # Half Baths: 0
 # 3/4 Baths: 0
Apx Year Built: 2018
Apx Total SqFt: 1806
Apx Above Grade SqFt: 1806
Apx Below Grade SqFt: 0
Basement: No

Total # Residence: 1
Area: Powell Out of Town
County: Park
School District: Park County District #1
Apx Miles from Town: 4
Apx Irrigated Acres: 27.62
Apx Deeded Acres: 45.52
Total Lease Acres: 0
Has Lease/Permits: No

Type of Leased Land: None
BldgType: farm utility **BldgSize:** 400+/-sq **BldgCnst:** Frame

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Kitchen	Main							
Master Bedroom	Main							
Full Bath	Main							
Entry	Main							

Additional Room Info: 400+/-sqft, 1 bed/1bath apartment in shop
Inclusions: refrigerator, stove/oven, 2 heating stoves (1 propane, 1 natural gas), tile for floor, blower fan, corrugated pipe + fittings
Exclusions: None Known
Irrigation: Yes **IrrigCo:** Shoshone **IrrigCost:** 790.64 **IrrigCoYr:** 2020
County Tax ID: R0035074 **Taxes TBD:** Yes **Tax Year:** 2020 **Total Tax $:** 717.65 **Taxed w/Other Land:** No
Property Rights: Fee Simple **Parcelable:** Yes **Adj to Public Land:** No **River/Stream Front:** No
Detailed Zoning: Park Co - 40 Acres (GR-40) **Topography:** Flat, Rolling
Legal Description: 45.52 AC. DES. AS: LOT 70-G & 70-L (EX. A PARC. IN THE N/2 LOT 70-G & 18.55 AC. IN SW COR. LOT 70-L) LOT 70 T55 R98 as per Park County records
Road Access: Public **Road Maintenance:** Public **Road Surface:** Unpaved (Dirt/Gravel)

Construction: Steel Frame
Exterior Siding: Steel
Roof: Metal
Natural Gas Company: None
Electric Company: Garland Light/Power
Sewer: Septic Tank
Primary Water Type: Well
Cooling Type: None
Primary Heat: Stove
Secondary Heat: Stove
Primary Fuel Type: Propane

Garage/Type Stalls: None
Heating Stove Type: None
Fireplace Type: None
Interior Features: Mud Room, Tile Floor
Exterior Features: Acreage Fenced, Dirt Ditches, Flat Terrain, Garden, Horse Property, Irrigated, Landscaping, Loafing Shed, Mountain View, Production Ground, Rolling Terrain, RV Parking, Shop

Comments: Horse property with shop built 2018 w/2 rollup doors apx 12', 1806+/-sqft w/ 400+/-sqft 1 bed/1bath apartment w/separate entrance on 45+/- acres w/27.62+/- irrigated acres. Newer permitted well, septic+leach field w/vents, electric service! Addt'l 400+/-sqft building w/new tin roof, some new electric. Fenced acreage, beautiful mountain views, No covenants!
Directions to Property: Hwy 14A heading east out of town Powell, right on Rd 8, left on Lane 9 for about 2 miles, right on Rd 6 heading south, road becomes unpaved, follow to #960 (property on right side of road).
Subject to 1031: No
Office Name: Running Horse Realty (#:43)

Listing Office: Running Horse Realty (#:43)

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