

MLS #: L10017773A (Active) List Price: \$485,000

577 Road 8 Powell, WY 82435



**Potential Uses:** Residential,  
Agricultural  
**Apx Deeded Acres:** 63.13  
**Apx Irrigated Acres:** 56.02  
**Apx Lot SqFt:** 2749943.00  
**River/Stream Front:** No  
**Lot Features:** Level  
**Views:** Mountain(s)

**Area:** Powell Out of Town  
**Subdivision:** None  
**County:** Park  
**School District:** Park County  
District #1  
**Apx Miles from Town:** 4

**Natural Gas Company:** In Area

**Electric Company:** Garland Light/Power

**Sewer:** None **Primary Water Type:** Northwest Rural

**Irrigation:** Yes

**Irrigation Fees \$:** 1562.12

**Special Assessments:** No

**HOA:** No

**HOA \$:** 0.00

**Description of Structures:** none

**Inclusions:** 100 syphon tubes, gated pipe + fittings

**Exclusions:** None Known

**Irrig Co:** Shoshone Irrigation

**IrgCo\$:** 1562

**IrgCoYr:** 2022

**County Tax ID:** R0037060

**Taxes TBD:** Yes

**Tax Year:** 2022

**Total Tax \$:** 787.69

**Taxed w/Other Land:** No

**Property Rights:** Fee Simple

**Adj to Public Land:** No

**Parcelable:** Yes

**Mobiles Allowed:** Yes

**Modulars Allowed:** Yes

**Detailed Zoning:** Park Co - Powell (GR-P)

**Disclosures:** Yes

**Legal Description:** 63.13 AC. DES. AS: UNIT F OR N/2SW/4 LOT 44 (EX. THE N. 391.3' OF THE W. 556.61' OF THE NW/4SW/4 & EX.11.87 AC. PARC. IN SW COR. DES. IN 2017-3519) T56 R99 as per Park County WY records

**Road Maintenance:** Private

**Road Surface:** Unpaved (Dirt/Gravel)

**Property Features:** Acreage Fenced, Concrete Ditches, Dirt  
Ditches, Horse Property, Irrigated, Production Ground, RV  
Parking

**Type Leased Land:** None

**Has Structure:** No

**Yield Info:** 30+/- ton beets, 130+/- bu barley, 5+/- ton alfalfa

**Comments:** 63.13+/- acres w/56.02+/- irrigated water rights, highly productive farm ground with good yields. Seller has grown sugar beets and barley on the ground, currently in production. Utilities nearby. Possibility to divide ground. No known covenants! Beautiful mountain views!

**Directions to Property:** HWY 14A through Powell heading east, turn left (north) onto Road 8, go about 3 miles. Go past Lane 6. Property is just off road 8 to the east and is located behind 561 & 551 Road 8.

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

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

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