

MLS #: F10019657A (Active) List Price: \$675,000

1718 Hwy 32 Powell, WY 82435



Days on Market 5
Original List Price: \$675,000
Levels: One
Bedrooms: 2
Total # Baths: 1
Full Baths: 1
Half Baths: 0
3/4 Baths: 0
Apx Year Built: 1935
Apx Total SqFt: 976
Apx Above Grade SqFt: 976
Apx Below Grade SqFt: 0
Basement: No

Total # Residence: 1
Area: Powell Out of Town
County: Big Horn
School District: Big Horn County District #1
Apx Miles from Town: 15
Apx Irrigated Acres: 96
Apx Deeded Acres: 168
Total Lease Acres: 0
Has Lease/Permits: No

Type of Leased Land: None

BldgType: several outbuildings contact Agent

Mineral Rights: Yes

Mineral Leased: No

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Living Room	Main							
Bathroom	Main							
Kitchen	Main							
Great Room	Main							
Bedroom	Main							
Bedroom	Main							

Inclusions: Gated pipe + fittings, surge valves

Exclusions: Sellers Personal Property

Irrigation: Yes

IrrigCo: Willwood

IrrigCost: 3,124.00

IrrigCoYr: 2023

County Tax ID: 54-97-017-00225

Taxes TBD: No

Tax Year: 2022

Total Tax \$: 1024.15

Taxed w/Other Land: No

Property Rights: Fee Simple

Parcelable: Yes

Adj to Public Land: Yes

River/Stream Front: No

Detailed Zoning: Unknown

Lot Features: Corner Lot, Level, Recreational

Legal Description: UNIT F LESS 1.7 AC ROW: S 10 AC OF E PT OF UNIT C 17/18 54 97 168 AC SD104-1603 as per Big Horn County Wyoming records

Patio/Deck/Porch: Porch

Views: Mountain(s)

Construction: Frame

Exterior Siding: Hardboard

Roof: Shingle

Natural Gas Company: None

Electric Company: Big Horn Rural Electric

Sewer: Septic Tank

Primary Water Type: Cistern

Cooling Type: Central Air

Primary Heat: Forced Air

Primary Fuel Type: Propane

Garage/Type Stalls: None

Heating Stove Type: None

Fireplace Type: None

Exterior Features: Acreage Fenced, Adj to Bureau of Reclamation, Barn, Dirt Ditches, Horse Property, Hunting, Irrigated, Landscaping, Outbuilding(s), Production Ground

Yield Info: 5+/-tons/ac alfalfa, 130+/-bu/ac barley, 30+/-tons/ac corn,120+/- oats, 30+/- beets

Comments: Farm unit with 168+/- acres w/96+/- irrigated acres. Good farm ground and yields! Borders Bureau of Reclamation land and crosses highway to creek habitat area. Located just south of Powell and north of Emblem. Property has a dwelling and outbuildings that could possibly be renovated or removed. Lots of nice trees and room for a garden. Property sells as is where is. Option to split property into 2 separate parcels to purchase one side or the other: 39.9+/- acres across highway on the east side with Whistle Creek (sub irrigated) running through it, habitat and room to build list price \$200,000 or 135.9+/- acres w/96+/- irrigated acres production ground and home site on the west side of the highway list price \$525,000. Contact agent for details.

Directions to Property: From Powell Hwy 14A to Hwy 295/Road 9 south, turn left at Willwood Lane 13/Hwy 295 heading east. Go to stop sign, turn right/south onto Hwy 32. Go to #1718 on right side of highway.

Subject to 1031: No

Office Name: Running Horse Realty (#:43)

Listing Office: Running Horse Realty (#:43)

Co-Listing Office: Running Horse Realty (#:43)

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