



1327 Rumsey Ave., Cody, Wyoming 82414
Phone: (307) 527-7092, Fax: (307) 527-7093

LAND FOR SALE

NEAR POWELL



\$65,000

Nice 24 (22 acres net) parcel north of Powell with 8.25 acres of irrigation. Mountain views and good access. Power and natural gas along the road. This wonderful country setting is just minutes from town. Priced to sell!

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*Land for Sale Near
Powell*



*Land for Sale Near
Powell*



MLS #: L10011042A (Active) List Price: \$65,000

0 Lane 5 Powell, WY 82435



POTENTIAL USES: Residential
APX DEEDED ACRES: 24.49
APX IRRIGATED ACRES: 8.25
APX LOT SQFT: 0
RIVER/STREAM FRONT: No
TOPOGRAPHY: Flat

UNIT # OR LOT #: Lot 1
AREA: Powell Out of Town
SUBDIVISION: Kramer
COUNTY: Park
SCHOOL DISTRICT: Park County District #1
APX MILES FROM TOWN: 0

NATURAL GAS COMPANY: To Lot Line

SEWER: InstllSptc

DRAINAGE FEE YEAR: 0

SPECIAL ASSESSMENTS: No

PRIMARY WATER TYPE: None

ELECTRIC COMPANY: To Lot Line

IRRIGATION FEES \$: 282.32

HOA: No

HOA \$: 0

DESCRIPTION OF STRUCTURES: None- Vacant Land

INCLUSIONS: None- Vacant Land

EXCLUSIONS: None- Vacant Land

IRRIG CO: Shoshone Irrigation

IRGCO\$: 282

IRGCOYR: 2015

IRGCOYR2: 0

IRGCOYR3: 0

IRGCOYR4: 0

TAX YEAR: 2015

TOTAL TAX \$: 610.76

TAXED W/OTHER LAND: No

PROPERTY RIGHTS: Fee Simple

ADJ TO PUBLIC LAND: No

PARCELABLE: No

MOBILES ALLOWED: Yes

MODULARS ALLOWED: Yes

DETAILED ZONING: Park Co - Powell (GR-P)

SELLER FIN: No

DISCLOSURES: Yes

LEGAL DESCRIPTION: Kramer SS-94, Lot 1 (24.49 AC - 22.62 AC. Net)

PROPERTY FEATURES: Irrigated, Mountain View

TYPE LEASED LAND: None

HAS STRUCTURE: No

PROPERTY ACCESS: County Paved

COMMENTS: Nice 24(22 ac. net) parcel north of Powell with 8.25 acres of irrigation. Mountain views and good access. Power along the road. NWRW on corner of Lane 5 & Road 9. Call for more information. Priced to sell!

DIRECTIONS TO PROPERTY: Road 9 North of Powell to Lane 5, corner of Road 9 and Lane 5.

SUBJECT TO 1031: No

OFFICE NAME: Canyon Real Estate, LLC (#.46)

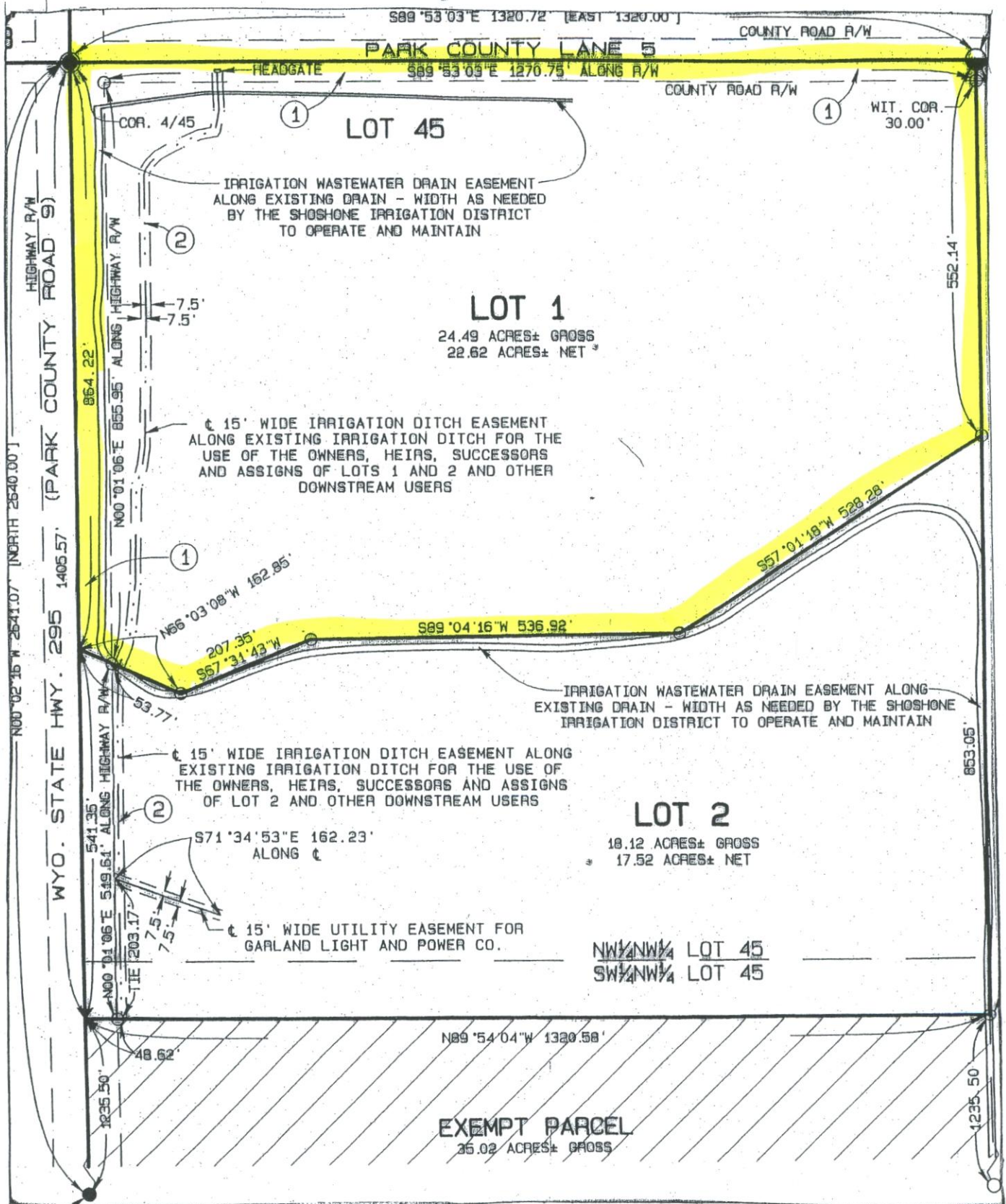
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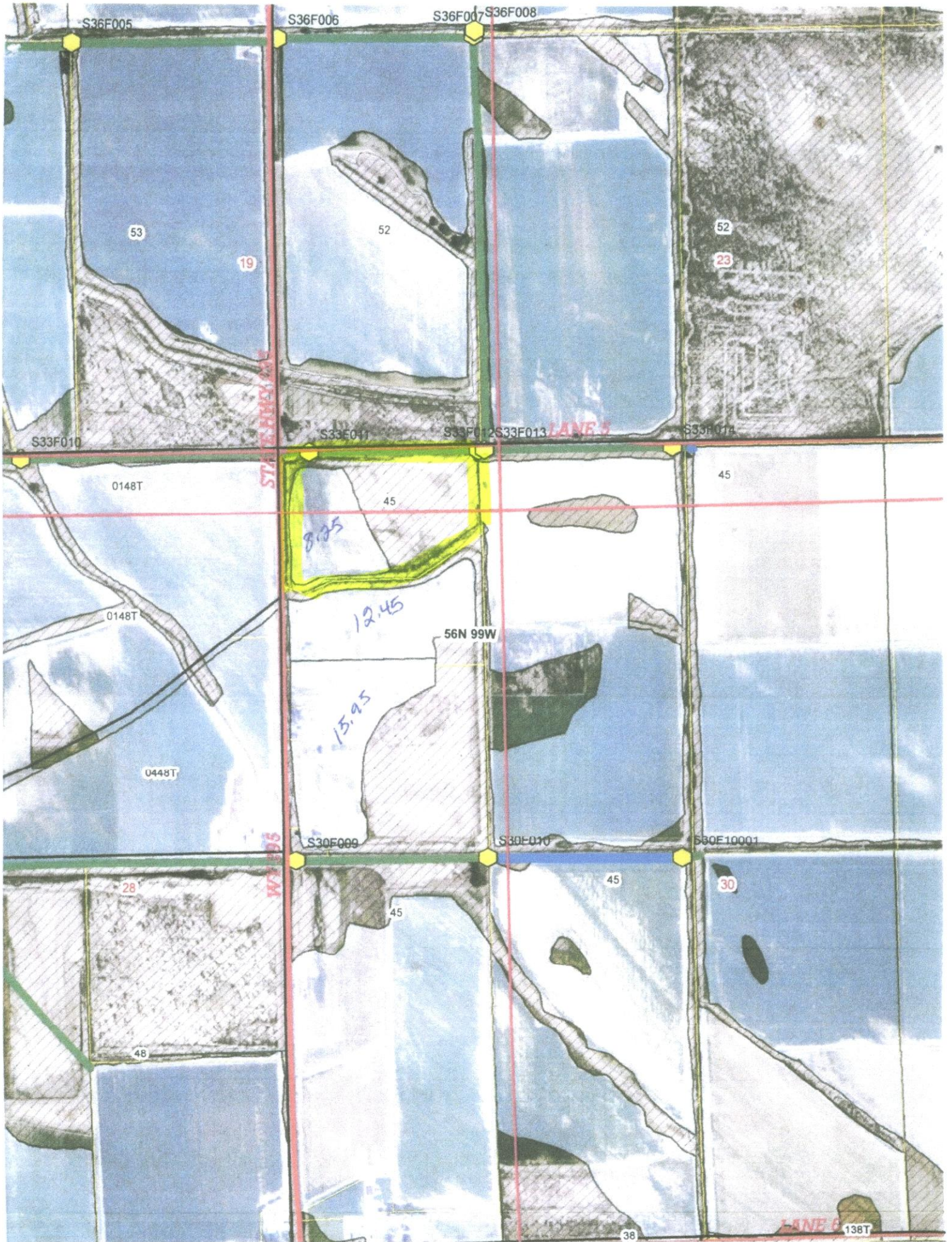
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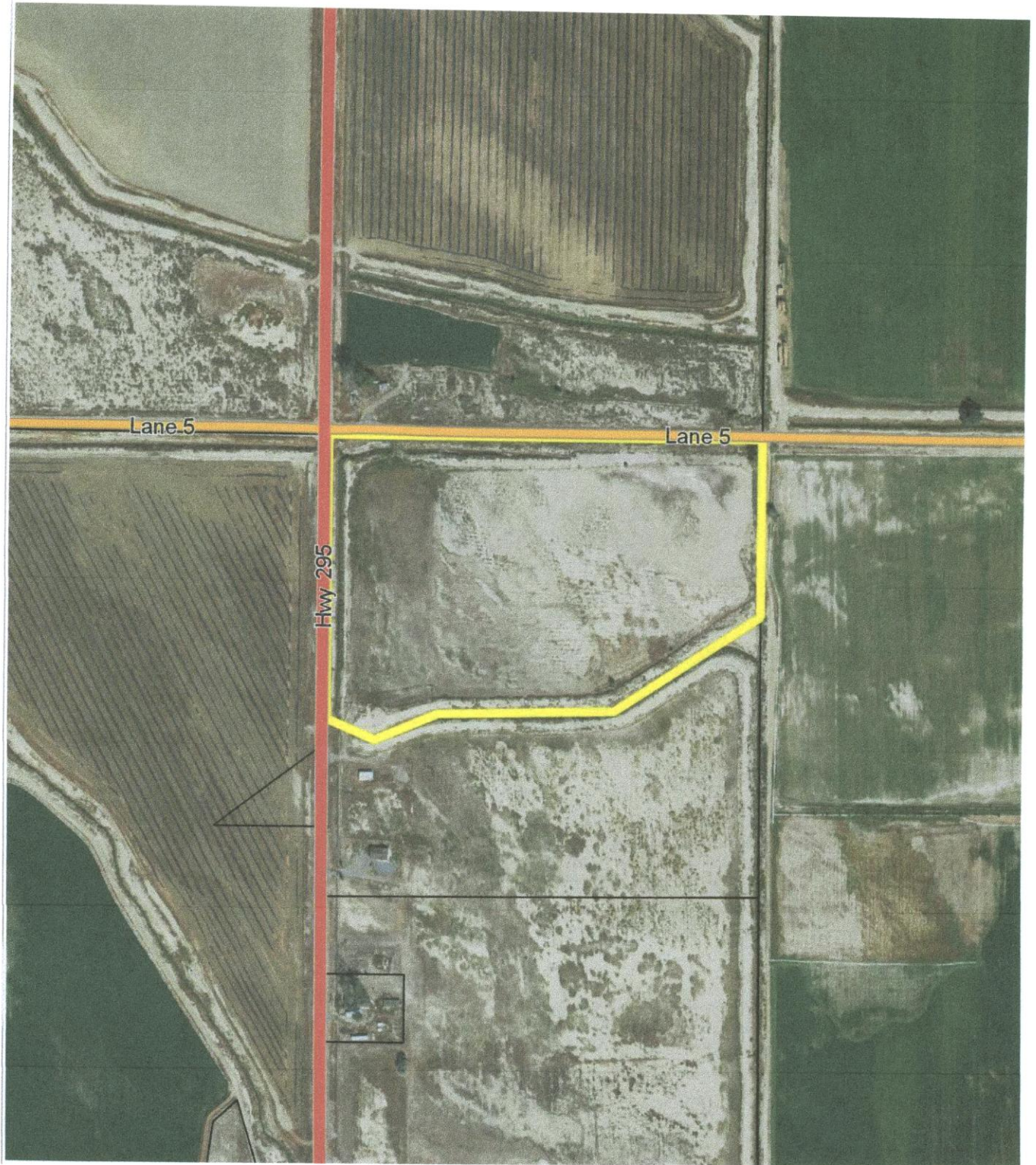
1014 Rumsey Avenue Cody, Wyoming 82414
Phone: (307) 587-4926 Fax: (307) 587-9784

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Park County Wyoming MapServer



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