



Canyon Real Estate, LLC
1327 Rumsey Avenue
Cody, Wyoming 82414
www.canyonrealestate.net

307-527-7092

2 Acres Overlooking Shoshone River

Price
Reduced
to
\$39,900



Fantastic building site approximately 8 miles from Powell, Wyoming with trees, mountain views and river access. This lot, situated in Whitetail Country Subdivision, is next to 17 acres of open space along the Shoshone River. Access to property is a private paved road with electric and natural gas to the lot line. You will find abundant wildlife along the river and excellent fishing. This is a great building site that overlooks the river and also has a good view of Heart Mountain.



View of Heart Mountain



Shoshone River



Looking Northwest

Looking West





McCullough Peaks



Building Site



Fire Suppression
Pond

MLS #: L10006355A (Active) List Price: \$39,900

0 Whitetail Ln Powell, WY 82435



APX DEEDED ACRES: 2.18
APX IRRIGATED ACRES: 0
APX LOT SQFT: 0
RIVER/STREAM FRONT: Yes
TOPOGRAPHY: Flat, Rolling

UNIT # OR LOT #: 10
AREA: Powell Out of Town
SUBDIVISION: Whitetail Country
COUNTY: Park
SCHOOL DISTRICT: Park County District #1

NATURAL GAS COMPANY: To Lot Line

ELECTRIC COMPANY: Rocky Mountain Power

SEWER: InstllSptc

PRIMARY WATER TYPE: None

IRRIGATION FEES \$: 0

DRAINAGE FEE YEAR: 0

SPECIAL ASSESSMENTS: No

HOA: Yes

HOA \$: 400/yr

INCLUSIONS: none

EXCLUSIONS: none

IRRIG CO: none

IRGCO\$: 0

IRGCOYR: 0

IRGCOYR2: 0

IRGCOYR3: 0

IRGCOYR4: 0

TAX YEAR: 2012

TOTAL TAX \$: 188.44

TAXED W/OTHER LAND: No

PROPERTY RIGHTS: Fee Simple

ADJ TO PUBLIC LAND: No

PARCELABLE: No

MOBILES ALLOWED: No

MODULARS ALLOWED: No

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

SELLER FIN: No

DISCLOSURES: Yes

LEGAL DESCRIPTION: Whitetail Country Subdivision, Lot 10 (2.18 acres)

PROPERTY FEATURES: Fishing, Mountain View, Recreational, TYPE LEASED LAND: None
River Frontage

COMMENTS: Fantastic building site approximately 8 miles from Powell, Wyoming with trees, mountain views and river access. This lot situated in Whitetail Country Subdivision is next to 17 acres of open space along the Shoshone River. Access is a private paved road with electric and natural gas to the lot line. Abundant wildlife along the river and excellent fishing.

DIRECTIONS TO PROPERTY: Lane 13 to Whitetail Road, go to end, turn right on Whitetail Lane. Property is at the end of the road. Fire supression pond next to the property.

SUBJECT TO 1031: No

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

These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.

