

2.3 acre Powell, WY near Yellowstone and Red Lodge!

PARCEL ID: 01559990353029



Description

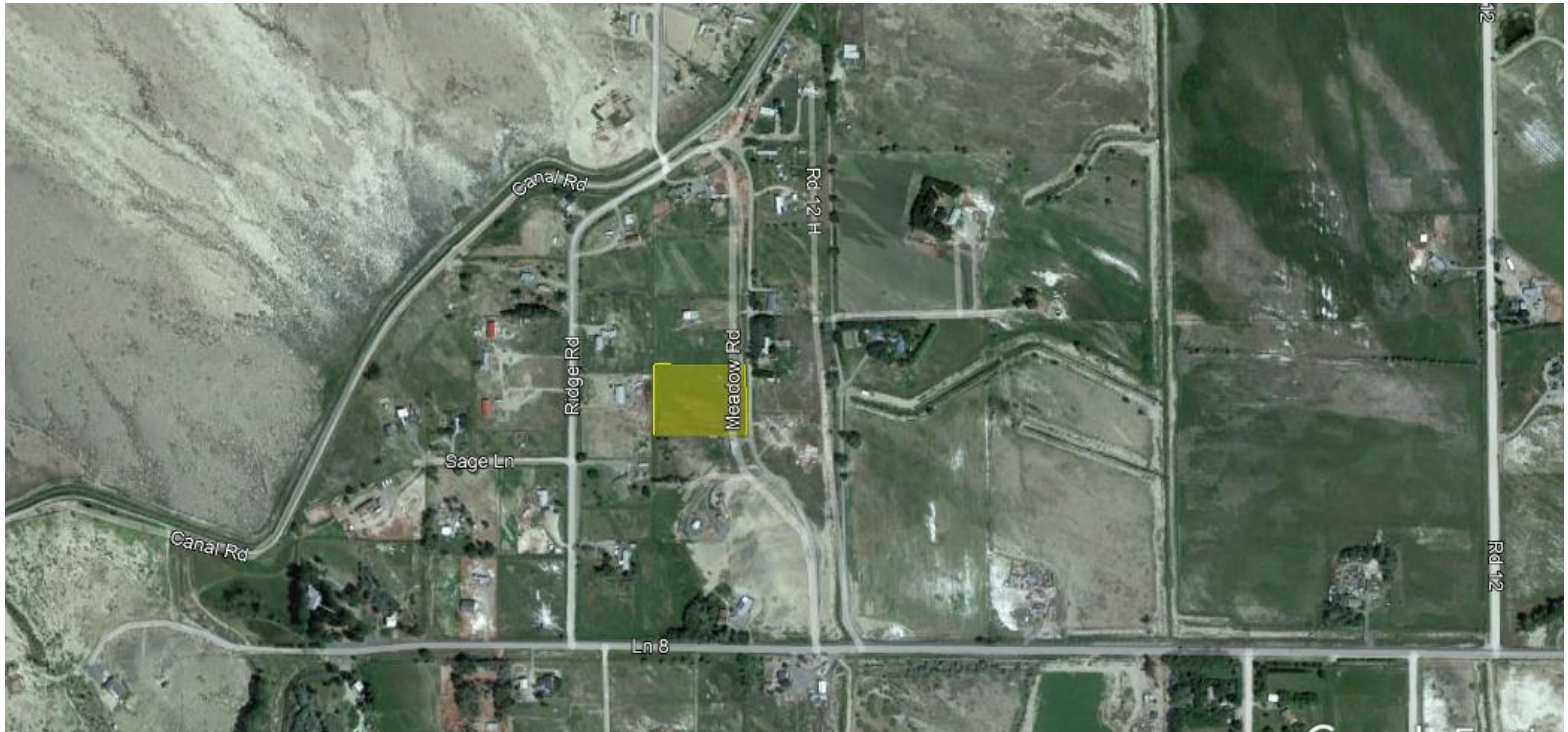
Don't let this amazing opportunity slip away!! Get a chance to own this 2.3 acre property located just 10 mins away from Powell WY proper. You can do almost anything with this property - whether building your dream home, camping, RVs, trailers, mobile homes - all are allowed!

If you are into recreational activities, this property is definitely for you. It's also located close to famous recreational areas listed below:

- Yellowstone National Park - a world famous national park - 75.3 mi
- Gallatin National Forest in Montana, Red Lodge MT - 212 mi
- Big Horn National Forest - 101 mi
- Heart Mountain Ranch Preserve - Trailhead - 20 mi
- Dead Indian Campground - 54 mi
- Sunlight Creek Picnic Site - 60 mi

Whether you're looking for adventure, relaxation, or investment opportunity, this land has got you covered. This property is priced to sell and a deal like this doesn't come very often, so give us a call and add this land to your real estate portfolio!

wilcolandllc.com



Property Details:

ACREAGE

2.31

PARCEL ID

01559990353029

ZONING

GR-P – General Rural Powell

COUNTY

Park

STATE

Wyoming

ANNUAL TAXES

\$214.48

ACCESS

- Easy access on Meadow Rd. Simply use the GPS coordinates like an address. You can also use the app Onx to help understand property boundaries. I have a great blog on the website showing how to use this for successful land visits.

UTILITIES

- According to the planning and zoning department: Lot could possibly tap with Northwest Rural Water District for domestic water. A septic system would need to be installed for sewer. Power could possibly connect on either Garland Light & Power or Rocky Mountain Power.

TERRAIN

- Flat.

MORE INFO ON ZONING

- The GR-P district allows low and moderate-intensity land uses. Lots with on-site septic systems shall have a one-acre minimum lot size. Otherwise, no other minimum lot sizes are specified. Subdivision densities will be set in the subdivision review process based on consideration of site and area characteristics and the land-use guidelines of the Land Use Plan. A variety of uses are permitted in this district in recognition of the varied land uses typical of rural areas. This district is also intended to promote the retention of open space, agricultural land, wildlife habitat, riparian habitat and scenic areas and prevent development on unstable geologic features

BUILDABILITY:

- Yes.

Principal Buildings and Uses:

1. Multiple Principal Buildings and Uses: On any lot or parcel of land, establishment of three or more principal buildings or uses for residential, recreational, industrial, commercial or public uses requires a subdivision permit pursuant to the Park County Subdivision Regulations. Establishment of a third principal building or use shall not be authorized prior to the issuance of a subdivision permit. Buildings and uses that qualify as accessory buildings or uses pursuant to Accessory Uses are not principal buildings or uses and shall not count for the purpose of this section. This section does not impose any limits on the number of accessory buildings that may be constructed on any lot or parcel.
2. Single Family Dwellings: On any lot or parcel of land used principally for residential usage, only one single-family dwelling may be permitted, as well 116 as any number of accessory uses and accessory buildings. Accessory housing units and employee housing units are permitted pursuant to Accessory Housing Units.

MOBILE HOMES:

- Yes.

1. All manufactured / mobile homes shall be located on a foundation, or blocked, skirted, and tied down within 60 days of placement. Skirting shall be waterproof, rigid, and durable.
2. Only off-frame modular factory built homes are permitted in the Sunlight, Upper Southfork and Northfork Planning areas, except any existing factory built home may be replaced with another factory built home.

RV:

- Yes.

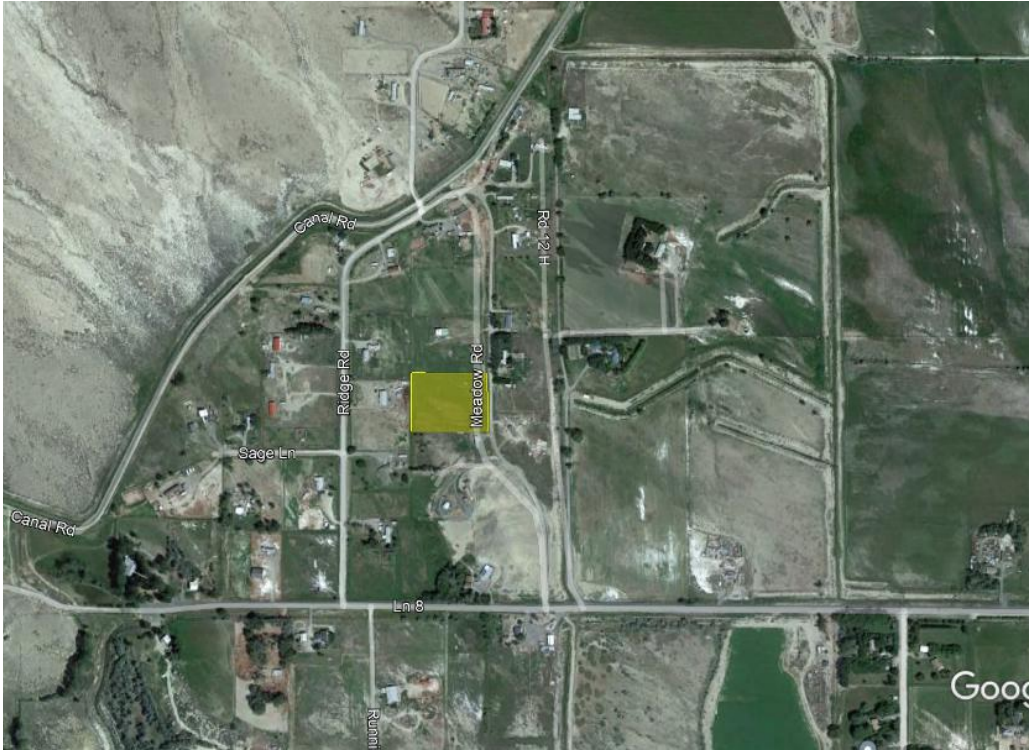
Recreation Vehicles / Campers:

RV's and campers, except those in a commercial campground, shall not be used for residential occupancy for more than 90 days in any calendar year unless the unit can be granted a zoning permit as a principal or accessory housing unit or construction home and has an approved means of sewage disposal.

1. RV's and campers are not permitted in the Sunlight, Upper Southfork, and Northfork Local Planning Areas when utilized for permanent living. Permanent means when any occupants reside or stay in the house trailer, camper or motor home exceeding 90 days in any year;
2. RV / campers may be permitted in the Sunlight, Upper Southfork and Northfork Planning Areas as a construction home for longer than 90 days with a zoning permit and variance. Any residential structure requires a septic system (within 90 days if an RV) All structures built or placed on the property will require a building permit. If a residential structure, the building permit application will be required to be submitted in conjunction with a small waste water (septic) application.

CAMPING:

- Yes. Lot owners are allowed to camp on their lot.



CENTER COORDINATES
44.7710542902784,
-108.832807388906

GOOGLE EARTH
[View on Google Earth](#)

GOOGLE MAPS
[View on Google Maps](#)

Contact property sales manager for
pricing and terms!!

*Wilco reserves the right to approve or deny any proposed installment payment plans.

Questions? Contact the Property Sales Manager:

Miles McLaughlin | 605-250-1256 | Miles@WilcolandLLC.com

