

## 725 Road 5 Powell, WY 82435



61 acres, 3 separate fields of barley and/or sugar beets. 10 acre hay meadow in grass/alfalfa/sainfoin. 4 miles from town, 1 mile from golf course, Bitter Creek runs through property. Barley and beet fields are currently farmed by 3<sup>rd</sup> party farmer. Water is from Shoshone Irrigation District. Gated pipe is used in one field.

2866 sq. ft living area off paved road (1/4-mile driveway). Seamless Steel Siding, covered concrete porches (front porch w/ plugs in ceiling for Christmas lights), 4' lighted crawlspace w/ 8'x20' cement pad, oversized 2-car garage, natural gas boiler heat, wood

stove, swamp cooler. dual water heaters, r/o system, separate freezer room large enough for 2 chest freezers, solid wood doors.

Both main and guest house are on 2"x6" studs and are insulated with 1" foam and 4'1/2" cellulose. Attics have 15" blown insulation.

### Main House

#### Kitchen

Hickory custom cabinetry with crown molding, pull-out spice cabinet, separate cabinets each for large trays and large pots, cabinet above oven for trays, casserole pans, etc. Super-susans in corners (separated by shelves so nothing drops through to bottom), appliance garage w/ outlets, garbage disposal switch under sink to prevent accidental operation Gas cook top, built-in oven, dishwasher, refrigerator. Roller drawers in 2 large bottom cabinets, well water is EXCELLENT, but R/O is for coffee and tea to keep them "clear", large walk-in pantry with shelving and cabinetry. Hickory island with stainless steel top.

#### Livingroom / Dining

Upper electrical outlets are on wall switch to keep from individually turning on/off lamps. Lower outlets are "on" all the time (like for plugging in vacuum, etc.). Built-in surround sound for TV/audio equipment, 2 in-floor outlets for lamps, etc., spotlights above our hutch, vaulted ceiling w/ ceiling fans. Entry coat closet and separate utility closet. Carpet is "stain free" can be cleaned with bleach.

#### Sunroom

Cable outlet for TV, large double storage closet, outside door to backyard

#### Bedrooms

Ceiling fans in all bedrooms and office

#1 Guest bedroom has thermostat for heat for guest control.

Master bedroom – cable outlet for TV, huge walk-in closet with shelving.

#### Bathrooms

Separate Heat lamp on timers, positive pressure valves in showers – no cold/hot change with other water usage, large linen storage, water saver toilets, master bath has jetted corner tub.

#### Laundry Room

Front-loader Washer/Dryer, oak cabinetry with built-in drawers to sort cloths before wash (keeps clothes off floor).

### **Other storage**

Coat/Boot Closet – large storage for coats and boots (and ball caps), large closet in hall.

### **Windows**

Bottom windows tip out for cleaning

### **Solar Tubes**

Sun tunnels in ½ bath, office, and hall to save electricity and for convenience.

## **Yard**

Pole and wire fencing around back yard, 6' wood fence for wind block to garden.

Sprinkler system – 22 zones for house and guest house (controls in garage of each house)

Persian lilacs, Canadian Cherry trees, Aspens, 30' Cottonwoods, Crabapple trees, Apple trees, plum trees, pear tree, juniper bushes, Maple trees, 30' Colorado Blue Spruce plus 20 Colorado Blue Spruce on north of drive to provide wind block, line of Golden Willow behind guest house, Cotoneasters, Honeysuckle trees, Renaissance Spirea, roses, Snowball bush, Prairie Radiance bush, gooseberry bush, grapevines, raspberries, rhubarb, large planted garden (tomatoes, lettuce, spinach, carrots, zucchini, yellow squash, hubbard and butternut squash, broccoli, cauliflower, cabbage, chard, green beans, potatoes, corn, and onions).

Large cement patio, flower beds.

## **Shop**

40'x60' steel sided shop w/ cement floor. Attached 16' x 60' covered "shed" also w/ cement floor and complete RV hookups. Cement skirting at back of shop for "wash bay". Shop is fully insulated, natural gas available for shop heat, front and back 14'x16' roll-up doors and front and back walk doors, built-in workbench, wide upper storage above workbench, office w/ heated bathroom, water heater, and two 80 gallon water pressure tanks, large storage above office area, 400 amp service box (200 amp to shop, 200 amp to main house). Circle drive around shop large enough for RV's, boats, trailers, and 18-wheelers.

## **Guest House**

1,020 sq ft with covered 8' x 30' front porch. One large bedroom with double closet, one small bedroom or office w/ closet, washer/dryer, hall closet, oak custom kitchen cabinets w/ pantry, stainless steel appliances, electric range (but gas hook-up is available). On-demand water heater, Central heat and air.

Open concept living room, dining, and kitchen. Large one car attached garage and work area.

## **Chicken House (Chateau Cluck)**

12' x 16' cement floor w/ electricity and water. Separate feed room w/ 2 feed bins. Separate baby chick room w/ outlet for heat lamp and separate outside run. Roosts, laying nests, large fenced in yard with mature shade tree.