MLS #: R10011503A (Active) List Price: $172,000 **252 Road 1 Frannie, WY 82423**

House Design: 1 Story
 # Bedrooms: 4
Total # Baths: 2
Apx Year Built: 1974
Apx Total SqFt: 2112
Additional Living Units: No
Basement: No

Area: N Big Horn Out of Town
Subdivision: None
School District: Big Horn County District #1
Apx Miles from Town: 1

Apx Above Grade SqFt: 2112 **Apx Below Grade SqFt:** 0 **# Full Baths:** 2 **# Half Baths:** 0 **# 3/4 Baths:** 0
Avg Sewer/Mo $: 0 **Avg Gas/Mo $:** 150.00 **Avg Water/Mo $:** 10 **Avg Electric/Mo $:** 150.00 **Avg Garbage/Mo $:** 35.00
Natural Gas Company: Frannie-Deaver **Electric Company:** Big Horn Rural Electric
Sewer: Septic **Primary Water Type:** Cistern **Cooling Type:** None
Primary Heat: Forced Air **Secondary Heat:** Fireplace **Primary Fuel Type:** Natural Gas **Secondary Fuel Type:** Wood
Assessment $: 0 **HOA:** No **Irrigation Fees $:** 90 **Other $:** 0
BldgType: Tool Shed **BldgSize:** 72 sq ft **BldgCnst:** Frame **BldgYrB:** 1970 **BldgDesc:** Pump House
BldgType2: Tool Shed **BldgSz2:** 112 sqft **BldgCnst2:** Frame **BldgYrB2:** 1970
BldgType3: Garden Shed **BldgCnst3:** Frame **BldgDsc3:** 96 sqft

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Living Rm	M		Bedroom	M				
Kitchen	M		Bedroom	M				
Dining Rm	M		Full Bath	M	Hallway Bath			
Mstr Bedrm	M		Laundry	M				
Full Bath	M	Mstr Bath						
Bedroom	M							

Additional Room Info: Laundry room is at the back door and serves as a mud/storage room.
Inclusions: Kitchen stove, refrigerator, microwave, 2 freezers, water hauling tank and pump.
Exclusions: Cook's pot hanging frame, furniture, personal items and vehicles.
Apx Irrigated Acres: 3.5 **Apx Deeded Acres:** 4.5 **Apx Lot Dimensions:** 335x565
County Tax ID: 58-97-031-00174 **Tax Year:** 2015 **Total Tax $:** 855.37 **Taxed w/Other Land:** No
Property Rights: Fee Simple **Parcelable:** No **Adj to Public Land:** No **River/Stream Front:** No
Detailed Zoning: Big Horn County Residential
Seller Fin: No **Disclosures:** No
Legal Description: APPROX 4.5 AC IN NE COR OF NE4SE4 (PT UNIT L) 31 58 97

Construction: Frame
Exterior Siding: Wood
Roof: Composition Shingle
Garage/Type Stalls: None
Exterior Features: Acreage Fenced, Corner Lot, Corrals, Deck, Flat Terrain, Garden, Horse Property, Irrigated, Landscaping, Mountain View, Natural Gas to Property, Patio, RV Parking, Sprinklers, Manual, Storage Building, Wooded Acreage
Property Access: County Paved

Heating Stove Type: None
Fireplace Type: Wood
Interior Features: Breakfast Bar, Disposal, Mud Room, Pantry, Tile Floor

Comments: Well maintained 4 bed/2 bath country home on 4.5+/- acres-3.5 irrigated with a landscaped yard that feels like a park. This home has an open floor plan built with comfort in mind that opens to a large living room with a working fireplace & plenty of storage There is room for kids, dogs, 4-H projects and a couple of horses. Enjoy private living with plenty of elbow room and no covenants!
Directions to Property: From Deaver on Hwy 310, go north 6 miles to Lane 2 1/2 and turn right (east) and go one mile. Property is on the corner of Lane 2 1/2 and Road 1.
Subject to 1031: No
Office Name: Running Horse Realty (#:43)

Listing Office: Running Horse Realty (#:43)

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