

MLS #: F10012231A (Active) List Price: \$999,900

1090 Pipeline Rd Frannie, WY 82423



**Days on Market:** 1  
**Original List Price:** \$999,900  
**House Design:** 1 Story  
**# Bedrooms:** 3  
**Total # Baths:** 2  
**# Full Baths:** 2  
**# Half Baths:** 0  
**# 3/4 Baths:** 0  
**Apx Year Built:** 1979  
**Apx Total SqFt:** 3584  
**Apx Above Grade SqFt:** 1792  
**Apx Below Grade SqFt:** 1792  
**Basement:** Yes  
**Basement Entry:** Walk Out  
**Basement Type:** Full  
**Basement Completion:** Fully Finished

**Total # Residence:** 2  
**Area:** N Big Horn Out of Town  
**County:** Big Horn  
**School District:** Big Horn County District #1  
**Apx Miles from Town:** 6  
**Apx Irrigated Acres:** 100  
**Apx Deeded Acres:** 1391  
**Total Lease Acres:** 0  
**Has Lease/Permits:** No

**Drainage Fee Year:** 0

**Type of Leased Land:** None

**BldgYrBt:** 0

**BldgYrBt2:** 0

**BldgYrBt3:** 0

**Mineral Rights:** Yes

**% Mineral Rights Included:** 0

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Kitchen	M		Full Bath	M	Mstr Bath			
Dining Rm	M		Bedroom	M				
Living Rm	M		Bedroom	M				
Den	M		Full Bath	M				
	M	Mud Room	Extra Rm	B	Crafts Room			
Mstr Bdrm	M							

**Additional Room Info:** Basement has been plumbed for a bathroom.

**Inclusions:** Kitchen appliances, washer/dryer, wood stove on main floor and in the basement.

**Exclusions:** Owners personal property

**IrrigCo:** none

**IrrigCost:** 0

**IrrigCoYr:** 0

**County Tax ID:** 58-97-027-00021

**Taxes TBD:** Yes

**Tax Year:** 2016

**Total Tax \$:** 532.83

**Taxed w/Other Land:** Yes

**Property Rights:** Fee Simple

**Parcelable:** Yes

**Adj to Public Land:** Yes

**River/Stream Front:** No

**Detailed Zoning:** Big Horn County - Not Zoned

**Topography:** Rolling

**Legal Description:** Lengthy - under documents.

**Road Access:** Private

**Road Maintenance:** Private

**Road Surface:** Unpaved (Dirt/Gravel)

**Construction:** Mobile/Manufactured

**Garage/Type Stalls:** Attached-2 Stalls

**Exterior Siding:** Hardboard

**Heating Stove Type:** Wood

**Roof:** Metal

**Fireplace Type:** None

**Natural Gas Company:** None

**Interior Features:** Breakfast Bar, Ceiling Fans, Mud Room, Satellite Dish, Skylights, Walk-in Closet(s)

**Electric Company:** None

**Exterior Features:** Adj to BLM, Covered Deck, Horse Property, Irrigated, Landscaping, Mountain View, Pond, Rolling Terrain, RV Parking, Storage Building

**Sewer:** Septic

**Primary Water Type:** Well

**Cooling Type:** None

**Primary Heat:** Stove

**Primary Fuel Type:** Wood

**Comments:** Beautiful off grid living with great views on 1390+/- acres w/irrigation, alfalfa & milkvetch. Many opportunities for expansion! Remodeled 3 bedroom/2 bathroom 3593+/-sqft mobile on permanent foundation + separate man cave. Pressurized artesian well, Municipal, 650 +/- gpm. 4 reservoirs. Horse/hunting property with fishing nearby on BLM.

**Directions to Property:** Cross over MT state line and turn right on Bear Canyon Rd. Take first right and go beside the power station, continue on this road and it will take you to the house.

**Subject to 1031:** No

**Office Name:** Running Horse Realty (#:43)

**Listing Office:** Running Horse Realty (#:43)

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