

MLS #: R10012435A (Active) List Price: \$176,750

1624/1626 32nd St Cody, WY 82414



House Design: 1 Story  
 # Bedrooms: 2  
 Total # Baths: 1  
 Apx Year Built: 1995  
 Apx Total SqFt: 960  
 Additional Living Units: No  
 Basement: No

Area: Cody in Town  
 Subdivision: McMillin  
 School District: Park County District #6  
 Mobiles Allowed: Yes  
 Modulares Allowed: Yes

Apx Above Grade SqFt: 960    Apx Below Grade SqFt: 0    # Full Baths: 1    # Half Baths: 0    # 3/4 Baths: 0  
 Natural Gas Company: Black Hills Energy    Electric Company: City  
 Sewer: City    Primary Water Type: City    Cooling Type: Swamp Cooler  
 Primary Heat: Forced Air    Primary Fuel Type: Natural Gas    HOA: No  
 Assessment \$: 0  
 Irrigation Fees \$: 0    Irrigation Company: None    Other \$: 0  
 BldgType: Ranch    BldgSize: 960    BldgCnst: Frame    BldgYrB: 1995  
 BldgType2: Outbuilding    BldgSz2: 672    BldgCnst2: Frame    BldgYrB2: 1999  
 BldgType3: Outbuilding    BldgSz3: 160    BldgCnst3: Frame    BldgYrB3: 1985

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Kitchen	M		Kitchen	M	Mobile Home	Bathroom	M	Mobile Home
Living Room	M		LivingRm	M	Mobile Home	Deck	M	Mobile Home
Bedroom	M		Bedroom	M	Mobile Home			
Bedroom	M		Bedroom	M	Mobile Home			
Bath	M	Full	Bedroom	M	Mobile Home			
Laundry	M							

Inclusions: All appliances not belonging to renters.

Exclusions: Renter's personal property

Apx Irrigated Acres: 0    Apx Deeded Acres: 0.59    Apx Lot SqFt: 25700  
 County Tax ID: R0007700    Taxes TBD: Yes    Tax Year: 2016    Total Tax \$: 1159.21    Taxed w/Other Land: No  
 Property Rights: Fee Simple    Parcelable: No    Adj to Public Land: No    River/Stream Front: No  
 Covenants: Yes    Detailed Zoning: Cody Medium-Low Density Residential(R2)  
 Seller Fin: No    Disclosures: No  
 Legal Description: MCMILLIN SUB. LOT 18 BLK. 4  
 RdAccs: Public    RdMaint: Public    RdSrvc: Paved (Asphalt/Concrete)

Construction: Mobile (Pre-1976)    Heating Stove Type: Gas  
 Exterior Siding: Vinyl    Fireplace Type: None  
 Roof: Composition Shingle    Interior Features: Breakfast Nook  
 Garage/Type Stalls: None  
 Exterior Features: Deck, Flat Terrain, Mountain View, Natural Gas to Property, RV Parking, Shop, Sprinklers, Manual, Storage Building

Comments: Nice private location next to the airport. 2 nice rentals showing great rental return with current renters being long term. 3 outbuildings for storage that are appealing. 1 rental is a nice 2 bed/1 bath and the other is a 14'x70' 3 bed/1 bath mobile pre 1976.

Directions to Property: In Cody, east on Sheridan Avenue. Turn right at 31st Street, go south to east Carter and turn left, go to 32nd Street and turn right to #1624/1626 will be on the left.

Subject to 1031: No

Office Name: Running Horse Realty (#.43)

Listing Office: Running Horse Realty (#.43)

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.

MLS #: R10012435A