



**House Design:** 1 Story  
**# Bedrooms:** 2  
**Total # Baths:** 1  
**Apx Year Built:** 1945  
**Builder Name:** Robert Sanderson  
**Apx Total SqFt:** 1393  
**Additional Living Units:** No  
**Basement:** No

**Area:** S Big Horn in Town  
**Subdivision:** Greybull Sixth  
**School District:** Big Horn County District #3  
**Mobiles Allowed:** No  
**Modulars Allowed:** No

**Apx Above Grade SqFt:** 1393    **Apx Below Grade SqFt:** 0    **# Full Baths:** 1    **# Half Baths:** 0    **# 3/4 Baths:** 0  
**Natural Gas Company:** Wyoming Gas    **Electric Company:** Rocky Mountain Power  
**Sewer:** City    **Primary Water Type:** City    **Cooling Type:** None  
**Primary Heat:** Baseboard    **Primary Fuel Type:** Electric  
**Assessment \$:** 0    **HOA:** No  
**Irrigation Fees \$:** 0    **Other \$:** 0  
**BldgType:** Shed    **BldgSize:** 720 sf    **BldgCnst:** Frame    **BldgYrB:** 1970    **BldgDesc:** equipment shed  
**BldgType2:** shed    **BldgSz2:** 160 sf    **BldgCnst2:** Frame    **BldgYrB2:** 1982    **BldgDsc2:** loafing shed  
**BldgType3:** shed    **BldgSz3:** 128 sf    **BldgCnst3:** Frame    **BldgYrB3:** 1975    **BldgDsc3:** loafing shed

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Entry	Main	into kitchen	Foyer	Main				
Kitchen	Main		Living Room	Main	huge!			
Bedroom	Main	small	Bonus Room	Main	big closet			
Bedroom	Main	'master'	Bedroom	Main	non-conforming			
Dining Room	Main	pine walls						
Bonus Room	Main	small						

**Additional Room Info:** big bonus room was used for a bedroom, but has a gas hot water heater & clothes dryer in it; used to be garage.

**Inclusions:** range, dishwasher, fridge washer/dryer negotiable

**Exclusions:** personal property in garage/on property.

**Apx Irrigated Acres:** 0    **Apx Deeded Acres:** 2.66    **Apx Lot SqFt:** 115870  
**Taxes TBD:** No    **Tax Year:** 2018    **Total Tax \$:** 478.82    **Taxed w/Other Land:** No  
**Property Rights:** Fee Simple    **Parcelable:** Yes    **Adj to Public Land:** No    **River/Stream Front:** No  
**Covenants:** No    **Detailed Zoning:** Greybull Low Density Residential (LD)  
**Seller Fin:** No    **Disclosures:** Yes

**Legal Description:** TBD

**RdAccs:** Private    **RdMaint:** Private    **RdSrvc:** Unpaved (Dirt/Gravel)  
**Construction:** Frame    **Heating Stove Type:** Gas  
**Exterior Siding:** Vinyl    **Fireplace Type:** None  
**Roof:** Membrane    **Interior Features:** Garage Door Opener, Jetted Tub, Tile Floor

**Garage/Type Stalls:** Attached-1 Stall  
**Exterior Features:** Acreage Fenced, Cable, Corrals, Covered Patio, Flat Terrain, Landscaping, Loafing Shed, Natural Gas to Property, River Frontage, RV Parking, Shop, Storage Building

**Comments:** Wonderful property along the dike, secluded and quiet, peaceful on 3+/- acres. Many possibilities for use - bike/quad dirt track, huge garden, or just a big yard! 2 bed/1 bath, 1393+/-sqft home with plenty of space to add on or rebuild, put up a shop, lots of parking, too!

**Directions to Property:** In Greybull, WY go east on 5th Ave. North, all the way to the end. Property begins at the end of pavement & the "Private Drive" sign.

**Subject to 1031:** No

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

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

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