



Days on Market 5
 Original List Price: \$350,000
 House Design: 1 Story
 # Bedrooms: 5
 Total # Baths: 2
 # Full Baths: 1
 # Half Baths: 0
 # 3/4 Baths: 1
 Apx Year Built: 1975
 Apx Total SqFt: 3122
 Apx Above Grade SqFt: 3122
 Apx Below Grade SqFt: 0
 Basement: No

Total # Residence: 1
 Area: N Big Horn Out of Town
 County: Big Horn
 School District: Big Horn County District #1
 Apx Miles from Town: 2
 Apx Irrigated Acres: 21
 Apx Deeded Acres: 21
 Total Lease Acres: 0
 Has Lease/Permits: No

Avg Gas/Mo \$: 60

Avg Water/Mo \$: 52

Avg Electric/Mo \$: 140

Type of Leased Land: None

BldgType: Shed/tool

BldgSize: 192

BldgCnst: Frame

BldgYrBt: 1975

BldgType2: Farm Implement/shop

BldgSize2: 2250

BldgCnst2: Steel Frame

BldgYrBt2: 1975

BldgType3: Farm Implement/shop

BldgSize3: 1200

BldgCnst3: Steel Frame

BldgYrBt3: 1996

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
3/4 Bath	Main		Living Room	Main		Dining Room	Main	
Full Bath	Main		Dining Room	Main		Rec Room	Main	
Master Bedroom	Main		Kitchen	Main		Sunroom	Main	
Bedroom	Main		Laundry	Main		Utility Room	Main	
Bedroom	Main		Office	Main				
Bedroom	Main							

Additional Room Info: Breakfast bar with a cove window, Mud room, Vaulted ceilings, Walk in closets, Pool room with wood stove, Ceiling fans, Redwood deck, natural gas with backup electric heat, Office could be an additional bedroom, Sun room/patio, lawn/garden storage shed.

Inclusions: Refrigerator, range/oven, dishwasher

Exclusions: Owners personal property

IrrigCo: Globe Canal

IrrigCost: 450

IrrigCoYr: 450

Taxes TBD: Yes

Tax Year: 2018

Total Tax \$: 1418.04

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 - Not Zoned

Topography: Flat

Legal Description: S2 TR-39F 24 56 96 21 AC MF8-553/853 LI-186, LB-011 as per Big Horn County records

Road Access: Public

Road Maintenance: Public

Road Surface: Unpaved (Dirt/Gravel)

Construction: Frame, Modular

Exterior Siding: Combination

Roof: Composition

Natural Gas Company: Mon-Dak Utilities

Electric Company: Big Horn Rural Electric

Sewer: Aerobic Septic

Primary Water Type: Northwest Rural

Secondary Water Type: Well

Cooling Type: Window Unit(s)

Primary Heat: Forced Air

Secondary Heat: Stove

Primary Fuel Type: Natural Gas

Secondary Fuel Type: Wood

Garage/Type Stalls: Attached-2 Stalls

Heating Stove Type: Wood

Fireplace Type: Wood

Interior Features: Breakfast Nook, Ceiling Fans, Garage Door Opener, Mud Room, Pantry, Walk-in Closet(s), Wood Floors

Exterior Features: Acreage Fenced, Corrals, Deck, Dirt Ditches, Fenced Yard, Garden, Horse Property, Hunting, Irrigated, Kennel (Dog), Landscaping, Loafing Shed, Mountain View, Natural Gas to Property, Patio, Production Ground, Recreational, RV Parking, Shop, Storage Building

Yield Info: 21+/- ac irr cropland, currently rented by neighbor for 2019. 5+/- ton alfalfa, 100+/- bu + Barley,

Comments: 5bed/2bath ranchette, well maintained thru-out. New roof, rain gutters. Move in ready! 21+/- ac w/21+/- irr cropland good production ground. Many trees/shrubs, nicely landscaped, very well shaded/inviting. Keep a few horses/animals of any kind! 2-stall garage, Large shop 2250+/- sqft w/large doors, store anything. 1200+/- sqft shop/truck storage. Peaceful w/mountain views and area recreation!

Directions to Property: South out of Lovell on Hwy 310, about 1 mile. Turn left onto Lane 12, head east to Road 12 1/2, go right proceed to 1242 on your right.

Subject to 1031: No

Office Name: Running Horse Realty (#:43)

Listing Office: Running Horse Realty (#:43)

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MLS #: F10014493A