

MLS #: R10017632A (Active) List Price: \$195,000

3564 Greybull River Rd Greybull, WY 82426



Levels: One and One Half  
# Bedrooms: 3  
Total # Baths: 1  
Apx Year Built: 1940  
Apx Total SqFt: 1376  
Additional Living Units: No  
Basement: No

Area: S Big Horn Out of Town  
Subdivision: None  
School District: Big Horn County  
District #3  
Apx Miles from Town: 1  
Mobiles Allowed: Yes  
Modulars Allowed: Yes

Apx Above Grade SqFt: 1376 Apx Below Grade SqFt: 0 # Full Baths: 1 # Half Baths: 0 # 3/4 Baths: 0 # 1/4 Bath: 0

Natural Gas Company: Wyoming Gas Electric Company: Big Horn Rural Electric

Sewer: Septic Tank Primary Water Type: City Cooling Type: Window Unit(s)

Primary Heat: Wall Secondary Heat: Stove Primary Fuel Type: Natural Gas Secondary Fuel Type: Wood

HOA: No Annual HOA Cost: 0.00

Irrigation: No Irrigation Fees \$: 0

BldgType: metal frame BldgSize: 2880 BldgCnst: Steel Frame BldgYrB: 1975 BldgDesc: shop

BldgType2: wood frame BldgSz2: 810 BldgCnst2: Timber Frame BldgYrB2: 1940 BldgDsc2: tool shed

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Living Room	Main							
Kitchen	Main							
Full Bath	Main							
Bedroom	Main							
Bedroom	Second							
Bedroom	Second							

Additional Room Info: Upper floor has a deck that makes for a good place to watch the sun come up!

Inclusions: refrigerator, range/oven, washer, and dryer

Exclusions: personal property items to be sold separately (list will be provided)

Apx Irrigated Acres: 0 Apx Deeded Acres: 2 Apx Lot SqFt: 87120.00

County Tax ID: 52-93-017-00232 Taxes TBD: Yes Tax Year: 2021 Total Tax \$: 350.41 Taxed w/Other Land: No

Property Rights: Fee Simple Adj to Public Land: No River/Stream Front: No

Covenants: No Detailed Zoning: Big Horn County Residential

Seller Fin: No Disclosures: Yes

Legal Description: Lot 20 LESS W 125 17 52 93 2 SD74-336 According to Big Horn County Wyoming records. Approximately 2+/- acres

RdAccs: Public RdMaint: Public RdSrfc: Paved (Asphalt/Concrete)

Construction: Frame

Exterior Siding: Hardboard

Roof: Shingle

Garage/Type Stalls: None

Exterior Features: Acreage Fenced, Deck, Flat Terrain, Mountain View, Natural Gas to Property, Porch, Recreational, RV Parking, Shop, Storage Building

Heating Stove Type: Wood

Fireplace Type: None

Interior Features: Porch

Comments: 2+/- acre homesite with a lot of potential. 3 bed/1bath, 1376+/-sqft home needs some upgrading. 2880+/-sqft shop w/large doors. 810+/-sqft building w/some upgrades could have several uses. There are some specific positive aspects to this property that could be utilized in a productive manner.

Directions to Property: Go south from Greybull, turn right on the Greybull River Road and go about 1/2 mile and the property will be on the South side of the road.

Subject to 1031: No

Office Name: Running Horse Realty (#:43)

Listing Office: Running Horse Realty (#:43)

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