

MLS #: R10018093A (Active) List Price: \$169,900

169 Sagebrush Ave Manderson, WY 82432



House Type: Stand-Alone House
Levels: One
Bedrooms: 2
Total # Baths: 1
Apx Year Built: 1953
Apx Total SqFt: 1034
Additional Living Units: No
Basement: No

Area: S Big Horn in Town
Subdivision: None
School District: Big Horn County
District #4
Mobiles Allowed: No
Modulars Allowed: No

Apx Above Grade SqFt: 1034 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: City

Primary Water Type: City

Cooling Type: None

Primary Heat: Forced Air

Primary Fuel Type: Natural Gas

HOA: No

Irrigation: No

Irrigation Fees \$: 0

BldgType: shed

BldgSize: 64+/-sqf

BldgCnst: Frame

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

Inclusions: refrigerator, range/oven

Exclusions: wooden planter with door, personal lawn ornaments and all other personal belongings

Apx Irrigated Acres: 0

Apx Deeded Acres: 0.17

Apx Lot SqFt: 7405.00

Taxes TBD: Yes

Tax Year: 2021

Total Tax \$: 373.78

Property Rights: Fee Simple

Parcelable: No

Adj to Public Land: No

River/Stream Front: No

Covenants: No

Detailed Zoning: Big Horn County - Not Zoned

Seller Fin: No

Disclosures: Yes

Legal Description: LOT 6 IN NE4NW4 331 50 82 SD154-1848 as per Big Horn County WY records

RdAccs: Public

RdMaint: Public

RdSrvc: Unpaved (Dirt/Gravel)

Construction: Frame

Exterior Siding: Vinyl Siding

Roof: Metal

Garage/Type Stalls: None

Exterior Features: Fenced Yard, Hand Line, Landscaping

Heating Stove Type: None

Fireplace Type: None

Lot Features: Level

Views: Mountain(s)

Comments: 2 bed/1 bath, 1034+/- sqft, 1-level home in the town of Manderson, WY. Well-maintained, move in ready! Beautiful views of the Big Horn Mountains!

Directions to Property: After you enter Manderson from the west, follow the road which runs south of the school until you reach Sage Brush Avenue, turn left and it will be the second home on the left #169.

Subject to 1031: No

Office Name: Running Horse Realty (#:43)

Listing Office: Running Horse Realty (#:43)

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