## COUNTRY SETTING CLOSE TO TOWN

## Greybull



\$250,000



Canyon Real Estate, LLC 1128 12th Street, Cody, WY 82414 Office (307)527-7092 Cell (307)899-7092 Home (307)645-3125 Fax (307)527-7093 www.canyonrealestate.net

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Nice 4 bedroom, 4 bath home on 12.7 acres with approximately 10 acres of irrigated production ground. The 2 car garage is situated below the master bedroom that has its own private entrance. Beautiful mature trees surround the yard for a nice country setting. There is one loafing shed and one storage shed. Enjoy the mountain views, only minutes from downtown Greybull, Wyoming.





Country Setting Close to Town

Dríveway/Entrance



Sheds



Field



## Kitchen

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Hallway

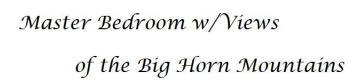




Living Room

Master Bedroom









Extra Room off

Master Bedroom

(Sewing Room)

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Master Bath



Stairs to Master Bedroom



Bedroom on Main Floor

Bedrooms



Bath 1 on Main Floor





Bath 2 on Main Floor

Bath 1 in Basement



Bath 2 in Basement

Den or Reading

Room In Basement

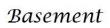




Den or Reading Room
In Basement



Laundry/Storage in Basement





Garage



Back of Home



Field



Field

Mountain Views



Country Setting

Close to Town





HOUSE DESIGN: 1 Story # BEDROOMS: 4 TOTAL # BATHS: 4 APX YEAR BUILT: 1994 APX TOTAL SQFT: 3500 **ADDITIONAL LIVING UNITS: No** 

**BASEMENT:** Yes

**BASEMENT ENTRY:** Interior Only

BASEMENT TYPE: Full

BASEMENT COMPLETION: Partially

AREA: S Big Horn Out of Town

SUBDIVISION: None

SCHOOL DISTRICT: Big Horn County

District #3

MANAGEMENT LINE AND THE PERSON OF THE PERSON	THE COLUMN THE COMMENT			
APX ABOVE GRADE SQFT: 2156	APX BELOW GRADE SQFT: 1344	# FULL BATHS: 3	# HALF BATHS: 0	# 3/4 BATHS: 1
AVG WATER/MO \$: 0				

NATURAL GAS COMPANY: Wyoming Gas

ELECTRIC COMPANY: Rocky Mountain Power

SEWER: Septic

ASSESSMENT \$: 0

PRIMARY WATER TYPE: City

COOLING TYPE: Central Air

PRIMARY HEAT: Forced Air

PRIMARY FUEL TYPE: Natural Gas

OTHER \$: 0

BLDGTYPE: Loafing Shed

HOA: No

**IRRIGATION FEES \$: 0** 

BLDGYRB: 0

BLDGYRB2: 0 BLDGYRB3: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Living Rm	M		Den	В				
Kitchen	M		Bedroom 2	M				
Dining Rm	M		Bedroom 3	M				
Mstr Bdrm	2		Extra Rm	2	off master bed			
Full Bath	M		Full Bath	В				
Full Bath	M							

INCLUSIONS: none

EXCLUSIONS: none

**APX DEEDED ACRES: 12.7** 

APX LOT SQFT: 0

**APX IRRIGATED ACRES: 10 TAX YEAR: 2012** 

TOTAL TAX \$: 2072.63

TAXED W/OTHER LAND: No

PARCELABLE: No ADJ TO PUBLIC LAND: No

RIVER/STREAM FRONT: No

**DETAILED ZONING: Big Horn County - Not Zoned** 

SELLER FIN: No LEGAL DESCRIPTION: 12.7 AC in Lot 3 Lying N of Ditch 4, T52 R93, SD94-261

PROPERTY RIGHTS: Fee Simple

**DISCLOSURES:** Yes

**HEATING STOVE TYPE:** Gas

**CONSTRUCTION:** Frame **EXTERIOR SIDING:** Vinyl

ROOF: Composition Shingle

FIREPLACE TYPE: None

GARAGE/TYPE STALLS: Attached-2 Stalls

INTERIOR FEATURES: Ceiling Fan(s), Mud Room, Pantry, Vaulted

Ceiling(s), Walk-in Closet(s)

EXTERIOR FEATURES: Flat Terrain, Horse Property, Irrigated, Landscaping, Loafing Shed, Mountain View, Production Ground, RV

Parking, Storage Building

PROPERTY ACCESS: County Gravel

COMMENTS: Nice home on 12.7 acres with a ditch that runs through the property. Lots of mature trees surrond the yard for a nice country setting. Approximately 10 acres of irrigated production ground. In the Greybull Heights, just minutes from town. Sq. Ft. per court house records.

DIRECTIONS TO PROPERTY: East of Greybull, in the Heights, at the end of Rimrock Road.

SUBJECT TO 1031: No

OFFICE NAME: Canyon Real Estate, LLC (#:46)

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.

