

COUNTRY SETTING CLOSE TO TOWN

Greybull



\$250,000



Canyon Real Estate, LLC

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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



Driveway/Entrance



Sheds



Field



Kitchen



Hallway



Living Room

Master Bedroom



*Master Bedroom w/Views
of the Big Horn Mountains*





*Extra Room off
Master Bedroom
(Sewing Room)*



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



Basement



Garage



Back of Home



Field



Field

Mountain Views



Country Setting

Close to Town



MLS #: R10007540A (Active) List Price: \$250,000

3368 Road 27 Greybull, WY 82426



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 Finished

AREA: S Big Horn Out of Town
SUBDIVISION: None
SCHOOL DISTRICT: Big Horn County District #3

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 PRIMARY WATER TYPE: City COOLING TYPE: Central Air
PRIMARY HEAT: Forced Air PRIMARY FUEL TYPE: Natural Gas
ASSESSMENT \$: 0 HOA: No IRRIGATION FEES \$: 0 OTHER \$: 0

BLDGTYPE: Loafing Shed 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	B				
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	B				
Full Bath	M							

INCLUSIONS: none

EXCLUSIONS: none

APX IRRIGATED ACRES: 10 APX DEEDED ACRES: 12.7 APX LOT SQFT: 0
TAX YEAR: 2012 TOTAL TAX \$: 2072.63 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

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

CONSTRUCTION: Frame HEATING STOVE TYPE: Gas
EXTERIOR SIDING: Vinyl FIREPLACE TYPE: None
ROOF: Composition Shingle INTERIOR FEATURES: Ceiling Fan(s), Mud Room, Pantry, Vaulted Ceiling(s), Walk-in Closet(s)
GARAGE/TYP STALLS: Attached-2 Stalls
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 surround 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.

