

HORSE LOVERS DREAM



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HORSE LOVERS DREAM



\$395,000

This property has it all for the horse lover. The home features 3120 square feet of living space. The main floor features an open great room. The kitchen has a large eating bar with offer good working space. The breakfast nook has windows on 3 sides offering great views of the Big Horn Mountains. There are 2 bedrooms and 1 bath on the main living level. On the lower level, there is family room with a moss rock gas fireplace, bedroom, office, ¾ bath, and laundry and storage room. Heat is forced air propane with central air conditioning.

The roping arena is 18,000 square feet measuring 60 feet by 300 feet. The arena is set up for calf roping. Additional buildings include a 24 foot by 34 foot garage, 24 foot by 36 foot utility building and two loafing sheds. There is an extensive corral system around the arena. There are 7 electric automatic horse waterers.

The property consists of 62 acres with 24 acres of water rights. Eight inch gated pipe is included for irrigating. Pastures are planted with broom, fescue and garrison grass hay.

Views of the Big Horn Mountains are magnificent. It is a short drive to the Big Horns where recreational opportunities abound. Saddle up and start enjoying your horsemanship activities year round.

MOTIVATED SELLER-BRING ALL OFFERS!



Horse Lovers Dream



House & Arena



Shop/Garage





Living Room



Kitchen

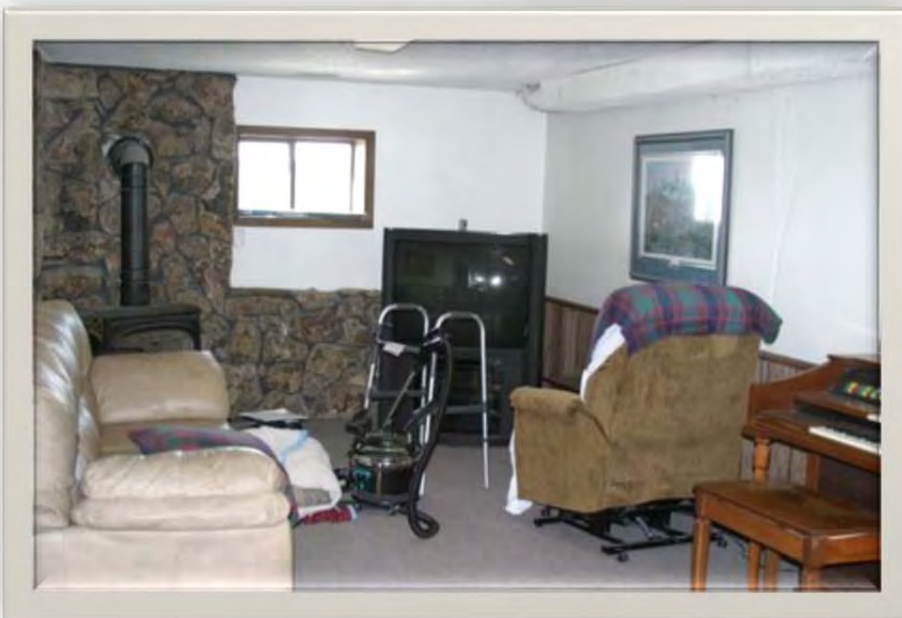
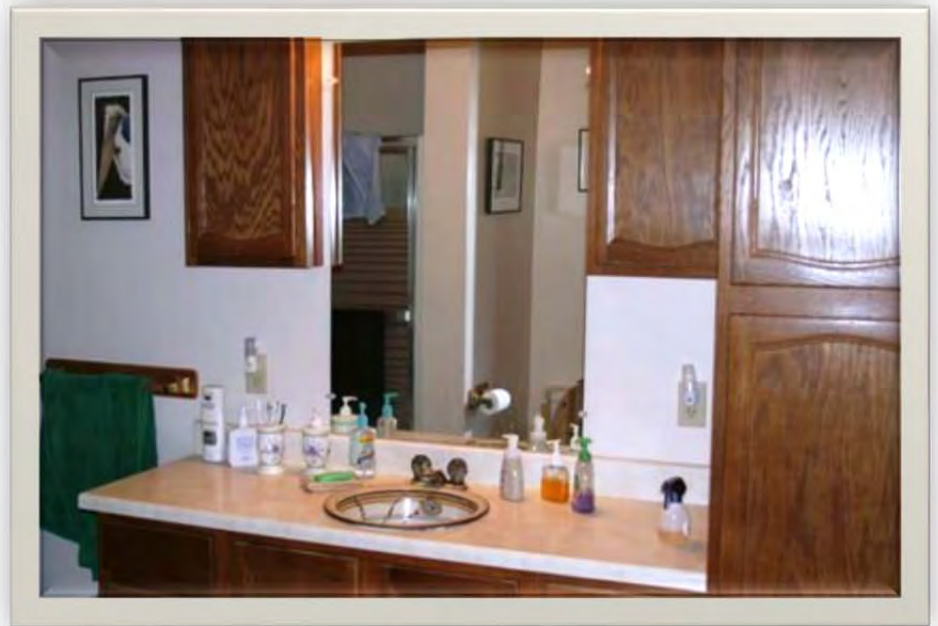
Breakfast Room





Bedroom

Bathroom



Family Room



Arena & Corrals





Arena Interior



Hay Crop



Horse Shed



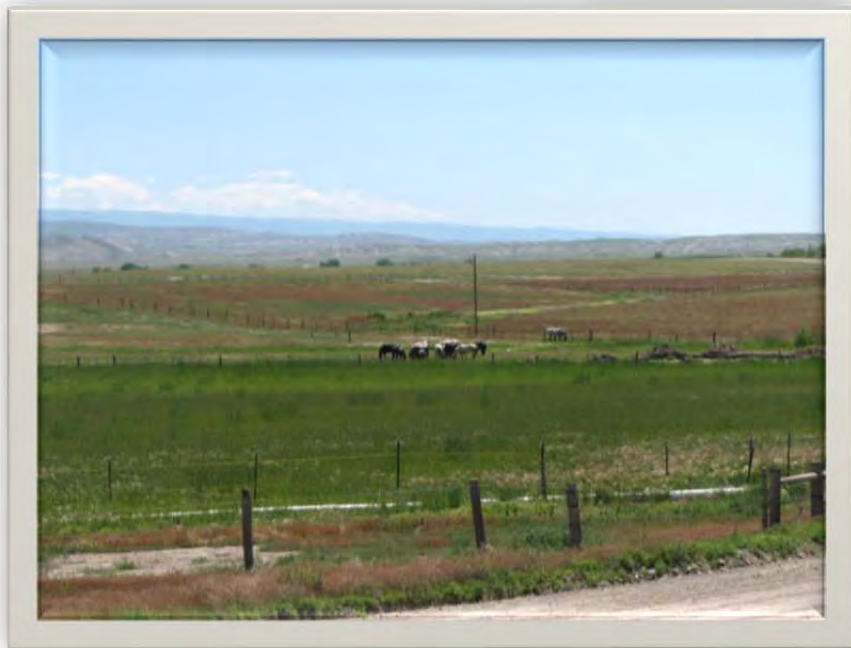


Irrigated Fields





Irrigated Fields



Pasture





Brilliant Sunset



Horse Shed



Big Horn Mountains



MLS #: R10006439A (Active) List Price: \$395,000

3392 Faye St Greybull, WY 82426



HOUSE DESIGN: 2 Story
BEDROOMS: 3
TOTAL # BATHS: 2
APX YEAR BUILT: 1980
APX TOTAL SQFT: 3120
ADDITIONAL LIVING UNITS: No
BASEMENT: No

AREA: S Big Horn Out of Town
SUBDIVISION: None
SCHOOL DISTRICT: Big Horn County District
APX MILES FROM TOWN: 4.2

APX ABOVE GRADE SQFT: 1560 **APX BELOW GRADE SQFT:** 1560 **# FULL BATHS:** 1 **# HALF BATHS:** 0 **# 3/4 BATHS:** 1
AVG WATER/MO \$: 0
NATURAL GAS COMPANY: None **ELECTRIC COMPANY:** Big Horn Rural Electric
SEWER: Septic **PRIMARY WATER TYPE:** City **COOLING TYPE:** Central Air
PRIMARY HEAT: Forced Air **PRIMARY FUEL TYPE:** Propane
ASSESSMENT \$: 0 **HOA:** No **IRRIGATION FEES \$:** 420 **OTHER \$:** 0

BLDGTYPE: Arena **BLDGSIZE:** 300 x 60 **BLDGCNST:** Steel Frame **BLDGYRB:** 1980 **BLDGDESC:** Indoor Riding Arena
BLDGTYPE2: Garage/Shop **BLDGSZ2:** 24 x 34 **BLDGCNST2:** Frame **BLDGYRB2:** 2003
BLDGYRB3: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Great Rm	2		Kitchen	2		Mstr Bdrm	2	
Bedroom 2	2		Full Bath	2		Family Rm	M	
Bedroom 3	M		3/4 Bath	M		Office	M	
Laundry	M		Extra Rm	M				

ADDITIONAL ROOM INFO: Main living area is on second floor.

INCLUSIONS: Side by side refrigerator, JennAire Range, dishwasher, gated pipe and irrigation equipment.

EXCLUSIONS: None

APX IRRIGATED ACRES: 24 **APX DEEDED ACRES:** 62 **APX LOT SQFT:** 0
TAX YEAR: 2012 **TOTAL TAX \$:** 1877.49 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **PARCELABLE:** Yes **ADJ TO PUBLIC LAND:** No **RIVER/STREAM FRONT:** No
DETAILED ZONING: Big Horn County - Not Zoned
SELLER FIN: No **DISCLOSURES:** No
LEGAL DESCRIPTION: S2SE4SE4, Section 1, T57N, R93, 5 Acres, SD92-47 and PT N2SE4: PT S2SE4, Section 1, T52N, R93, 57 Acres, SD92-47 SS082

CONSTRUCTION: Steel Frame **HEATING STOVE TYPE:** None
EXTERIOR SIDING: Steel, Stone **FIREPLACE TYPE:** Gas
ROOF: Metal **INTERIOR FEATURES:** Breakfast Bar, Breakfast Nook
GARAGE/TYPE STALLS: Detached-2 Stalls
EXTERIOR FEATURES: Barn, Corrals, Horse Property, Irrigated, Loafing Shed, Mountain View, Production Ground, Recreational, Rolling Terrain, Shop, Storage Building
PROPERTY ACCESS: State Highway

COMMENTS: This property has it all for the horse lover. The home features 3120sf of living space. The roping arena is 18,000sf & is set up for calf roping. Additional bldgs include garage, utility bldg & 2 loafing sheds. There is an extensive corral system around the arena. There are 7 electric auto horse waterers. The property consists of 62 acres w/24 acres of water rights. Motivated Sellers-Bring All Offers!

DIRECTIONS TO PROPERTY: East of Greybull towards Shell 4.2 miles from Greybull on left side of the highway.

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.

