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## INVESTMENT PROPERTY IN LOVELL WYOMING



**\$165,000**

*The property offers numerous opportunities to the investor. There is a 2 bedroom, 1 full bathroom home with an open kitchen/living room/dining room concept. The home has numerous upgrades including new windows, new doors, new roof, upgraded bathroom amenities and more. It has hardwood floors, a large mud room and a spacious laundry room. Downstairs there is one room which is perfect for a hobby room. Outside you'll find several outbuildings for storage. You'll also be pleased to see large outbuildings designed to keep an RV or boat out of the weather. All of this is located conveniently south of Lovell, Wyoming on the outskirts of town near the hospital.*

INFORMATION ON THIS PROPERTY WAS OBTAINED FROM SOURCES OTHER THAN THAT OF CANYON REAL ESTATE, LLC, AND IS DEEMED TO BE RELIABLE, BUT IS NOT GUARANTEED BY EITHER THE SELLER OR THE SELLER'S AGENT. THIS OFFERING IS SUBJECT TO CORRECTION, WITHDRAWAL, PRIOR SALE, OR PRICE CHANGE WITHOUT PRIOR NOTICE.





*Kitchen*



*Dining/Kitchen*





*Living Room*



*Bedrooms*



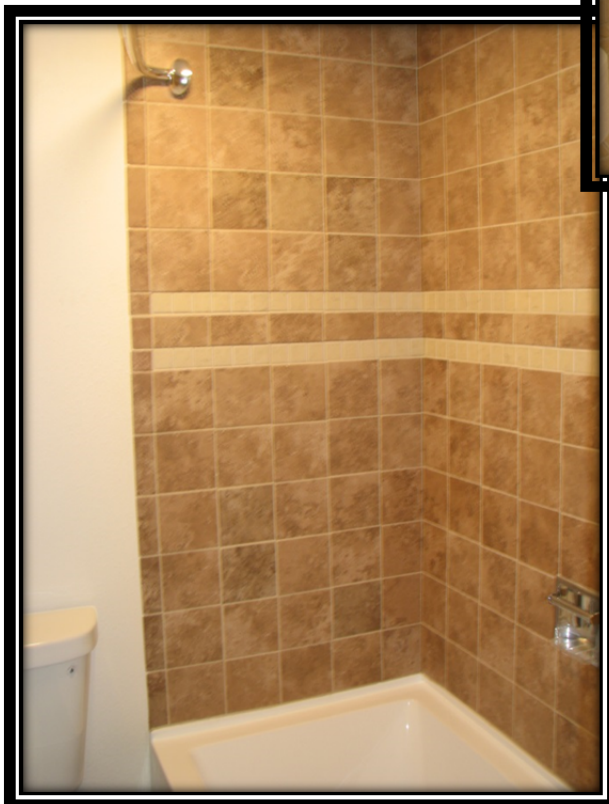




*Bathroom*



*Shelving*



*Tile Shower*





*Large Laundry  
Room*



*Large  
Mud  
Room*



*Basement*



*West Side of Home*



*Back of Home*



*Garage & Carport*



*Heated Shop*





*RV Shelter*



*Hone and Outbuildings*



MLS #: R10013115A (Active) List Price: \$165,000

1030 Lane 12 Lovell, WY 82431



House Design: 1 Story  
# Bedrooms: 2  
Total # Baths: 1  
Apx Year Built: 1933  
Apx Total SqFt: 1348  
Additional Living Units: No  
Basement: Yes  
Basement Entry: Interior Only  
Basement Type: Partial  
Basement Completion: Not Finished

Area: N Big Horn Out of Town  
Subdivision: Heiser Sub SS17-000  
School District: Big Horn County District #2  
Mobiles Allowed: No  
Modulars Allowed: No

Apx Above Grade SqFt: 1048 Apx Below Grade SqFt: 300 # Full Baths: 1 # Half Baths: 0 # 3/4 Baths: 0

Avg Water/Mo \$: 50

Natural Gas Company: Mon-Dak Utilities

Electric Company: Rocky Mountain Power

Sewer: Septic Tank

Primary Water Type: Northwest Rural

Cooling Type: Central Air

Primary Heat: Forced Air

Primary Fuel Type: Natural Gas

Assessment \$: 0

HOA: No

Irrigation Fees \$: 0

Other \$: 0

BldgType: Shop

BldgSize: 36 x 40

BldgCnst: Steel Frame

BldgDesc: Heated Shop

BldgSz2: 30 x 45

BldgSz3: 15 x 20

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Kitchen	Main		Laundry	Main	Large			
Dining Room	Main		Bonus Room	Main	Lg Mud Room			
Family Room	Main							
Bedroom	Main							
Bedroom	Main							
Full Bath	Main							

Additional Room Info: Basement square feet is approximate.

Inclusions: refrigerator, stove, microwave, dishwasher, washer/dryer

Exclusions: Sellers personal items

Apx Irrigated Acres: 0

Apx Deeded Acres: 0.81

Apx Lot SqFt: 35284

Taxes TBD: No

Tax Year: 2017

Total Tax \$: 701.06

Taxed w/Other Land: No

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: see in Documents

RdAccs: Public

RdMaint: Public

RdSrvc: Paved (Asphalt/Concrete)

Construction: Frame

Exterior Siding: Cedar

Roof: Metal

Garage/Type Stalls: Carport-1 Stall, Detached-1 Stall

Exterior Features: Covered Deck, Flat Terrain, Natural Gas to Property, RV Parking, Shop

Heating Stove Type: None

Fireplace Type: None

Interior Features: Mud Room, Porch, Tile Floor, Walk-in Closet(s), Wood Floor

Comments: The property offers numerous opportunities to the investor. The home has numerous upgrades including new windows, new doors, new roof, upgraded bathroom amenities and more. It has hardwood floors, a large mud room and a spacious laundry room. Downstairs there is one room which is perfect for a hobby room. Several outbuildings for storage. Located on the outskirts of Lovell near the hospital.

Directions to Property: Heading West out of Lovell on Hwy 14A, turn South on Hwy 32 (at big white house), follow to Lane 12, turn left and follow to property on your right.

Subject to 1031: No

Office Name: Canyon Real Estate, LLC (#:46)

Listing Office: 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.

MLS #: R10013115A

SS 17-000

( HEISER SUBDIVISION )

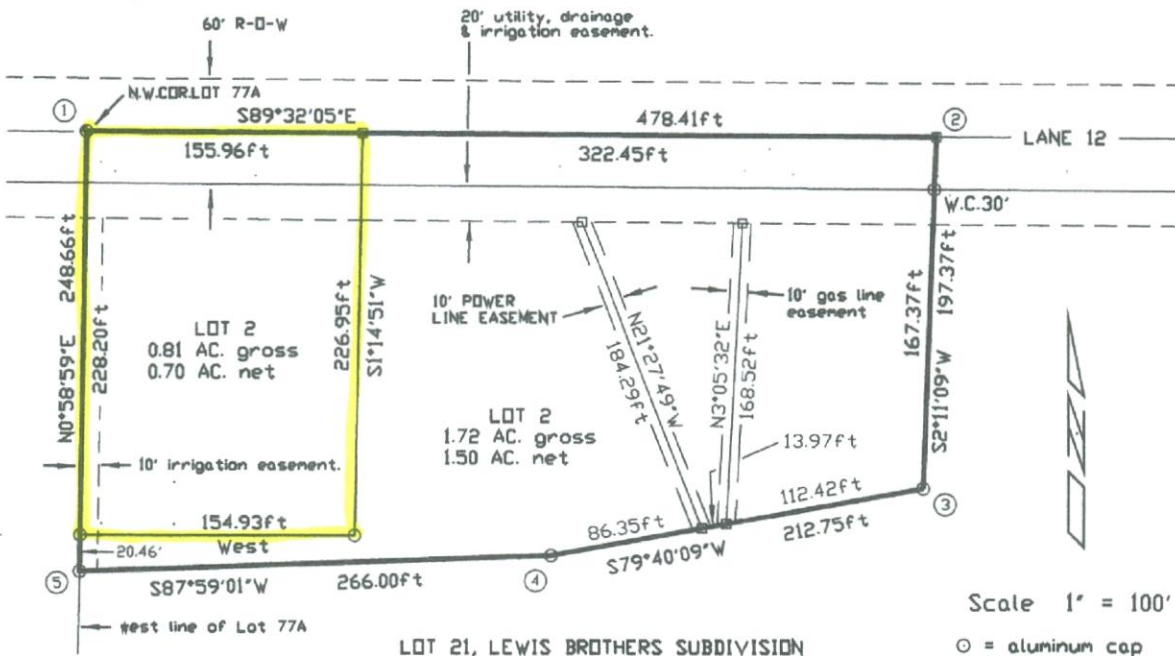
LOCATED IN LOT 77A, RESURVEY TOWNSHIP 56 NORTH, RANGE 96 WEST, 6TH P.M., BIG HORN COUNTY, WYOMING.

DESCRIPTION OF LANDS:

A tract of land located in Lot 77A, RESURVEY Township 56 North, Range 96 West, 6th P.M., Big Horn County, Wyoming, more particularly described as follows:

Beginning at Point No.1, which point is the northwest corner of said Lot 77A; thence proceed S89°32'05"E along the north line of said Lot 77A a distance of 478.41 feet to Point No.2; thence proceed S2°11'09"W a distance of 197.37 feet to Point No.3; thence proceed S79°40'09"W a distance of 212.75 feet to Point No.4; thence proceed S87°59'01"W a distance of 266.00 feet, more or less, to Point No.5, which point is on the west line of said Lot 77A; thence proceed N0°58'59"E a distance of 248.66 feet, more or less, to Point No.1, the point of beginning.

This tract of land contains 2.53 acres, more or less, of which approximately 0.33 acres are in the right-of-way for Lane 12.



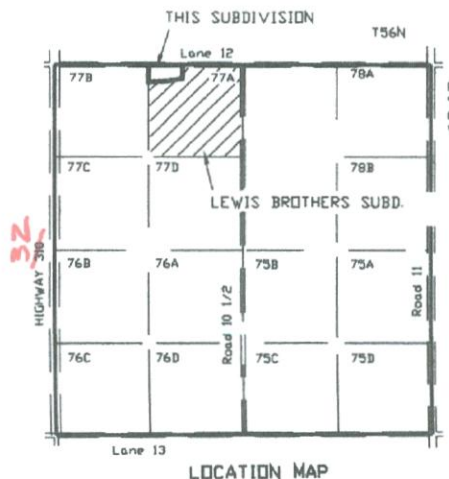
GENERAL NOTES:

STATE LAW DOES NOT RECOGNIZE ANY RIPARIAN WATER RIGHT. YOU SHALL HAVE NO RIGHT TO IRRIGATION WATER FLOWING PAST OR THROUGH THIS SUBDIVISION OTHER THAN THAT WHICH IS SPECIFICALLY ADJUDICATED OR APPROPRIATED TO YOUR LOT VIA THE STATE ENGINEER'S OFFICE OR THE STATE BOARD OF CONTROL. NO PUBLIC MAINTENANCE OF STREETS OR ROADS. NO PROPOSED CENTRAL SEWAGE SYSTEM. WATER SOURCE FOR THIS LOT IS NORTHWEST RURAL WATER DISTRICT.

SEPTIC: Future lot owners may install ONLY enhanced or engineered septic systems due to presence of high ground water.

ALL LANDS WITHIN THIS SUBDIVISION HAVE ADJUDICATED RIGHTS UNDER PERMIT ND1049E, THRU THE ENL. ROANE (LOVELL) CANAL FROM SHOSHONE RIVER. SUPPLY FOR LOTS 1 & 2 RUNS ALONG THE WEST LINE THE LOTS IN THE 10' IRRIGATION EASEMENT SHOWN. IF WATER ROTATION DELIVERY IS REQUIRED IT WILL BE ON A TIMING BASIS DEVELOPED BY THE LOT OWNERS - SUBJECT TO THE AVAILABILITY OF DELIVERY THRU THE ROANE CANAL SYSTEM.

NO LOT MAY DISCHARGE WATER ONTO ANOTHER LOT EXCEPT INTO DRAINAGE EASEMENTS SHOWN. WYOMING WATER LAW REQUIRES THAT ANY DAMAGES BY ONE USER'S WATER ON THE PROPERTY OF ANOTHER CREATES A LIABILITY FOR THE INJURING PARTY.



CERTIFICATE OF SURVEYOR

STATE OF WYOMING )  
COUNTY OF FREMONT ) SS

I, JOHN D. HART, A DULY LICENSED LAND SURVEYOR IN THE STATE OF WYOMING DO





**IMPORTANT NOTICE**  
**Canyon Real Estate, LLC**  
**(Name of Brokerage Company)**  
**REAL ESTATE BROKERAGE DISCLOSURE**

When you select a Real Estate Brokerage Firm, Broker or salesperson (all referred to as "Broker") to assist you in a real estate transaction, the Broker may do so in one of several capacities. In accordance with Wyoming's Brokerage Relationships Act, this notice discloses the types of working relationships that are available to you.

**Seller's Agent/** (Requires written agreement with Seller)

If a Seller signs a written listing agreement with a Broker and engages the Broker as a Seller's Agent, the broker represents the Seller. On properties listed with other brokerage companies, the Broker may work as an agent for the Seller if the Seller agrees to have the Broker work as a subagent. As an agent or subagent for the Seller, the Broker represents the Seller and owes the Seller a duty of utmost good faith, loyalty, and fidelity in addition to the **obligations** enumerated below for Intermediaries. Wyo. Stat. §33-28-303(a). The Seller may be vicariously liable for the acts of the Seller's Agent or Seller's Subagent that are approved, directed or ratified by the Seller.

**Customer.** (No written agreement with Buyer or Seller)

A customer is a party to a real estate transaction who has established no intermediary or agency relationship with any Broker in that transaction. A Broker may work either as an agent for the Seller treating the Buyer as a customer or as an agent for the Buyer treating the Seller as a customer. Also when a Buyer or Seller is represented by another Broker, a Broker may work with the other Buyer or Seller as a customer, having no written agreement, agency or intermediary relationship with either party. A Broker working with a customer shall owe no duty of confidentiality to a customer. Any information shared with Broker may be shared with the other party to the transaction at customer's risk. The customer should not tell the broker any information which the customer does not want shared with the other party to the transaction. The Broker must treat the customer honestly and with fairness disclosing all material matters actually known by the Broker. The Broker owes the Customer the **obligations** enumerated below for Intermediaries which are marked with an asterisks. W.S. 33-28-310(a).

**Buyer's Agent.** (Requires written agreement with Buyer)

If a Buyer signs a written Buyer Agency Agreement with a Broker, the Broker will act as an agent for the Buyer. If so, the Broker represents the Buyer and owes the Buyer a duty of utmost good faith, loyalty and fidelity in addition to the **obligations** enumerated below for Intermediaries. The Buyer may be vicariously liable for the acts of the Buyer's Agent that are approved, directed or ratified by the Buyer. As a Buyer's Agent, Wyoming law requires the Broker to disclose to potential Sellers all adverse material facts, which may include material facts regarding the Buyer's financial ability to perform the terms of the transaction. Wyo. Stat. § 33-28-304(c). As a Buyer's Agent, Broker has duties to disclose to the Buyer certain information; therefore, the Seller should not tell Broker any information which the Seller does not want shared with the Buyer.

**Intermediary.** (Requires written agreement with Seller and/or Buyer)

The Intermediary relationship is a non-agency relationship which may be established between a Broker and a Seller and/or a Broker and a Buyer. A Seller may choose to engage a Broker as an Intermediary when listing a property. A Buyer may also choose to engage a Broker as an Intermediary. An Intermediary shall not act as an agent or advocate for any party and shall be limited to providing those services set forth below. Wyo. Stat. § 33-28-305.

As an Intermediary (Non-Agent), Broker will not represent you or act as your agent. The parties to a transaction are not legally responsible for the actions of an Intermediary and an Intermediary does not owe the parties the duties of an agent, including the fiduciary duties of loyalty and fidelity. Broker will have the following **obligations** to you:

- perform the terms of any written agreement made by the Intermediary with any party or parties to the transaction;
- exercise reasonable skill and care; \*
- advise the parties to obtain expert advice as to material matters about which the Intermediary knows but the specifics of which are beyond the expertise of the Intermediary; \*
- present all offers and counteroffers in a timely manner; \*
- account promptly for all money and property Broker received; \*
- keep you fully informed regarding the transaction; \*
- obtain the written consent of the parties before assisting the Buyer and Seller in the same real estate transaction as an Intermediary to both parties to the transaction;
- assist in complying with the terms and conditions of any contract and with the closing of the transaction; \*
- disclose to the parties any interests the Intermediary may have which are adverse to the interest of either party; \*

WAR Form 410-0709, Real Estate Brokerage Disclosure.  
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- disclose to prospective Buyers, known adverse material facts about the property;
- disclose to prospective Sellers, any known adverse material facts, including adverse material facts pertaining to the Buyer's financial ability to perform the terms of the transaction; \*
- disclose to the parties that an Intermediary owes no fiduciary duty either to Buyer or Seller, is not allowed to negotiate on behalf of the Buyer or Seller, and may be prohibited from disclosing information about the other party, which if known, could materially affect negotiations in the real estate transaction.
- disclose Buyer's intent to occupy property as primary residency.

As Intermediary, Broker will disclose all information to each party, but will not disclose the following information without your informed consent:

- that you may be willing to agree to a price different than the one offered;
- the motivating factors for buying or selling the property;
- that you will agree to financing terms other than those offered; or
- any material information about you, unless disclosure is required by law or if lack of disclosure would constitute dishonest dealing or fraud.

**Change From Agent to Intermediary — In-House Transaction**

If a Buyer who has signed a Buyer Agency Agreement with Broker wants to look at or submit an offer on property Broker has listed as an agent for the Seller, the Seller and the Buyer may consent in writing to allow Broker to change to an Intermediary (non-agency) relationship with both the Buyer and the Seller. Wyo. Stat. § 33-28-307.

An established relationship cannot be modified without the written consent of the Buyer or the Seller. The Buyer or Seller may, but are not required to, negotiate different commission fees as a condition to consenting to a change in relationship.

**Designated Agent.** (requires written designation by the brokerage firm and acknowledgement by the Buyer or Seller)

A designated agent means a licensee who is designated by a responsible broker to serve as an agent or intermediary for a Seller or Buyer in a real estate transaction. Wyo. Stat. § 33-28-301 (a)(x).

In order to facilitate a real estate transaction a Brokerage Firm may designate a licensee as your agent or intermediary. The Designated Agent will have the same duties to the Buyer and Seller as a Buyer's or Seller's Agent or Intermediary. The Broker or an appointed "transaction manager" will supervise the transaction and will not disclose to either party confidential information about the Buyer or Seller. The designation of agency may occur at the time the Buyer or Seller enters into an agency agreement with the Brokerage Firm or the designation of agency may occur later if an "in house" real estate transaction occurs. At that time, the Broker or "transaction manager" will immediately disclose to the Buyer and Seller that designated agency will occur.

**Duties Owed by An Agent But Not Owed By An Intermediary.**

**WHEN ACTING AS THE AGENT FOR ONE PARTY (EITHER BUYER OR SELLER), BROKER HAS FIDUCIARY DUTIES OF UTMOST GOOD FAITH, LOYALTY, AND FIDELITY TO THAT ONE PARTY. A BROKER ENGAGED AS AN INTERMEDIARY DOES NOT REPRESENT THE BUYER OR THE SELLER AND WILL NOT OWE EITHER PARTY THOSE FIDUCIARY DUTIES. HOWEVER, THE INTERMEDIARY MUST EXERCISE REASONABLE SKILL AND CARE AND MUST COMPLY WITH WYOMING LAW. AN INTERMEDIARY IS NOT AN AGENT OR ADVOCATE FOR EITHER PARTY. SELLER AND BUYER SHALL NOT BE LIABLE FOR ACTS OF AN INTERMEDIARY, SO LONG AS THE INTERMEDIARY COMPLIES WITH THE REQUIREMENTS OF WYOMING'S BROKERAGE RELATIONSHIPS ACT. WYO. STAT. § 33-28-306(a)(iii).**

**THIS WRITTEN DISCLOSURE AND ACKNOWLEDGMENT, BY ITSELF, SHALL NOT CONSTITUTE A CONTRACT OR AGREEMENT WITH THE BROKER OR HIS/HER FIRM. UNTIL THE BUYER OR SELLER EXECUTES THIS DISCLOSURE AND ACKNOWLEDGMENT, NO REPRESENTATION AGREEMENT SHALL BE EXECUTED OR VALID. WYO. STAT. § 33-28-306(b).**

**NO MATTER WHICH RELATIONSHIP IS ESTABLISHED, A REAL ESTATE BROKER IS NOT ALLOWED TO GIVE LEGAL ADVICE. IF YOU HAVE QUESTIONS ABOUT THIS NOTICE OR ANY DOCUMENT IN A REAL ESTATE TRANSACTION, CONSULT LEGAL COUNSEL AND OTHER COUNSEL BEFORE SIGNING.**

The amount or rate of a real estate commission for any brokerage relationship is not fixed by law. It is set by each Broker individually and may be negotiable between the Buyer or Seller and the Broker.

On \_\_\_\_\_ (date), I provided  (Seller)  (Buyer) with a copy of this Real Estate Brokerage Disclosure and have kept a copy for our records.

Brokerage Company Canyon Real Estate, LLC

By Lance Bower

I/We have been given a copy and have read this Real Estate Brokerage Disclosure on (date) \_\_\_\_\_ (time) \_\_\_\_\_ and hereby acknowledge receipt and understanding of this Disclosure.

Buyer's Signature \_\_\_\_\_

Buyer's Signature \_\_\_\_\_

Buyer's Signature \_\_\_\_\_

Buyer's Signature \_\_\_\_\_