

MLS #: F10004406A List Price: \$1,990,000

1274 Road 20 Lovell, WY 82431



HOUSE DESIGN: 1 Story
BEDROOMS: 4
TOTAL # BATHS: 3
APX YEAR BUILT: 1980
APX TOTAL SQFT: 2174

AREA: N Big Horn Out of Town
COUNTY: Big Horn
SCHOOL DISTRICT: Big Horn County District #2
APX MILES FROM TOWN: 12

APX ABOVE GRADE SQFT: 2174 **APX BELOW GRADE SQFT:** 0 **# FULL BATHS:** 3 **# HALF BATHS:** 0 **# 3/4 BATHS:** 0
AVG SEWER/MO \$: 0 **AVG WATER/MO \$:** 0 **AVG ELECTRIC/MO \$:** 340
NATURAL GAS COMPANY: None **ELECTRIC COMPANY:** Big Horn Rural Electric
SEWER: Septic **PRIMARY WATER TYPE:** Cistern **COOLING TYPE:** Central Air
PRIMARY HEAT: Forced Air **PRIMARY FUEL TYPE:** Propane

BLDGTYPE: Shop **BLDGTYPE2:** Shop **BLDGTYPE3:** Shop+Apartment
BLDGSIZE: 3600 SF **BLDGSIZE2:** 2880 SF **BLDGSIZE3:** 6000 SF
BLDGCNST: Frame **BLDGCNST2:** Frame **BLDGCNST3:** Frame
BLDGYRBT: 1977 **BLDGYRBT2:** 1999 **BLDGYRBT3:** 0
BLDGDESC: Shop **BLDGDESC2:** Shop **BLDGDESC3:** Shop+Apartment

% MINERAL RIGHTS INCLUDED: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Kitchen	M		Living Rm	M		Dining Rm	M	
Full Bath	M		Full Bath	M		1/2 Bath	B	
Laundry	B		Bedroom 4	B		Rec Rm	B	
Mstr Bdrm	M		Great Rm	M				

INCLUSIONS: Oven/range, refrigerator, dishwasher, microwave,

EXCLUSIONS: Chutes and stall panels

RIVER/STREAM FRONT: No **APX # ACRES:** 720 **APX # IRRIGATED ACRES:** 600
IRRIGCO: Big Horn River **IRRIGCOST:** 0 **IRRIGCOYR:** 0
IRRIGCOYR2: 0
IRRIGCOYR3: 0
IRRIGCOYR4: 0

SOIL TYPE: Sandy Clay Loam

TAX YEAR: 2009 **TOTAL TAX \$:** 5011.11 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **ADJ TO PUBLIC LAND:** Yes **PARCELABLE:** Yes
DRAINAGE FEE YEAR: 0
DETAILED ZONING: Unknown
SELLER FIN: No **DISCLOSURES:** Yes

LEGAL DESCRIPTION: Uploaded under misc. documents

CONSTRUCTION: Frame **GARAGE/TYPE STALLS:** Attached-2 Stalls
EXTERIOR SIDING: Hardboard **FIREPLACE TYPE:** Wood
ROOF: Composition Shingle **HEATING STOVE TYPE:** Gas
TOPOGRAPHY: Rolling **BASEMENT TYPE:** Partial Walkout
TYPE OF LEASED LAND: None **BASEMENT COMPLETION:** Fully Finished
EXTERIOR FEATURES: Acreage Fenced, Adj to BLM, Barn, Corrals, Deck/Patio, Garden, Guest House, Horse Property, Hunting, Irrigated, Landscaping, Mountain View, Pivot Irrigated, Pond, Production Ground, Recreational, Rolling Terrain, RV Parking, Shop, Sprinklers, Auto, Storage Building
INTERIOR FEATURES: Breakfast Bar, Ceiling Fans, Disposal, Garage Door Opener, Jetted Tub, Pantry, Satellite Dish, Skylights, Tile Floor, Walk-in Closet(s), Wood Floors
PROPERTY ACCESS: County Gravel

YIELD INFO: Barley 90-130 Bu/Ac; Alfalfa 4.5ton/Ac; sugar beets 25-30 ton/Ac; pinto beans 25-35bags/Ac; 300AU's

COMMENTS: See this exceptional 720± acre ranch in the heart of NW Wyoming! This well cared for and equipped property is rated at the top! Elegant, yet tasteful, 4 bed/3 bath home has quality features through out. 600± Irrigated acres run under 4 modern sprinklers. Large shop with beautiful apartment, repair shop, horse barn & stalls & hay storage. Ample hunting and fishing on this secluded property.

DIRECTIONS TO PROPERTY: Renner Ranch 12 mi. SE of Lovell, WY. Drive through Lovell on Hwy. 310 (Main St.) at the east end of town take the curve left onto Hwy 14A. Drive approximately 10 miles east and turn right onto Rd. 20 (before Yellowtail causeway). Drive 2 miles to Renner Ranch, # 1274, It's the only farmstead on Road 20.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#43)

© 2010 Systems Engineering, Inc. - All Rights Reserved
Information Herein Deemed Reliable but Not Guaranteed