

MLS #: L10005103A List Price: \$4,500

000 5th St Frannie, WY 82412



APX # ACRES: 0
APX # IRRIGATED ACRES: 0
APX LOT SQFT: 7000
RIVER/STREAM FRONT: No
TOPOGRAPHY: Flat

UNIT # OR LOT #: 19 7 20
AREA: N Big Horn in Town
SUBDIVISION: Unknown
COUNTY: Big Horn
SCHOOL DISTRICT: Unknown

NATURAL GAS COMPANY: Frannie-Deaver
SEWER: City **PRIMARY WATER TYPE:** City
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: Yes

ELECTRIC COMPANY: City
IRRIGATION FEES \$: 0

HOA: No

INCLUSIONS: There is a small house on the lots but it has been used for storage and probably needs to come down.

EXCLUSIONS: none

IRRIG CO: none **IRGCO\$:** none **IRGCOYR:** 2010
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0

TAX YEAR: 2010 **TOTAL TAX \$:** unknown **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **ADJ TO PUBLIC LAND:** No **PARCELABLE:** No
MOBILES ALLOWED: No **MODULARS ALLOWED:** No **DETAILED ZONING:** Unknown

SELLER FIN: No
DISCLOSURES: No

LEGAL DESCRIPTION: Lots 19&20 23 Fran MF-16-417

PROPERTY FEATURES: Flat Terrain, Natural Gas to Property **TYPE LEASED LAND:** None

YIELD INFO: none**COMMENTS:** Property has no yield

DIRECTIONS TO PROPERTY: Turn onto 5th St at the Tobacco store. It is on the left hand side between the store and the log home on the corner which is for sale also. Two combined would make a nice private property.

SUBJECT TO 1031: No**OFFICE NAME:** Running Horse Realty (#:43)

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