

**MLS #: R10004327A List Price: \$219,900**

1227 Lane 13 Lovell, WY 82431



**HOUSE DESIGN:** Doublewide  
**# BEDROOMS:** 3  
**TOTAL # BATHS:** 2  
**APX YEAR BUILT:** 1998  
**APX TOTAL SQFT:** 1664  
**ADDITIONAL LIVING UNITS:** No  
**AREA:** N Big Horn Out of Town  
**SUBDIVISION:** None  
**SCHOOL DISTRICT:** Big Horn County District #2  
**APX MILES FROM TOWN:** 2

**APX ABOVE GRADE SQFT:** 1664    **APX BELOW GRADE SQFT:** 0    **# FULL BATHS:** 2    **# HALF BATHS:** 0    **# 3/4 BATHS:** 0  
**AVG GAS/MO \$:** 20    **AVG WATER/MO \$:** 45    **AVG ELECTRIC/MO \$:** 150    **AVG GARBAGE/MO \$:** 0  
**NATURAL GAS COMPANY:** Mon-Dak Utilities    **ELECTRIC COMPANY:** Big Horn Rural Electric  
**SEWER:** Septic    **PRIMARY WATER TYPE:** Northwest Rural    **SECONDARY WATER TYPE:** Well    **COOLING TYPE:** Central Air  
**PRIMARY HEAT:** Forced Air    **SECONDARY HEAT:** Fireplace    **PRIMARY FUEL TYPE:** Natural Gas    **SECONDARY FUEL TYPE:** Wood  
**ASSESSMENT \$:** 0    **HOA:** No    **HOA \$:** 0    **IRRIGATION FEES \$:** 240    **OTHER \$:** 0

**BLDGTYPE:** Detached Garage    **BLDGSIZE:** 24X30    **BLDGCNST:** Frame    **BLDGYRB:** 1980    **BLDGDESC:** Steel Frame  
**BLDGTYPE2:** Barn    **BLDGSZ2:** 15X44    **BLDGYRB2:** 1996  
**BLDGTYPE3:** Shed    **BLDGSZ3:** 8X10    **BLDGCNST3:** Steel Frame    **BLDGYRB3:** 2003

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Living Rm	M		Kitchen	M		Dining Rm	M	
Mstr Bdrm	M		Full Bath	M		Bedroom 2	M	
Bedroom 3	M		Full Bath	M		Extra Rm	M	
Laundry	M							

**INCLUSIONS:** Oven/range, refrigerator in garage, attached heavy steel shelves

**EXCLUSIONS:** Washer, Dryer, Dining Room chandelier, unattached metal shelves in garage, wind vein on garage

**APX # IRRIGATED ACRES:** 11    **APX # ACRES:** 12    **APX LOT SQFT:** 0  
**COUNTY TAX ID:** 56962430019300    **TAX YEAR:** 2009    **TOTAL TAX \$:** 1140    **TAXED W/OTHER LAND:** No  
**PROPERTY RIGHTS:** Fee Simple    **PARCELABLE:** No    **ADJ TO PUBLIC LAND:** No    **RIVER/STREAM FRONT:** No  
**DETAILED ZONING:** Lovell Residential  
**SELLER FIN:** No    **DISCLOSURES:** No  
**LEGAL DESCRIPTION:** E 391' OF LOT 39M 24 56 96 12AC LI-186D, LB-018B SD96-743

**CONSTRUCTION:** Frame, On Permanent Foundation    **BASEMENT TYPE:** Partial  
**EXTERIOR SIDING:** Vinyl    **BASEMENT COMPLETION:** Not Finished  
**ROOF:** Single-Ply Roof    **HEATING STOVE TYPE:** Pellet  
**GARAGE/TYPE STALLS:** Detached-2 Stalls    **FIREPLACE TYPE:** Wood  
**EXTERIOR FEATURES:** Acreage Fenced, Barn, Deck/Patio, Fenced Yard, Flat Terrain, Garden, Horse Property, Irrigated, Landscaping, Loafing Shed, Mountain View, Natural Gas to Property, Recreational, RV Parking, Sprinklers, Manual, Storage Building    **INTERIOR FEATURES:** Disposal, Garage Door Opener, Pantry, Vaulted Ceiling(s)  
**PROPERTY ACCESS:** County Gravel

**COMMENTS:** Charming, country ranchette on 12+/- acres SE of Lovell. Very well built 3-bedroom, 2 bath manufactured house on a permanent foundation. Property has a garage, barn, 200' horse outdoor arena, 2 storage sheds and a grain bin. The acreage features irrigation water, sprinkler system for mature yard and trees, including apple trees, and a large deck to enjoy. Close to BLM land and great mountain views

**DIRECTIONS TO PROPERTY:** Drive thru Lovell on Main Street(Hwy.14), on east edge of Lovell, take Hwy 310approximately 2 miles south to Lane 13. Turn left on Lane 13 to #1227.

**SUBJECT TO 1031:** No

**OFFICE NAME:** Running Horse Realty (#:43)