

**MLS #: R10004648A List Price: \$179,900**

247 Hwy 32 Lovell, WY 82431



**HOUSE DESIGN:** 1 Story  
**# BEDROOMS:** 3  
**TOTAL # BATHS:** 2  
**APX YEAR BUILT:** 1978  
**APX TOTAL SQFT:** 2184  
**ADDITIONAL LIVING UNITS:** No

**AREA:** N Big Horn Out of Town  
**NEIGHBORHOOD:** Unknown  
**SUBDIVISION:** None  
**SCHOOL DISTRICT:** Big Horn County District #2  
**APX MILES FROM TOWN:** 3

**APX ABOVE GRADE SQFT:** 1092    **APX BELOW GRADE SQFT:** 1092    **# FULL BATHS:** 1    **# HALF BATHS:** 1    **# 3/4 BATHS:** 0  
**AVG SEWER/MO \$:** 0    **AVG GAS/MO \$:** 66.00    **AVG WATER/MO \$:** 45    **AVG ELECTRIC/MO \$:** 114.00    **AVG GARBAGE/MO \$:** 25.00  
**NATURAL GAS COMPANY:** Mon-Dak Utilities    **ELECTRIC COMPANY:** Big Horn Rural Electric  
**SEWER:** Septic    **PRIMARY WATER TYPE:** Northwest Rural    **SECONDARY WATER TYPE:** None    **COOLING TYPE:** Swamp Cooler  
**PRIMARY HEAT:** Hot Water    **SECONDARY HEAT:** None    **PRIMARY FUEL TYPE:** Natural Gas    **SECONDARY FUEL TYPE:** Wood  
**ASSESSMENT \$:** 0    **HOA:** No    **HOA \$:** 0    **IRRIGATION FEES \$:** 40.00    **OTHER \$:** 0

**BLDGTYPE:** Garage Detached    **BLDGTYPE2:** Metal    **BLDGTYPE3:** 0  
**BLDGSIZE:** 24x52    **BLDGSZ2:** 8x10  
**BLDGCNST:** Timber Frame    **BLDGCNST2:** Steel Frame  
**BLDGYRB:** 1994    **BLDGYRB2:** 2008  
**BLDGDESC:** Storage Shed

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Living Rm	M		Bedroom 3	B				
Dining Rm	M		Family Rm	B				
Kitchen	M		1/2 Bath	B				
Mstr Bdrm	M		Laundry	B				
Bedroom 2	M		Extra Rm	B				
Full Bath	M							

**ADDITIONAL ROOM INFO:** No egress windows in basement.

**INCLUSIONS:** White gas stove, white double door refrigerator, solar gate & 2 remotes. Swing gate, windmill in garden, metal storage shed.

**EXCLUSIONS:** See list under Misc. Documents.

**APX # IRRIGATED ACRES:** 0    **COUNTY TAX ID:** 56962840023900    **TAX YEAR:** 2009    **TOTAL TAX \$:** 748.86  
**PROPERTY RIGHTS:** Fee Simple    **PARCELABLE:** No    **ADJ TO PUBLIC LAND:** No  
**DETAILED ZONING:** Big Horn County - Not Zoned    **APX LOT SQFT:** 0  
**SELLER FIN:** No    **DISCLOSURES:** Yes    **TAXED W/OTHER LAND:** No  
**LEGAL DESCRIPTION:** One acre in southeast corner of Lot 94 1, one acre northeast corner of 94 P    **RIVER/STREAM FRONT:** Yes

**CONSTRUCTION:** Frame    **BASEMENT TYPE:** Full Walkout  
**EXTERIOR SIDING:** Wood    **BASEMENT COMPLETION:** Partly Finished  
**ROOF:** Composition Shingle    **HEATING STOVE TYPE:** None  
**GARAGE/TYPE STALLS:** Detached-3 Stalls    **FIREPLACE TYPE:** Wood  
**EXTERIOR FEATURES:** Acreage Fenced, Deck/Patio, Irrigated, Landscaping, Mountain View, Natural Gas to Property, Rolling Terrain, RV Parking, Shop, Storage Building, Wooded Acreage  
**INTERIOR FEATURES:** Garage Door Opener, Pantry, Tile Floor, Wood Floor  
**PROPERTY ACCESS:** Private Gravel Road

**COMMENTS:** Charming 3bed/2ba home on 2 acres. Large country kitchen with wood floors, wood stove & bay window. New family room and 1/2 bath in full basement, on-demand water heater, laundry room and storage area plus walkout to carport. Home has plentiful closet space and hot water heat. Large covered deck with scenic Mt. views and garden area. 3 car detached garage with workshop. Solar powered entrance gate

**DIRECTIONS TO PROPERTY:** From Hwy 310 on westside of Lovell, turn south on Hwy 32 go 2 miles to curve, turn left onto gravel driveway at Red house #32 - at solar gate push button to open, to close wait at solar gate for it to automatically open.

**SUBJECT TO 1031:** No

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