

MLS #: R10004712A List Price: \$85,900

126 Shoshone Ave W Byron, WY 82412



HOUSE DESIGN: Doublewide
BEDROOMS: 3
TOTAL # BATHS: 2
APX YEAR BUILT: 1989
APX TOTAL SQFT: 1456
ADDITIONAL LIVING UNITS: No

AREA: N Big Horn in Town
SUBDIVISION: None
SCHOOL DISTRICT: Big Horn County District #1

APX ABOVE GRADE SQFT: 1456 **APX BELOW GRADE SQFT:** 0 **# FULL BATHS:** 2 **# HALF BATHS:** 0 **# 3/4 BATHS:** 0
AVG GAS/MO \$: 81 **AVG WATER/MO \$:** 37 **AVG ELECTRIC/MO \$:** 64
NATURAL GAS COMPANY: Wyoming Gas **ELECTRIC COMPANY:** Rocky Mountain Power
SEWER: City **PRIMARY WATER TYPE:** City **COOLING TYPE:** Swamp Cooler
PRIMARY HEAT: Forced Air **PRIMARY FUEL TYPE:** Natural Gas
ASSESSMENT \$: 0 **HOA:** No **IRRIGATION FEES \$:** 15 **OTHER \$:** 0

BLDGTYPE: Shed **BLDGSIZE:** 12 X 20 **BLDGCNST:** Frame **BLDGYRB:** 2008 **BLDGDESC:** Shed
BLDGTYPE2: Greenhouse **BLDGSZ2:** 48 X 18 **BLDGCNST2:** Frame **BLDGYRB2:** 2008 **BLDGDSC2:** Green house
BLDGTYPE3: Shed **BLDGSZ3:** 8 X 12 **BLDGCNST3:** Frame **BLDGYRB3:** 2008 **BLDGDSC3:** Shed

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

ADDITIONAL ROOM INFO: Please see 'Attachment A' under miscellaneous docs for a list of miscellaneous building materials for a garage that is included in the purchase price.

INCLUSIONS: Refrigerator, oven/range, microwave, yard pump, dishwasher, wood stove in greenhouse, window blinds/curtains, swamp cooler, washer/dryer, water hoses

EXCLUSIONS: Cupboards and shelves in large shed

APX # IRRIGATED ACRES: 0 **APX # ACRES:** 0 **APX LOT SQFT:** 16140 **APX LOT DIMENSIONS:** 134.5 X 120
COUNTY TAX ID: 012600100088 **TAX YEAR:** 2010 **TOTAL TAX \$:** 307.58 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **PARCELABLE:** No **ADJ TO PUBLIC LAND:** No **RIVER/STREAM FRONT:** No
DETAILED ZONING: Unknown
SELLER FIN: No **DISCLOSURES:** Yes
LEGAL DESCRIPTION: 134.5 X 120 1 26 1st SD88-232 B-176C: S1D-411C

CONSTRUCTION: Mobile/Manufactured, On Permanent Foundation **BASEMENT TYPE:** None
EXTERIOR SIDING: Steel **HEATING STOVE TYPE:** None
ROOF: Composition Shingle **FIREPLACE TYPE:** None
GARAGE/TYPE STALLS: None **INTERIOR FEATURES:** Pantry, Satellite Dish, Wood Floor
EXTERIOR FEATURES: Deck/Patio, Dirt Ditches, Greenhouse, Mountain View, Natural Gas to Property, Sprinklers, Manual, Storage Building
PROPERTY ACCESS: City Street

COMMENTS: Everything you ever wanted in a home comes with this well maintained 3 bedroom, 2 full baths, double wide home on a permanent foundation in Byron. With features like spacious rooms, hard wood floors, built in appliances, light airy dining room, deck, spacious lot, 2 storage shed and a greenhouse all on a 134' X 120'± sized lot.

DIRECTIONS TO PROPERTY: Taking Hwy. 14A into Byron going east, turn south on Cloud Peak to Shoshone Ave. and turn left (east) and go to #126.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#:43)