

MLS #: R10004868A List Price: \$165,000

59 Road 8VC Clark, WY 82435



HOUSE DESIGN: 1 Story
BEDROOMS: 2
TOTAL # BATHS: 1
APX YEAR BUILT: 2005
APX TOTAL SQFT: 1232
ADDITIONAL LIVING UNITS: Yes
AREA: Clark
SUBDIVISION: Unknown
SCHOOL DISTRICT: Park County District #1

APX ABOVE GRADE SQFT: 1232 **APX BELOW GRADE SQFT:** 0 **# FULL BATHS:** 1 **# HALF BATHS:** 0 **# 3/4 BATHS:** 0
AVG WATER/MO \$: 0 **AVG ELECTRIC/MO \$:** 130
NATURAL GAS COMPANY: None **ELECTRIC COMPANY:** Beartooth Electric Co
SEWER: Septic **PRIMARY WATER TYPE:** Well **COOLING TYPE:** None
PRIMARY HEAT: Baseboard **PRIMARY FUEL TYPE:** Electric **SECONDARY FUEL TYPE:** Wood
ASSESSMENT \$: 0 **HOA:** No **IRRIGATION FEES \$:** 0 **OTHER \$:** 0

BLDGTYPE: Cabin **BLDGSIZE:** 12 X16 **BLDGCNST:** Frame **BLDGYRB:** 2001 **BLDGDESC:** Cabin
BLDGYRB2: 0
BLDGYRB3: 0

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

ADDITIONAL ROOM INFO: Cabin has it's own electrical meter and bathroom. Owner has put in a new well pump and pressure switch.

INCLUSIONS: Oven/range, refrigerator, dishwasher, wood stove, washer/dryer, microwave

EXCLUSIONS: None

APX # IRRIGATED ACRES: 0 **APX # ACRES:** 11.32 **APX LOT SQFT:** 0
COUNTY TAX ID: 03570202142006 **TAX YEAR:** 2009 **TOTAL TAX \$:** 1134 **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:** No
LEGAL DESCRIPTION: 11.32 AC. DES. AS: BEG. AT A [T. ON THE W. LINE OF THE NW/4SE/4 SEC. 21 FROM WHICH THE NW CORNER THEREOF BEARS N. 880.92' THEN N.71*17'E. FOR 1402.96', S. FOR 371.09', S.71*17'W. FOR 1402.76', N. FOR 371.02' TO POB SEC. 21 T57 R102 (8.10 AC.NET) (PARCEL 14, RECORD OF SURVEY D-19)

CONSTRUCTION: Concrete, Frame **BASEMENT TYPE:** None
EXTERIOR SIDING: Combination, Stucco **HEATING STOVE TYPE:** Wood
ROOF: Composition Shingle **FIREPLACE TYPE:** None
GARAGE/TYPE STALLS: None **INTERIOR FEATURES:** Ceiling Fan(s)
EXTERIOR FEATURES: Corrals, Deck/Patio, Horse Property, Hunting, Mountain View, RV Parking, Storage Building
PROPERTY ACCESS: County Gravel

COMMENTS: Great opportunity for the right person. This bermed, energy-efficient two bedroom home sits on 11.32 +/- acres in the quiet community of Clark, WY. Great for the hunter, fisherman or horseman. Features: step-saver kitchen, recessed lighting, wood stove, step-up living room, French doors, new windows, guest cabin & spectacular mountain views. Corals and a lean-to for horses.

DIRECTIONS TO PROPERTY: From the Belfry Hwy. turn onto Road 1AB and proceed to the Y in the road and stay to the left (Canyon Road) and on to 59 Road 8VC, house is on the right.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#:43)