

**MLS #: R10004957A List Price: \$127,000**

560 Montana Ave Lovell, WY 82431



**UNIT # OR LOT #:** n/a  
**HOUSE DESIGN:** 1 Story  
**# BEDROOMS:** 4  
**TOTAL # BATHS:** 2  
**APX YEAR BUILT:** 1939  
**APX TOTAL SQFT:** 2900  
**ADDITIONAL LIVING UNITS:** No  
**AREA:** N Big Horn in Town  
**SUBDIVISION:** None  
**SCHOOL DISTRICT:** Big Horn County District #2  
**APX MILES FROM TOWN:** 0

**APX ABOVE GRADE SQFT:** 1500    **APX BELOW GRADE SQFT:** 1400    **# FULL BATHS:** 1    **# HALF BATHS:** 1    **# 3/4 BATHS:** 0  
**AVG SEWER/MO \$:** 19.20    **AVG GAS/MO \$:** 95.00    **AVG WATER/MO \$:** 27    **AVG ELECTRIC/MO \$:** 50.00    **AVG GARBAGE/MO \$:** 24.00  
**NATURAL GAS COMPANY:** Mon-Dak Utilities    **ELECTRIC COMPANY:** Rocky Mountain Power  
**SEWER:** City    **PRIMARY WATER TYPE:** City    **SECONDARY WATER TYPE:** Well    **COOLING TYPE:** Central Air  
**PRIMARY HEAT:** Forced Air    **SECONDARY HEAT:** Fireplace    **PRIMARY FUEL TYPE:** Electric    **SECONDARY FUEL TYPE:** Natural Gas  
**ASSESSMENT \$:** 160000    **HOA:** No    **HOA \$:** 0    **IRRIGATION FEES \$:** 0    **OTHER \$:** 0

**BLDGTYPE:** Garage    **BLDGSIZE:** 12 x 28    **BLDGCNST:** Block    **BLDGYRB:** 1939    **BLDGDESC:** Single-storage only  
**BLDGTYPE2:** Garage / Shop    **BLDGSZ2:** 24 x30    **BLDGCNST2:** Block    **BLDGYRB2:** 1970    **BLDGDSC2:** Heat,220,2 car,Inslt  
**BLDGTYPE3:** Tool Shed    **BLDGSZ3:** 10 x10    **BLDGCNST3:** Block    **BLDGYRB3:** 1970    **BLDGDSC3:** Shed w/cellar,brick

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Living Rm	M		Bedroom 3	B				
Mstr Bdrm	M		Bedroom 4	B				
Kitchen	M		Laundry	B				
Dining Rm	M		Den	B				
Full Bath	M		1/2 Bath	B				
Bedroom 2	M							

**INCLUSIONS:** Window blinds and some valances/curtains

**EXCLUSIONS:** fridge,range,portable dishwasher,washer,dryer,fridge in basement,shelves in basement, cafe counter

**APX # IRRIGATED ACRES:** 0    **APX # ACRES:** 0    **APX LOT SQFT:** 18164  
**TAX YEAR:** 2009    **TOTAL TAX \$:** 82856    **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:** 50'X 118' BEG 10' E OF NW COR 168' X 73' BEG 60' E & 45' S OF NW COR 4 22 OT SD83-386

**CONSTRUCTION:** Block    **BASEMENT TYPE:** Full Walkout  
**EXTERIOR SIDING:** Stucco    **BASEMENT COMPLETION:** Fully Finished  
**ROOF:** Composition Shingle    **HEATING STOVE TYPE:** None  
**GARAGE/TYPE STALLS:** Detached-1 Stall, Detached-2 Stalls    **FIREPLACE TYPE:** Gas  
**EXTERIOR FEATURES:** Fenced Yard, Shop, Sprinklers, Manual, Storage Building    **INTERIOR FEATURES:** Disposal, Garage Door Opener, Walk-in Closet (s)  
**PROPERTY ACCESS:** City Street

**COMMENTS:** sprinkler front & back on well,heated front steps to melt ice,new sliding doors,laundry chute,inside crawl space,inside sewer clean out,water softner needs repair, shingles 6 yrs old, kitchen exhaust fan to outside,apple tree, plum tree, property outside needs lots of TLC. Inside is very well maintained, Owner will give carpet allowance, carpets still in very good cond.,wood under carpet upstairs

**DIRECTIONS TO PROPERTY:** Main street to Montana Ave., turn south to # 560, will on the right past the church

**SUBJECT TO 1031:** No

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