

**MLS #: R10005059A List Price: \$98,000**

193 Birch St Frannie, WY 82423



**HOUSE DESIGN:** 1 Story  
**# BEDROOMS:** 3  
**TOTAL # BATHS:** 1  
**APX YEAR BUILT:** 1960  
**APX TOTAL SQFT:** 2063  
**ADDITIONAL LIVING UNITS:** No  
**AREA:** N Big Horn in Town  
**SUBDIVISION:** None  
**SCHOOL DISTRICT:** Big Horn County District

**APX ABOVE GRADE SQFT:** 1319    **APX BELOW GRADE SQFT:** 644    **# FULL BATHS:** 1    **# HALF BATHS:** 0    **# 3/4 BATHS:** 0  
**AVG WATER/MO \$:** 0  
**NATURAL GAS COMPANY:** Frannie-Deaver    **ELECTRIC COMPANY:** Rocky Mountain Power  
**SEWER:** City    **PRIMARY WATER TYPE:** City    **SECONDARY WATER TYPE:** Well    **COOLING TYPE:** None  
**PRIMARY HEAT:** Forced Air    **PRIMARY FUEL TYPE:** Natural Gas  
**ASSESSMENT \$:** 98876    **HOA:** No    **IRRIGATION FEES \$:** 0    **OTHER \$:** 0

**BLDGYRB:** 0  
**BLDGYRB2:** 0  
**BLDGYRB3:** 0

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

**ADDITIONAL ROOM INFO:** Additional room is a very nice walk-in root cellar with shelving

**INCLUSIONS:** Appliances are included in the kitchen, washer and dryer are also included.

**EXCLUSIONS:** Wagon wheel that is loose, picnic table & whiskey barrel planter

**APX # IRRIGATED ACRES:** 0    **APX # ACRES:** 0    **APX LOT SQFT:** 14000  
**TAX YEAR:** 2010    **TOTAL TAX \$:** 473.11    **TAXED W/OTHER LAND:** No  
**PROPERTY RIGHTS:** Fee Simple    **PARCELABLE:** No    **ADJ TO PUBLIC LAND:** No    **RIVER/STREAM FRONT:** No  
**DETAILED ZONING:** Town of Frannie - Not Zoned  
**SELLER FIN:** No    **DISCLOSURES:** Yes  
**LEGAL DESCRIPTION:** Lots 21-24 23 Fran Bk369-135

**CONSTRUCTION:** Frame, Log    **BASEMENT TYPE:** Partial  
**EXTERIOR SIDING:** Log, Wood    **BASEMENT COMPLETION:** Partly Finished  
**ROOF:** Composition Shingle    **HEATING STOVE TYPE:** None  
**GARAGE/TYPE STALLS:** Attached-1 Stall, Attached-2 Stalls    **FIREPLACE TYPE:** Wood  
**EXTERIOR FEATURES:** Corner Lot, Deck/Patio, Landscaping, Sprinklers, Manual  
**PROPERTY ACCESS:** City Street

**COMMENTS:** EVER WANTED TO LIVE IN A LOG House? This one is all log. The logs have recently been re-oiled. The Garage & Porch are log siding. In the basement there is a large family/rec room, office/storage area, small bedroom, large laundry/mud room. Beautiful stone patio with flowers and very nice lawn, June Berry trees & large pine trees. This property is on a corner lot with lots room gorgeous views.

**DIRECTIONS TO PROPERTY:** Turn east at the store in Frannie (5th St. )House will be on the left side of the street at the first corner.

**SUBJECT TO 1031:** No

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

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