

**ALL FIELDS DETAIL**



<b>MLS #</b>	20121553	<b># of Bedrooms</b>	3
<b>Status</b>	ACTIVE	<b># of Baths</b>	1.75
<b>Type</b>	Single Family-Rural	<b>Style</b>	Elevated Ranch
<b>Address</b>	5112 A Road 66 S	<b>Garage Capacity</b>	None
<b>Cross Street</b>		<b>Garage Type</b>	Other-See Remarks
<b>City</b>	Torrington	<b>Basement</b>	No
<b>State</b>	WY	<b>Financing Options</b>	
<b>Zip</b>	82240		
<b>Area</b>	GOSHEN COUNTY		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$124,500		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>Allow Display on Internet</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Construction</b>	Existing	<b>1031 Exchange</b>	No
<b>County</b>	Goshen	<b>Agent</b>	Judith L Daily - Main: (307) 532-3771
<b>Listing Office 1</b>	Wagons West Realty - Main: (307) 532-3771	<b>Listing Agent 2</b>	
<b>Listing Office 2</b>		<b>Listing Agent 3</b>	
<b>Listing Office 3</b>		<b>Buyer Agency</b>	2
<b>Intermediary</b>	0	<b>Sub Agency</b>	0
<b>Customer</b>	0	<b>Bonus Compensation</b>	0
<b>Dual/Var Rate Com (Y/N)</b>	No	<b>Short Sale (Y/N)</b>	No
<b>Foreclosure</b>	No	<b>Listing Date</b>	3/19/2012
<b>Sign (Y/N)</b>	Yes	<b>Lot SqFt/Dimensions</b>	67082
<b>Lot Size SQ FT Range</b>	15001 PLUS SQ FT	<b>Legal</b>	Cherry Creek Sub tract 02 (1.54 acres) see agent remarks
<b>Number of Acres</b>	1.54	<b>Subdivision</b>	OTHER
<b>Year Built</b>	1995	<b>Zoning</b>	OTHER
<b>Elem. School</b>		<b>Jr High</b>	
<b>High School</b>		<b>Living Room Size</b>	22 x 14
<b>Living Room Level</b>	Entry	<b>Dining Room Size</b>	14 x 12
<b>Dining Room Level</b>	Entry	<b>Family Room Size</b>	
<b>Family Room Level</b>	N/A	<b>Breakfast Nook Size</b>	
<b>Breakfast Nook Level</b>	N/A	<b>Kitchen Size</b>	14 x 12
<b>Kitchen Level</b>	Entry	<b>Den Size</b>	
<b>Den Level</b>	N/A	<b>Laundry Size</b>	8 x 10
<b>Master Bedroom Size</b>	14 x 13	<b>Laundry Level</b>	Entry
<b>Master Bedroom Level</b>	Entry	<b>Bedroom 2 Size</b>	14 x 14
<b>Bedroom 2 Level</b>	Entry	<b>Bedroom 3 Size</b>	10 x 14
<b>Bedroom 3 Level</b>	Entry	<b>Bedroom 4 Size</b>	
<b>Bedroom 4 Level</b>	N/A	<b>Bedroom 5 Size</b>	
<b>Bedroom 5 Level</b>	N/A	<b>Extra Room Size</b>	
<b>Extra Room Level</b>	N/A	<b>Entry/Main Level Bathroom</b>	
<b>Upper/2nd Level Bathroom</b>		<b>Lower Level Bathroom</b>	
<b>Below Grade Bathroom</b>		<b>Basement Level Bathroom</b>	
<b>Above Grade Sq Ft</b>	1456	<b>Below Grade Sq Ft</b>	0
<b>Total Sq Ft</b>	1456	<b>% of Basement Finished</b>	0
<b>Owners Name</b>	John and Linda Boe	<b>Owners Phone</b>	
<b>Occupant Name</b>		<b>Occupant Phone</b>	
<b>To Show</b>	Call List Office	<b>Key</b>	Lockbox
<b>Directions</b>	Past Rock Ridge Add to CR 51 go north to CR 66 S turn East to property	<b>Off Market Date</b>	
<b>Associated Document Count</b>	0	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	4/10/2012
<b>Status Date</b>	4/10/2012	<b>HotSheet Date</b>	4/10/2012
<b>Price Date</b>	4/2/2012	<b>Input Date</b>	4/2/2012 12:28:00 PM
<b>Original Price</b>	\$124,500	<b>Client Hit Count</b>	17
<b>Agent Hit Count</b>	28	<b>Days On Market</b>	45

**FEATURES**

<b>APPLIANCES</b>	<b>EXTERIOR</b>	<b>FLOOR COVERING</b>	<b>PATIO/DECK</b>
Built Ins	Masonite	Tile	Covered Deck

**FEATURES**

Dishwasher  
Range/Oven  
Refrigerator  
Range Hood

**BASEMENT**

None

**COOLING**

Central Air

**ELECTRIC**

Rural Electric

**INTERIOR EXTRAS**

Double Pane Window  
Walk In Closets  
Water Softener

**EXTERIOR EXTRAS**

Horses Allowed  
Satellite Dish  
Storage Shed  
Space for RV Parking

Laminate Flooring  
Carpet

**FOUNDATION**

Other

**GAS**

Propane

**HEATING**

Forced Air Gas

**LANDSCAPE**

Front/Back

**LAUNDRY**

Entry Level

Deck

**ROOF**

Asphalt/Fiberglass

**SEWER**

Septic

**WATER**

Private Well

**FINANCIAL**

**Lockbox Location**

**Tax Year**

2010

**Flood Insurance**

no

**HOA Fee**

**Possession**

As agreed in pur con  
cash or new loan

**Terms**

Yes

**Exclusions (Y/N)**

Main home is a 1995 Friendship 28 x  
52 mobile home/surrendered title 6-19  
-2004. Second home is a 1979  
Champion 24 x 36/surrendered title 6  
-19-2004. Homes have seperate wells  
but utilized same septic system.

**Agent Conf Remarks**

**Taxes**

389

**Special Assessments**

**HOA (Y/N)**

No

**Available for Rent**

**Listing Documents**

BD, PCS, Maps

**Covenants**

N/A

**Exclusions**

Some of the yard ornaments

**SOLD STATUS**

**How Sold**

**Closing Date**

**Selling Agent 1**

**Selling Agent 2**

**Seller Improvements**

**Buyer Improvements**

**Seller Improvements Dscrp**

**Buyer Improvements Dscrp**

**Closing Costs Pd By Sellr**

**Contract Date**

**Sold Price**

**Selling Office 1**

**Selling Office 2**

**Additional Provisions**

**Seller Imprvmnts Amt**

**Buyer Imprvmnts Am**

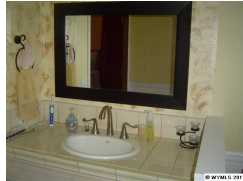
**Discount Points**

**Seller Concessions**

**PUBLIC REMARKS**

Enjoy country living at the edge of town on this well maintained 1.54 acre property. This spacious 3 bedroom 2 bath home features many updates and a large covered front porch facing south. Owners have planted and established a beautiful tree row on west and north boundaries of property. Property has new well, 2 storage sheds, fruit trees, and an inviting water feature. There is income potential with the 2nd home on property. 3 bedroom 1 bath home with attached garage that is presently used for storage.

**ADDITIONAL PICTURES**



**DISCLAIMER**

This information is deemed reliable, but not guaranteed.