

**ALL FIELDS DETAIL**



<b>MLS #</b>	20112581	<b># of Bedrooms</b>	4
<b>Status</b>	ACTIVE	<b># of Baths</b>	1.75
<b>Type</b>	Single Family	<b>Style</b>	Ranch
<b>Address</b>	2841 W C Street	<b>Garage Capacity</b>	None
<b>Cross Street</b>	29th Avenue	<b>Garage Type</b>	None
<b>City</b>	Torrington	<b>Basement</b>	Yes
<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>	\$139,900		
<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>	Shelly L Duncan - Cell: (307) 575-2894
<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>	2	<b>Sub Agency</b>	0
<b>Customer</b>	2	<b>Bonus Compensation</b>	none
<b>Dual/Var Rate Com (Y/N)</b>	No	<b>Short Sale (Y/N)</b>	No
<b>Foreclosure</b>	No	<b>Listing Date</b>	5/27/2011
<b>Sign (Y/N)</b>	Yes	<b>Lot SqFt/Dimensions</b>	9350
<b>Lot Size SQ FT Range</b>	5001 to 10000 SQ FT	<b>Legal</b>	RAE ADDN LOT 11 W/2, TORR DITCH BLK 01 LOT 01 W91' AND LOT 02 PART
<b>Number of Acres</b>		<b>Subdivision</b>	OTHER
<b>Year Built</b>	1951	<b>Zoning</b>	OTHER
<b>Elem. School</b>		<b>Jr High</b>	
<b>High School</b>		<b>Living Room Size</b>	11.9x17.5
<b>Living Room Level</b>	Entry	<b>Dining Room Size</b>	11.9x11.1
<b>Dining Room Level</b>	Entry	<b>Family Room Size</b>	15x11.3
<b>Family Room Level</b>	Below Grade	<b>Breakfast Nook Size</b>	
<b>Breakfast Nook Level</b>	Entry	<b>Kitchen Size</b>	15.1x13.10
<b>Kitchen Level</b>	Entry	<b>Den Size</b>	
<b>Den Level</b>	N/A	<b>Laundry Size</b>	8x12
<b>Master Bedroom Size</b>	10.11x15.1	<b>Laundry Level</b>	Below Grade
<b>Master Bedroom Level</b>	Entry	<b>Bedroom 2 Size</b>	9.3x11.8
<b>Bedroom 2 Level</b>	Entry	<b>Bedroom 3 Size</b>	9.4x8.4
<b>Bedroom 3 Level</b>	Entry	<b>Bedroom 4 Size</b>	9x12.7
<b>Bedroom 4 Level</b>	Below Grade	<b>Bedroom 5 Size</b>	
<b>Bedroom 5 Level</b>	N/A	<b>Extra Room Size</b>	22.8x19.7
<b>Extra Room Level</b>	Entry	<b>Entry/Main Level Bathroom</b>	1
<b>Upper/2nd Level Bathroom</b>		<b>Lower Level Bathroom</b>	
<b>Below Grade Bathroom</b>	.75	<b>Basement Level Bathroom</b>	
<b>Above Grade Sq Ft</b>	1936	<b>Below Grade Sq Ft</b>	912
<b>Total Sq Ft</b>	2848	<b>% of Basement Finished</b>	85
<b>Owners Name</b>	Herdt	<b>Owners Phone</b>	532-3771
<b>Occupant Name</b>	renter	<b>Occupant Phone</b>	
<b>To Show</b>	Appt w/List Agt	<b>Key</b>	Lockbox
<b>Directions</b>		<b>Off Market Date</b>	
<b>Associated Document Count</b>	0	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	7/19/2011
<b>Status Date</b>	6/5/2011	<b>HotSheet Date</b>	7/19/2011
<b>Price Date</b>	7/19/2011	<b>Input Date</b>	6/1/2011 5:48:00 PM
<b>Original Price</b>	\$142,000	<b>Client Hit Count</b>	51
<b>Agent Hit Count</b>	34	<b>Days On Market</b>	139

**FEATURES**

<b>APPLIANCES</b>	<b>INTERIOR EXTRAS</b>	<b>FOUNDATION</b>	<b>ROOF</b>
Dishwasher	Water Softener	Concrete Block	Composition

**FEATURES**

Disposal	Curtain Rod(s)	<b>GAS</b>	<b>SEWER</b>
Microwave	Mini Blinds	Natural	City
Range/Oven	<b>EXTERIOR EXTRAS</b>	<b>HEATING</b>	<b>SITE FEATURES</b>
Refrigerator	Storage Shed	Forced Air Gas	Corner Lot
<b>BASEMENT</b>	<b>FENCE</b>	<b>LANDSCAPE</b>	Alley Access
Partial	Cedar	Partial	<b>SPRINKLER</b>
<b>COOLING</b>	<b>FIREPLACE</b>	<b>LAUNDRY</b>	None
A/C Wall Unit	None	<b>PATIO/DECK</b>	<b>WATER</b>
<b>ELECTRIC</b>	<b>FLOOR COVERING</b>	Deck	City
City	Wall to Wall Carpet		
<b>EXTERIOR</b>	Vinyl		
Composition			

**FINANCIAL**

<b>Lockbox Location</b>	Front Screen door	<b>Taxes</b>	1071
<b>Tax Year</b>	2011	<b>Special Assessments</b>	
<b>Flood Insurance</b>	no	<b>HOA (Y/N)</b>	No
<b>HOA Fee</b>		<b>Available for Rent</b>	
<b>Possession</b>	TBD	<b>Listing Documents</b>	BKD, LBP
<b>Terms</b>	CASH/ NEW LOAN	<b>Covenants</b>	
<b>Exclusions (Y/N)</b>	No	<b>Exclusions</b>	
<b>Agent Conf Remarks</b>	Renter needs atleast 1hr notice. **DO NOT LET CAT OUT**		

**SOLD STATUS**

<b>How Sold</b>	<b>Contract Date</b>
<b>Closing Date</b>	<b>Sold Price</b>
<b>Selling Agent 1</b>	<b>Selling Office 1</b>
<b>Selling Agent 2</b>	<b>Selling Office 2</b>
<b>Seller Improvements</b>	<b>Additional Provisions</b>
<b>Buyer Improvements</b>	<b>Seller Imprvmnts Amt</b>
<b>Seller Improvements Dscrp</b>	<b>Buyer Imprvmnts Am</b>
<b>Buyer Improvements Dscrp</b>	<b>Discount Points</b>
<b>Closing Costs Pd By Sellr</b>	<b>Seller Concessions</b>

**PUBLIC REMARKS**

SELLERS offering 1yr HOME WARRANTY Large residence with excellent rental history \$600/mo (2yrs) Property zoned Commercial and extra room at West side could be store front or used as a large family/recreation room. Very clean with newer carpets, large storage shed in back yard & a wonderful large wrap around deck. A MUST see!!

**ADDITIONAL PICTURES****DISCLAIMER**

This information is deemed reliable, but not guaranteed.