

**ALL FIELDS DETAIL**



<b>MLS #</b>	20112355	<b># of Bedrooms</b>	3
<b>Status</b>	ACTIVE	<b># of Baths</b>	1.0
<b>Type</b>	Single Family-Rural	<b>Style</b>	Ranch
<b>Address</b>	4320 US Hwy 26/85	<b>Garage Capacity</b>	Two
<b>Cross Street</b>		<b>Garage Type</b>	Detached Garage
<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>	\$95,000		
<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>	5/16/2011
<b>Sign (Y/N)</b>	Yes	<b>Lot SqFt/Dimensions</b>	0
<b>Lot Size SQ FT Range</b>	15001 PLUS SQ FT	<b>Legal</b>	06-24-61 Lot 3 tract (Lot 02 Mehling /Collins Survey) .62 acres
<b>Number of Acres</b>	0.62	<b>Subdivision</b>	OTHER
<b>Year Built</b>	1949	<b>Zoning</b>	OTHER
<b>Elem. School</b>		<b>Jr High</b>	
<b>High School</b>		<b>Living Room Size</b>	11 x 18
<b>Living Room Level</b>	Entry	<b>Dining Room Size</b>	
<b>Dining Room Level</b>	N/A	<b>Family Room Size</b>	21 x 12
<b>Family Room Level</b>	Entry	<b>Breakfast Nook Size</b>	
<b>Breakfast Nook Level</b>	N/A	<b>Kitchen Size</b>	12 x 10
<b>Kitchen Level</b>	Entry	<b>Den Size</b>	
<b>Den Level</b>	N/A	<b>Laundry Size</b>	6 x 10
<b>Master Bedroom Size</b>	11 x 12	<b>Laundry Level</b>	Entry
<b>Master Bedroom Level</b>	Entry	<b>Bedroom 2 Size</b>	9'6 x12
<b>Bedroom 2 Level</b>	Entry	<b>Bedroom 3 Size</b>	9 x12
<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>	16 x 20
<b>Extra Room Level</b>	Below Grade	<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>	1315	<b>Below Grade Sq Ft</b>	250
<b>Total Sq Ft</b>	1565	<b>% of Basement Finished</b>	0
<b>Owners Name</b>	Mehling/Collins	<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>	2 miles west of town along US hiway 26/85	<b>Off Market Date</b>	
<b>Associated Document Count</b>	0	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	9/12/2011
<b>Status Date</b>	5/23/2011	<b>HotSheet Date</b>	9/12/2011
<b>Price Date</b>	9/12/2011	<b>Input Date</b>	5/19/2011 9:15:00 PM
<b>Original Price</b>	\$98,000	<b>Client Hit Count</b>	105
<b>Agent Hit Count</b>	45	<b>Days On Market</b>	150

**FEATURES**

<b>APPLIANCES</b>	<b>EXTERIOR</b>	<b>FLOOR COVERING</b>	<b>LANDSCAPE</b>
Range/Oven	Brick	Laminate Flooring	Front/Back

**FEATURES**

Refrigerator	<b>EXTERIOR EXTRAS</b>	Vinyl	<b>LAUNDRY</b>
Washer	Horses Allowed	Carpet	Main Level
Dryer	Space for RV Parking	<b>FOUNDATION</b>	<b>PATIO/DECK</b>
<b>BASEMENT</b>	<b>FENCE</b>	Concrete Block	Porch
Partial	Wood	<b>GAS</b>	<b>ROOF</b>
<b>COOLING</b>	<b>FIREPLACE</b>	Natural	Asphalt/Fiberglass
None	One	<b>HEATING</b>	<b>SEWER</b>
<b>ELECTRIC</b>	Insert	Forced Air Gas	Septic
Rural Electric		Pellet	<b>WATER</b>
			Private Well

**FINANCIAL**

<b>Lockbox Location</b>	Side door	<b>Taxes</b>	700
<b>Tax Year</b>	1953	<b>Special Assessments</b>	
<b>Flood Insurance</b>	no	<b>HOA (Y/N)</b>	No
<b>HOA Fee</b>		<b>Available for Rent</b>	No
<b>Possession</b>	As agreed	<b>Listing Documents</b>	PCS, BD,LBP
<b>Terms</b>	cash or new loan	<b>Covenants</b>	None
<b>Exclusions (Y/N)</b>	No	<b>Exclusions</b>	
<b>Agent Conf Remarks</b>	Property is being sold as is. Property was rented last year, but is being sold vacant. Owners have not lived in property. Information is to the best of their knowledge and court house records. A new survey was done in 2009.		

**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**

3 Bedroom 1 bath home close to town with .64 acres. 2 car detached garage and spacious yard with beautiful trees. Home has a family room with a brick fireplace. New roof in 2010. Property has its own well and septic system.

**ADDITIONAL PICTURES****DISCLAIMER**

This information is deemed reliable, but not guaranteed.