

**ALL FIELDS DETAIL**



<b>MLS #</b>	20120148	<b>Residence (Y/N)</b>	Yes
<b>Status</b>	ACTIVE	<b># of Residences</b>	
<b>Type</b>	Residential	<b>Main Residence Gar Cap</b>	Two
<b>Address</b>	5474 Highway 92	<b>Main Residence Gar Type</b>	Attached Garage
<b>Cross Street</b>		<b>Main Residence Bedrooms</b>	1
<b>City</b>	Torrington	<b>Main Residence Baths</b>	1.25
<b>State</b>	WY	<b>Other Residence Gar Cap</b>	
<b>Zip</b>	82240	<b>Other Residence Gar Type</b>	
<b>Area</b>	GOSHEN COUNTY	<b>Other Residence Bedrooms</b>	
<b>Class</b>	FARM & RANCH	<b>Other Residence Baths</b>	
<b>Asking Price</b>	\$560,000		
<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>1031 Exchange</b>	No	<b>County</b>	Goshen
<b>Agent</b>	<a href="#">Blair Newman - Work: (307) 532-7131</a>	<b>Listing Office 1</b>	<a href="#">Newman Realty - Main: (307) 532-7131</a>
<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>	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>	1/7/2012	<b>Legal</b>	23-23-61 NE 160
<b>Subdivision</b>		<b>Lot Size</b>	
<b>Zoning</b>		<b>Elem. School</b>	
<b>Jr High</b>		<b>High School</b>	
<b>Year Built</b>	1999	<b>Above Grade Sq Ft</b>	
<b>Below Grade Sq Ft</b>		<b>Other Res Year Built</b>	
<b>Oth Res Above Grade SqFt</b>		<b>Oth Res Below Grade SqFt</b>	
<b>Irrigation (Y/N)</b>		<b>Irrigation (Y/N)</b>	Yes
<b># Irrigated Acres</b>	149.7	<b>Total Deeded Acres</b>	160
<b>Total Leased Acres</b>	0	<b>Irrigation Company</b>	GID
<b>Animal Units Monthly</b>		<b>Animal Units</b>	
<b>Equipment Included (Y/N)</b>	No	<b>Mineral Rights Incl (Y/N)</b>	Yes
<b>% Mineral Rights Included</b>	1/2	<b>Mineral Leased (Y/N)</b>	Yes
<b># of Acres</b>	160	<b>Non-Irrigated Crop Acres</b>	10
<b>Non-Irrigated Pasture</b>	0	<b>Timber Acres</b>	0
<b># of Stock Wells</b>	0	<b># Of Domestic Wells</b>	2
<b>Irrig Water Rights (Y/N)</b>	Yes	<b>Irrigation District</b>	GID
<b>Acres of Water Rights</b>	149.7	<b>Annual Assessments</b>	
<b>Irrigation Well (Y/N)</b>	No	<b># of Irrigation Wells</b>	
<b>GPM</b>		<b>Depth</b>	
<b>Types of Irrigation</b>		<b>Sprinkler Irrig (Y/N)</b>	No
<b>Sprinkler Irrigation Type</b>		<b>Govt USDA Programs (Y/N)</b>	No
<b>Improvements</b>	2,880 sq ft House w/864 sq ft Garage, 54 x 64 Barn, 27 x 30 Barn, 14 x 21 Shop, 13 x 25 Shed	<b>Personal Prop Included</b>	
<b>Type of Lease 1</b>		<b>Cost 1</b>	
<b>Term 1</b>		<b>Type of Lease 2</b>	
<b>Cost 2</b>		<b>Term 2</b>	
<b>Type of Lease 3</b>		<b>Cost 3</b>	
<b>Term 3</b>		<b>Type of Lease 4</b>	
<b>Cost 4</b>		<b>Term 4</b>	
<b>Type of Lease 5</b>		<b>Cost 5</b>	
<b>Term 5</b>		<b>Livestock Income</b>	
<b>Crop Income</b>		<b>Pasture Income</b>	
<b>Mineral Income</b>		<b>Hunt &amp; Fish Income</b>	
<b>Other Income</b>		<b>Total Income</b>	
<b>Taxes Expense</b>		<b>Insurance Expense</b>	
<b>Assessments Expense</b>		<b>Lease Expense</b>	
<b>Utility Expense</b>		<b>Grazing Fee</b>	
<b>Other Expense</b>		<b>Total Expense</b>	

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**GENERAL**

<b>Owners Name</b>	Rolyn Acres, Inc.	<b>Owners Phone</b>	
<b>Occupant Name</b>		<b>Occupant Phone</b>	
<b>To Show</b>	Appt w/List Agt	<b>Directions</b>	8 1/2 miles south on Huntley Highway (Highway 92)
<b>Off Market Date</b>		<b>Associated Document Count</b>	1
<b>Search By Map</b>		<b>Tax ID</b>	
<b>Update Date</b>	1/13/2012	<b>Status Date</b>	1/11/2012
<b>HotSheet Date</b>	1/11/2012	<b>Price Date</b>	1/11/2012
<b>Input Date</b>	1/11/2012 12:16:00 PM	<b>Original Price</b>	\$560,000
<b>Client Hit Count</b>	6	<b>Agent Hit Count</b>	17
<b>Lockbox Location</b>		<b>Days On Market</b>	19

**FEATURES**

<b>ACCESS</b> Year Round	<b>POTENTIAL USE</b> Farm	<b>TOPOGRAPHY</b> Rolling	<b>WATER RIGHTS</b> Surface
<b>ADJACENT</b> Private	Ranch	<b>TREES</b> Light	<b>MINERAL RIGHTS</b> Partial Mineral Rights
<b>CAN ADDS</b> None	<b>PRESENT USE</b> Horse Farm	<b>WATER</b> Private Water	<b>CURRENT CROPS</b> Alfalfa
<b>ELECTRIC</b> Rural Electric	<b>RESTRICTIONS</b> Horses Ok	<b>WILDLIFE</b> Duck/Geese	Barley
<b>FENCE</b> None	<b>ROAD</b> State Highway	Pheasant	Beans
<b>LEASE</b> None	<b>SEWER</b> Private Sewer	<b>LIVESTOCK WATER</b> None	Corn
			<b>DOCUMENTS</b> Soil Report Topography Map

**FINANCIAL**

<b>Taxes</b>	2429	<b>Tax Year</b>	2011
<b>Special Assessments</b>		<b>Available for Rent</b>	No
<b>Possession</b>	Closing	<b>Listing Documents</b>	
<b>Terms</b>	Certified Funds at Closing	<b>Exclusions (Y/N)</b>	
<b>Agent Conf Remarks</b>		<b>Exclusions</b>	

**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>Additional Provisions</b>		<b>Seller Improvements</b>	
<b>Buyer Improvements</b>		<b>Seller Imprvmnts Amt</b>	
<b>Seller Improvements Dscrp</b>		<b>Buyer Imprvmnts Amt</b>	
<b>Buyer Improvements Dscrp</b>		<b>Discount Points</b>	
<b>Closing Costs Pd By Sellr</b>		<b>Seller Concessions</b>	

**PUBLIC REMARKS**

Rolyn Acres, 160 Acres. Newer Improvements, all matching. 1 mile of State Highway Frontage. South of Huntley, WY. House (2880 sq ft) attached garage, Barn 54x64, separate Barn 27x30, Shop 14x21 Must See. \$560,00

**ADDITIONAL PICTURES**



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**DISCLAIMER**

This information is deemed reliable, but not guaranteed.