

You Win Realty

307-673-0641

Prepared by:

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Address: **11 Schrater Ln
Sheridan, WY 82801**

List Price: **\$398,000**
Listing #: **0500800**

Style: **Ranch**
Ownership: **Single Family**

Status: **Active**
MLS Area: **Country**

Total Bdrms: **5**
Total Baths: **6**

Old roping arena, pasture, spring. MLS#0500526 and MLS#0500799 can be purchased with this property for \$675,000.

Comments: **Large ranch style home on 7.53 acres. Over 3,000 sq. ft. of living space, 5 bedrooms, 2 full baths, 2-3/4 baths, 2 half baths, 2 sleeping rooms in basement and a family room. There is a great potential for remodeling the wing presently used as a home for ladies. This area could be used as an in-home office or guest wing. Large garage/shop, paddocks, pond and spectacular mountain views. Average utilities are for electricity only. Taxes are for house and 9.53 acres. This property is adjacent to MLS0500799, a 2 acre parcel for sale at \$87,500 and MLS#0500526, a 7.62 acre parcel which is for sale for \$195,000. All three parcels are available for \$675,000.**

Residence Information		Amenities	
Year Built:	1978	Basement Type:	Partial
Occupancy:	Owner	SID:	No
Roof:	Composite/Asphalt	AC Type:	Window A/C
Exterior:	Metal	Heat Type:	Hotwater
Fin Bsmt %:	60%	Home Warranty:	No
AG Sq Ft:		Garage Type:	Detached
Main Sq Ft:	2,200	# of Stalls:	2
BG Sq Ft:	1,340	Garage Sq Ft:	1,200
Total Sq Ft:	3,004	Driveway:	Gravel
Fireplaces:	1	Avg Utilities:	\$160
Fireplace Type:	Wood	Assc Fee:	
Included:	Range and Refrigerator		
Not Included:			
			Pantry
			Shop
			Patio
			Ceiling Fan
			Handicap access

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Level	Living Room	14x18	Wood fireplace, mountain views
Main Level	Dining Room	12x13	Opens onto deck
Main Level	Kitchen	11x13	Nice cabinets
Main Level	Full Bath	8x10	
Basement	Full Bath	6x7	
Main Level	3/4 Bath		
Main Level	3/4 Bath		
Main Level	1/2 Bath		
Main Level	Bedroom	12x12	
Main Level	Bedroom	11x21	
Main Level	Bedroom	10x15	
Main Level	Bedroom	10x19	
Main Level	Bedroom	10x11	
Main Level	Family Room	11x19	Opens onto patio
Basement	Family Room	12x20	
Main Level	Bonus Room	8x12	Sleeping area - no egress window
Main Level	Bonus Room	9x11	Sleeping area - no egress window
Main Level	Bonus Room	12x14	Sleeping area - no egress window
Basement	Bonus Room	7x12	Storage room

Property Information

Est Acres: **7.53**
 Lot Size: **7.53 acres**
 Frontage Ft:
 Depth Ft:

Gross Taxes: **2943**
 Survey: **Yes**
 Tax Yr: **2004**
 Assessments:

Elem School: **School District #1**
 JH/Mdl School: **School District #1**
 Sr High School: **School District #1**

Water Type: **Private Well**
 Sewer Type: **Septic**
 Fuel Type: **Coal**

Subdivision: **Schrater 2nd**
 S-T-R: **- -**

Flood: **Not Verified**
 Zoning: **Agricultural**

Possession: **Clsg**
 Terms:

Plat:
 Mineral Rights:

Water Rights: **Yes**
 Assessed Value:

Latitude:
 Longitude:

Legal Description: **Lot 1, Schrater 2nd**

Property Features

Pond
Telephone
Electricity
Fence

Pictures

