

# **RANCH STYLE HOME AT THE SOUTHERN HILLS ESTATES**



**ENJOY COUNTRY LIVING AT SOUTHERN HILLS ESTATES.  
BEAUTIFUL VIEWS OF REGIONAL LAND MARKS AND  
FREQUENT WILDLIFE VISITS. THIS PROPERTY IS LOCATED  
OFF OF STATE HIGHWAY # 92  
JUST MINUTES SOUTH OF TORRINGTON.  
NEW CONSTRUCTION RANCH STYLE HOME BY  
COTTONWOOD CONSTRUCTION.  
VACANT LOTS ARE ALSO AVAILABLE TO BUILD YOUR OWN**



**EXCLUSIVELY LISTED BY:  
MADDEN BROTHERS  
FRONTIER REALTY  
4576 US HWY 26/85  
TORRINGTON, WY 82240  
307-532-7079  
[www.MADDENBROTHERS.COM](http://www.MADDENBROTHERS.COM)**



# SOUTHERN HILLS ESTATES

4974 Lariat Loop Road  
Southern Hills Estates



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## 1512 sq ft Ranch Style Home with Full Unfinished Basement

### 3 Bedrooms:

Master – 13' 9" x 13' x 4"

#2 – 11'6" x 10'

#3 – 11'6" x 10'

### 2 bathrooms:

Master – Garden tub, shower, and linen closet

#2 – Shower/tub, linen closet

Living Room: 21'1" x 13'4"

Dining Room: 11'6" x 9'

Kitchen: 13'6" x 9'3"

Oak raised panel cabinets

Dishwasher & Disposal included (stove & refrigerator not incl.)

### Full unfinished basement

Bathroom rough-in

Mechanics/utility area

Forced air heating and cooling

Stairs carpeted

### 2 Car attached garage

24' x 24' finished to code with overhead door(s) with opener(s)

### Exterior:

Fiber Cement siding, painted (approximate 15 year paint-life)

Steel fascia and soffit

Heritage 30 year shingles

R-38 ceiling insulation

R-19 wall insulation

### Water well:

240' deep with submersible pump - permitted for 25 gallon per minute

### Septic System:

1,000 Gallon fiberglass tank - 180' leach field (infiltrators)

HOA will be formed upon four residences. Estimated fees: \$50 per Lot per Year

The propane tank may be leased from Westco/Panhandle Coop. Electricity supplied by Wyrulec. Central Postal Boxes for US Mail. Trash collection offered by TDS

**\*\*\*OPTION TO PURCHASE 40 ACRES BLM LEASE\*\*\***

*This Property is being offered for*

**\$185,000.00**

Broker Owned.

For More Information, please contact:

**Doug Chamberlain**

**(307) 532-7079 or (307) 532-0590**

**Visit us online @ [www.MaddenBrothers.com](http://www.MaddenBrothers.com)**



**Water Well Guarantee!** All lots in the Southern Hill Estates carry a Water Well Guarantee. At the expense of the seller, a test well will be conducted by Bronco Drilling. Bronco Drilling will drill and case the well at the time of the test well completion. Buyers must be prepared to endure the expense of the well drilling, casing, pipelines and final completion of the water wells. The current wells are near 240' deep and offer satisfactory water.

#### **NOTICE TO PROSPECTIVE BUYERS**

The information contained in this exclusive brochure has been obtained from sources that are deemed to be reliable by Madden Brothers Frontier Realty. However, the accuracy of this information is not guaranteed or warranted by Madden Brothers Frontier Realty, its Agents, or the Seller. Prospective Buyers are directed to make, and expected to conduct, their own independent investigations of the information in this brochure. The inspection of the property offered for the sale in this brochure is the sole responsibility of the prospective Buyers and/ or their agents. This offering is subject to prior change, correction or withdrawal without notice. Any maps contained are for visual aid. All boundaries and fences should be inspected to Buyer satisfaction.

This property is exclusively listed by:

**Madden Brothers Frontier Realty**

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Shawn Madden, Broker