

BY OWNER
REALITY NETWORK®



Price: \$260,000 Address: 235 Little Bear Ln, Victor

Property

Covenants: No
Property Tax: \$469.17 for 2006
Land Size: 10 Acres
Garage / Parking: 3+ Car Detached
Includes: No Personal Property

Road: Private / Dirt
Drinking Water: Private Well (40 ft, 15 gpm)
Fencing: Perimeter, Cross-Fenced

Legal: NW 1/4, SE 1/4, NE 1/4, Section 12, Township 7N, Range 21W

Residence

Built: 2001
Heat: Propane / Forced Air
Includes: Stove, Refrigerator, Dishwasher, Window Treatments

Bedrooms: 3 **Bathrooms:** 2

Sq. Ft.: 1188 (Main: 1188, Above: 0, Below: 0)
Fireplace: None

Directions

- From Hwy 93 Go West On Bear Creek
- Go North On Meridian Road
- Go West On Little Bear Land To Home On Left

Priced To Sell
Sign On Property

INTERIOR 10 ACRES WITH 360 VIEWS

- 2001 Fleetwood Lake Pointer Manufactured Home
- Vaulted Ceilings Throughout
- Permanent Cement Foundation
- Irrigation Rights
- Beautiful, Open 360 Views
- Propane Hot Water Tank

PRICED \$25,000 UNDER CERTIFIED APPRAISAL
Dated 03/19/2008

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Information is deemed to be correct but no guarantees are made by the real estate office, the agent, or the seller. All prospective buyers should perform their own independent investigation of all conditions related to a possible sale of this property.



