



<b>Address:</b> 435 Kingfisher Avenue , Sheridan , WY						
			<b>List Number</b>	08-45	<b>Old List Number</b>	
			<b>List Price</b>	\$ 76,900	<b>Status</b>	Active
			<b>Lot Size</b>	13,976	<b>Acres</b>	0.32
			<b>Zoning</b>	R1	<b>Tax Yr</b>	2007
			<b>Total Taxes</b>			
			<b>Subdivision:</b> Osprey Hill II			
<b>Elem Sch</b>	School District #2	<b>JH/Mdl Sch</b>	School District #2	<b>High Sch</b>	School District #2	
<b>Section</b>		<b>Township</b>		<b>Range</b>		
<b>Frontage Ft</b>		<b>Depth Ft</b>				
<b>Legal Description:</b> Lot 2, Block 2, Osprey Hill II						
<b>Directions:</b> West on Loucks just past Sparrow Hawk Subdivision on the north side of road.						
<b>Public Comments:</b> Great lot in Osprey Hill II, 13,976 sq. ft. Paved roads, electricity, gas, cable and phone to property line. \$3,000 landscaping allowance. Soils test needed before building permit is issued.						
<b>Sign on Property</b>	Y	<b>Agent Owned</b>	N			
			<b>Closing Company Fee:</b> 50/50			

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The information on this sheet has been made available by the MLS and may not be the listing of the provider.

<b>Address:</b> 465 Bluebird Lane , Sheridan , WY					
	<b>List Number</b>	08-505	<b>Old List Number</b>		
	<b>List Price</b>	\$ 77,500	<b>Status</b>	Active	
	<b>Lot Size</b>	10,454	<b>Acres</b>	0.24	
	<b>Zoning</b>	R1	<b>Tax Yr</b>	2007	
	<b>Total Taxes</b>	\$ 362.15			
<b>Subdivision:</b> Osprey Hill II					
<b>Elem Sch</b>	School District #2	<b>JH/Mdl Sch</b>	School District #2	<b>High Sch</b>	School District #2
<b>Section</b>		<b>Township</b>		<b>Range</b>	
<b>Frontage Ft</b>		<b>Depth Ft</b>			
<b>Legal Description:</b> Lot 1, Block 3, Osprey Hill II					
<b>Directions:</b> West on Loucks to Osprey Blvd. (Just past The Summit).					
<b>Public Comments:</b> Carefree living concept. Lawn care and snow removal included in the Homeowner's Association fees. Great subdivision. Seller will provide a \$2,500.00 landscaping allowance.					
<b>Sign on Property</b>	Y	<b>Contingency</b>	No	<b>Agent Owned</b>	N
<b>Closing Company Fee:</b> 50/50					

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<b>Address:</b> 469 Bluebird Lane , Sheridan , WY					
	<b>List Number</b>	08-506	<b>Old List Number</b>		
	<b>List Price</b>	\$ 77,500	<b>Status</b>	Active	
	<b>Lot Size</b>	10,018	<b>Acres</b>	0.23	
	<b>Zoning</b>	R1	<b>Tax Yr</b>	2007	
	<b>Total Taxes</b>	\$ 347.06			
<b>Subdivision:</b> Osprey Hill II					
<b>Elem Sch</b>	School District #2	<b>JH/Mdl Sch</b>	School District #2	<b>High Sch</b>	School District #2
<b>Section</b>		<b>Township</b>		<b>Range</b>	
<b>Frontage Ft</b>		<b>Depth Ft</b>			
<b>Legal Description:</b> Lot 2, Block 2, Osprey Hill II					
<b>Directions:</b> West on Loucks to Osprey Blvd. (Just past The Summit).					
<b>Public Comments:</b> Carefree living concept. Lawn care and snow removal included in the Homeowner's Association fees. Great subdivision. Seller will provide a \$2,500.00 landscaping allowance.					
<b>Sign on Property</b>	Y	<b>Agent Owned</b>	N		
<b>Closing Company Fee:</b> 50/50					

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<b>Address:</b> 473 Bluebird Lane , Sheridan , WY					
	<b>List Number</b>	08-507	<b>Old List Number</b>		
	<b>List Price</b>	\$ 77,500	<b>Status</b>	Active	
	<b>Lot Size</b>	10,454	<b>Acres</b>	0.24	
	<b>Zoning</b>	R1	<b>Tax Yr</b>	2007	
	<b>Total Taxes</b>	\$ 362.15			
<b>Subdivision:</b> Osprey Hill II					
<b>Elem Sch</b>	School District #2	<b>JH/Mdl Sch</b>	School District #2	<b>High Sch</b>	School District #2
<b>Section</b>		<b>Township</b>		<b>Range</b>	
<b>Frontage Ft</b>		<b>Depth Ft</b>			
<b>Legal Description:</b> Lot 3, Block 3, Osprey Hill II					
<b>Directions:</b> West on Loucks to Osprey Blvd. (Just past The Summit).					
<b>Public Comments:</b> Carefree living concept. Lawn care and snow removal included in the Homeowner's Association fees. Great subdivision. Seller will provide a \$2,500.00 landscaping allowance.					
<b>Sign on Property</b>	Y	<b>Agent Owned</b>	N		
<b>Closing Company Fee:</b> 50/50					

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<b>Address:</b> 477 Bluebird Lane , Sheridan , WY					
	<b>List Number</b>	08-508	<b>Old List Number</b>		
	<b>List Price</b>	\$ 77,500	<b>Status</b>	Active	
	<b>Lot Size</b>	10,454	<b>Acres</b>	0.24	
	<b>Zoning</b>	R1	<b>Tax Yr</b>	2007	
	<b>Total Taxes</b>	\$ 362.15			
<b>Subdivision:</b> Osprey Hill II					
<b>Elem Sch</b>	School District #2	<b>JH/Mdl Sch</b>	School District #2	<b>High Sch</b>	School District #2
<b>Section</b>		<b>Township</b>		<b>Range</b>	
<b>Frontage Ft</b>		<b>Depth Ft</b>			
<b>Legal Description:</b> Lot 4, Block 3, Osprey Hill II					
<b>Directions:</b> West on Loucks to Osprey Blvd. (Just past The Summit).					
<b>Public Comments:</b> Carefree living concept. Lawn care and snow removal included in the Homeowner's Association fees. Great subdivision. Seller will provide a \$2,500.00 landscaping allowance.					
<b>Sign on Property</b>	Y	<b>Agent Owned</b>	N		
<b>Closing Company Fee:</b> 50/50					

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<b>Address:</b> 478 Bluebird Lane , Sheridan , WY					
	<b>List Number</b>	08-512	<b>Old List Number</b>		
	<b>List Price</b>	\$ 77,500	<b>Status</b>	Active	
	<b>Lot Size</b>	10,018	<b>Acres</b>	0.23	
	<b>Zoning</b>	R1	<b>Tax Yr</b>	2007	
	<b>Total Taxes</b>	\$ 347.06			
<b>Subdivision:</b> Osprey Hill II					
<b>Elem Sch</b>	School District #2	<b>JH/Mdl Sch</b>	School District #2	<b>High Sch</b>	School District #2
<b>Section</b>		<b>Township</b>		<b>Range</b>	
<b>Frontage Ft</b>		<b>Depth Ft</b>			
<b>Legal Description:</b> Lot 12, Block 2, Osprey Hill II					
<b>Directions:</b> West on Loucks to Osprey Blvd. (Just past The Summit).					
<b>Public Comments:</b> Carefree living concept. Lawn care and snow removal included in the Homeowner's Association fees. Great subdivision. Seller will provide a \$2,500.00 landscaping allowance.					
<b>Sign on Property</b>	Y	<b>Agent Owned</b>	N		
<b>Closing Company Fee:</b> 50/50					

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<b>Address:</b> 481 Bluebird Lane , Sheridan , WY					
	<b>List Number</b>	08-509	<b>Old List Number</b>		
	<b>List Price</b>	\$ 77,500	<b>Status</b>	Active	
	<b>Lot Size</b>	10,454	<b>Acres</b>	0.24	
	<b>Zoning</b>	R1	<b>Tax Yr</b>	2007	
	<b>Total Taxes</b>	\$ 362.15			
<b>Subdivision:</b> Osprey Hill II					
<b>Elem Sch</b>	School District #2	<b>JH/Mdl Sch</b>	School District #2	<b>High Sch</b>	School District #2
<b>Section</b>		<b>Township</b>		<b>Range</b>	
<b>Frontage Ft</b>		<b>Depth Ft</b>			
<b>Legal Description:</b> Lot 5, Block 3, Osprey Hill II					
<b>Directions:</b> West on Loucks to Osprey Blvd. (Just past The Summit).					
<b>Public Comments:</b> Carefree living concept. Lawn care and snow removal included in the Homeowner's Association fees. Great subdivision. Seller will provide a \$2,500.00 landscaping allowance.					
<b>Sign on Property</b>	Y	<b>Agent Owned</b>	N		
<b>Closing Company Fee:</b> 50/50					

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<b>Address:</b> 629 Osprey Boulevard , Sheridan , WY					
	<b>List Number</b>	07-753	<b>Old List Number</b>		
	<b>List Price</b>	\$ 79,900	<b>Status</b>	Active	
	<b>Lot Size</b>	12,064	<b>Acres</b>	0.28	
	<b>Zoning</b>	R1	<b>Tax Yr</b>	2006	
	<b>Total Taxes</b>	\$ 350.92			
<b>Subdivision:</b> Osprey Hill One					
<b>Elem Sch</b>	School District #2	<b>JH/Mdl Sch</b>	School District #2	<b>High Sch</b>	School District #2
<b>Section</b>		<b>Township</b>		<b>Range</b>	
<b>Frontage Ft</b>		<b>Depth Ft</b>			
<b>Legal Description:</b> Lot 5, Block 1, Osprey Hill I					
<b>Directions:</b> West on Loucks to Osprey Hill One, last vacant lot on right.					
<b>Public Comments:</b> Lot with a view. Soils Test Report available for Buyer to purchase.					
<b>Sign on Property</b>	Y	<b>Contingency</b>	Back on Market	<b>Agent Owned</b>	N
<b>Closing Company Fee:</b> 50/50					

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