

2104 Tollefson,
Ft Laramie, Wy



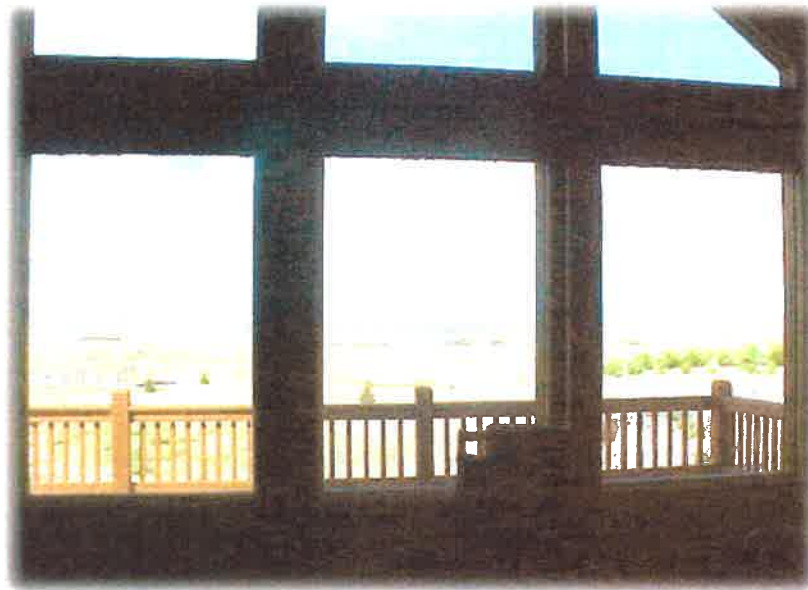
Spectacular Log Home

Jean Brown
Associate Broker
307-575-4166

Premier Properties
1942 East D Street
Torrington, Wyoming



Spectacular View of Laramie Peak



Vaulted Ceilings





Basement Kitchen with Hickory cabinetry.

Dining room with oak hardwood flooring with Anderson Windows along with a spectacular view of the Pine Ridge Estates.



The Main kitchen has oak hardwood flooring, granite countertops and hickory cabinets.



**Detached
Garage**



42x60 Shop/Barn



Garage and the shop/barn

FRONT of the log home with walk-out patio made of flag-stone.



Pine Ridge Ranch Estates are located approximately five miles north of the Historical Town of Fort Laramie, WY. The property is located within a 10,000 acre private ranch.

The beautiful log home is **3,600 sq. feet** with a walk-out lower level

40 acres fenced

500 trees that average approximately four feet that are on an automatic drip system

Gorgeous view of the area

Forced air climate master geothermal heating and cooling system (AC) with domestic hot water storage tank included

Rinnai tank-less water heater with circulating pump

Water Softer

1,250 gallon septic tank with **210 feet** filtration lateral system

Static water table level is twenty feet

Outdoor man-made water feature

Average utility bill is approximately **\$200.00** per month

The main kitchen has granite countertops, hickory cabinetry, stainless steel appliances, double oven which includes a convection oven, double-door refrigerator, large sink with disposal, smooth-top cook-top and microwave, along with **6' by 5'** pantry that has beautiful built-in metal shelving.

Two laundry rooms one on the main level with a large sink and closet, the other is on the lower level with storage cabinets

Master Suite is **19' by 26'** with a walk-in-closet which includes built-ins

Master Suite has a whirlpool heated tub, a **4' by 7'** walk in shower with ceramic floor and walls

Custom window treatments

Lower level walk-out family room is **26' by 15'**

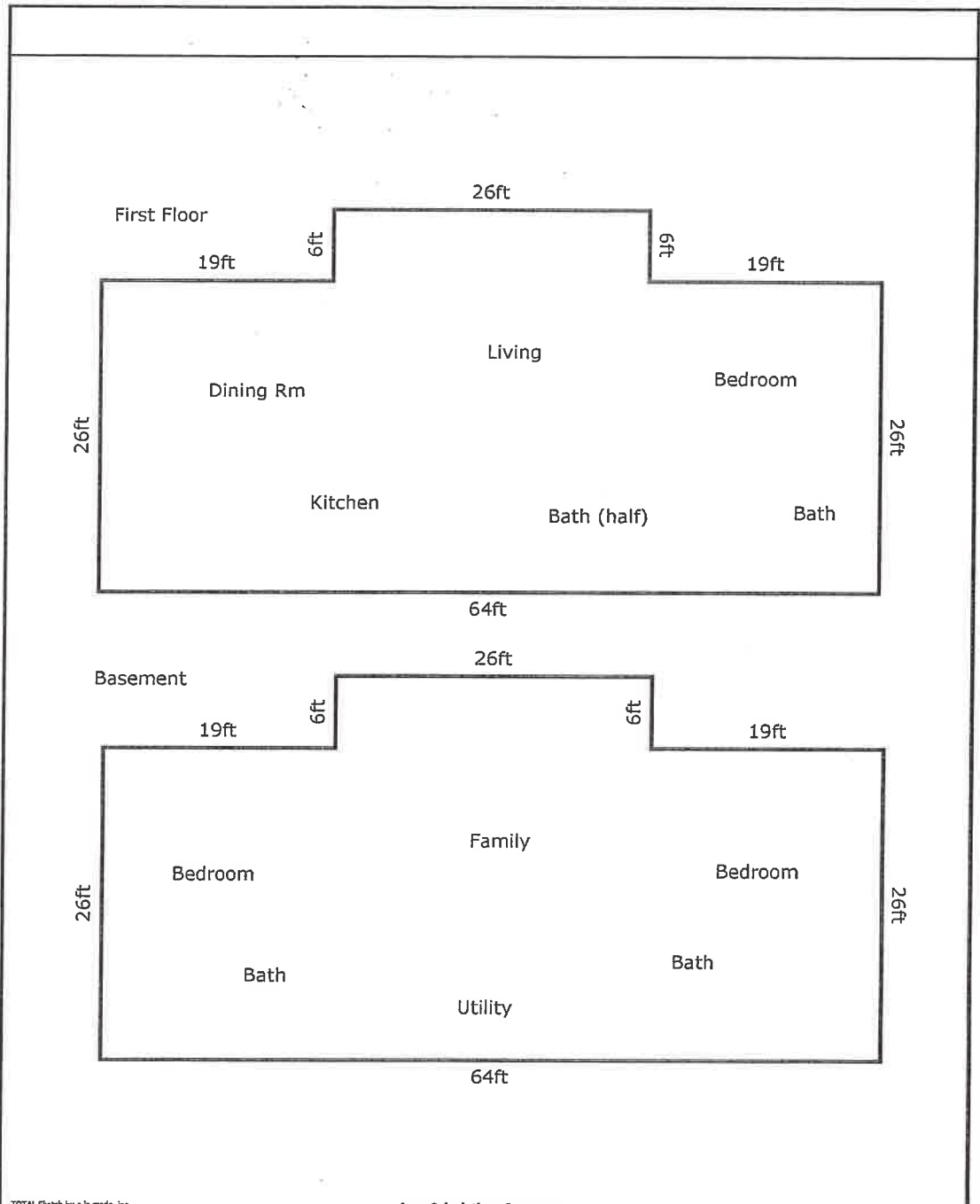
Lower level bar includes solid surface countertops and sink with disposal, full size dishwasher and refrigerator, hickory cabinetry, ceramic flooring, full-height tiled backsplash

Two lower bedrooms **17.6' by 10'** both room have walk-in closets with built-ins, four piece bath

Two car detached garage, multiple duplex outlets with dedicated 110/220 volt outlet, six inch concrete floor, and lighting

Pole barn, multiple duplex outlets with dedicated 110/220 volt outlet, six inch concrete floor, and lighting

Building Sketch



TOTAL Sketch by a la mode, Inc. Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	1820 Sq ft	26 × 6 = 156 26 × 64 = 1664
Total Living Area (Rounded):	1820 Sq ft	
Non-Living Area	1820 Sq ft	64 × 26 = 1664 6 × 26 = 156
Basement	1820 Sq ft	

CLIENT HANDOUT



Address **2104 TOLLEFSON TRAIL**
 MLS # **20135427**
 Class **RESIDENTIAL**
 Type **Single Family-Rural**
 Asking Price **\$575,000**
 Sold Price
 City **Fort Laramie**
 State **WY**
 Beds **3**
 Baths **3.5**
 Style **Ranch**
 Off Market Date



This Listing Brought to you Courtesy of:

Jean Brown - Cell: (307) 575-4166
 Premier Properties

[Click here to view a map of this property](#)

General Information

Above Grade Sq Ft	1.820	LR Sz	23'5"X30
Below Grade Sq Ft	1.820	DR Sz	16'7"X12'
Garage Capacity	Two	FR Sz	16'X24'10"
Garage Type	Detached Garage	BN Sz	
Year Built	2005	Den Sz	
Subdivision	OTHER	Xtr Sz	12'7"X9'
Zoning	OTHER	Kit Sz	12'7"X9'
Acres #	40.00	MB Sz	18'5"14'8"
Lot SqFt/Dimensions	1742400	BR2 Sz	18X10
Tx Yr	2013	BR3 Sz	17'10"X10
Taxes	\$2,590	BR4 Sz	
Bsmnt	Y	BR5 Sz	
% Fin Bsmnt	100	M Lvl Ba	1.5
HOA (Y/N)	No	U Lvl Ba	
HOA Fee		L Lvl Ba	
		B Lvl Ba	

Property Features

APPLIANCES	Dishwasher, Disposal, Microwave, Range/Oven, Refrigerator, Washer, Dryer, Range Top, Wall Oven, Range Hood	FLOOR COVERING	Tile, Wall to Wall Carpet, Wood /Hardwood
BASEMENT	Walk Out	GAS	Propane
COOLING	Heat Pump	HEATING	Electric, Heat Pump
ELECTRIC	Rural Electric	LANDSCAPE	Front/Back
EXTERIOR	Loa	LAUNDRY	Main Level, Basement. See Remarks
INTERIOR	Walk In Closets, Water Softener,	PATIO/DECK	Covered Patio, Deck, Wrap Around
EXTRAS	Window Curtains, Mini Blinds, Master Bath	ROOF	Aluminum/Steel
EXTERIOR EXTRAS	Horses Allowed, Satellite Dish, Barn, Shop, Equipment Shop, Space for RV	SEWER	Septic
		SITE FEATURES	Mountain View
		SPRINKLER	Manual

Remarks

SPECTACULAR CUSTOM HOME! EVERYTHING IS DONE PERFECTLY + A VIEW OF LARAMIE PEAK FROM YOUR LIVING-ROOM. 3 BEDS EACH HAS IT'S OWN FULL BATH. WALK OUT BASEMENT WITH A 2ND LAUNDRY & KITCHEN. MAIN KITCHEN IS A COOKS DREAM. GRANITE COUNTER TOPS. HICKORY CABINETS ETC. OAK HARDWOOD FLOORING + MANY UPGRADES. OUTSIDE ALL LANDSCAPING IS ON ITS OWN DRIP SYSTEM FOR EASY CARE. 24 X 30 DETACHED GARAGE. PLUS A 42 X60 SHOP/BARN. ALL THE EXTRAS YOUVE DREAMED OF. AVE. UT.\$200MO. CALL LISTING AGENT FOR DETAILS. A MUST SEE.

This information is deemed reliable, but not guaranteed.

**SELLER'S PROPERTY DISCLOSURE
TO PROSPECTIVE BUYERS
(RESIDENTIAL ADDENDUM)
TO BE COMPLETED BY SELLER
AND DELIVERED TO BUYER**

Property Address

2104 TOLLEFSON, FT. LARAMIE, WY

The undersigned Seller, having entered into a listing contract with **PREMIER PROPERTIES** as Broker, completes and executes this Addendum to such listing contract in order to comply with Seller's obligation to fully disclose to the best of Seller's CURRENT ACTUAL KNOWLEDGE to all parties any and all information regarding the condition of such property, and does hereby make the following statement and representation concerning the present description and condition of subject property:

THE FOLLOWING ARE IN THE CONDITION INDICATED (Please initial):

1a. APPLIANCES	DESCRIPTION/MODEL #	COLOR	Approx. Age	WORKING	NOT WORKING	DO NOT KNOW
Dishwasher	GE Profile	Stainless	7	✓		
Range/Stove	"	"		✓		
Oven	"	"		✓		
Refrigerator	"	"		✓		

b. OTHER APPLIANCES	Approx. Age	WORKING	NOT WORKING	DO NOT KNOW
Disposal	7	✓		
Hood/Fan	7	✓		
Microwave Oven	7	✓		
Satellite Dish / Antenna/Control	7	✓		
Trash Compactor				
Clothes Washer - 2	7	✓		
Clothes Dryer - 2	7	✓		
Other: _____				
Other: _____				

c. ELECTRICAL SYSTEMS	Approx. Age	WORKING	NOT WORKING	DO NOT KNOW
Ceiling Fan	7	✓		
Garage Door Opener/Control(s)	7	✓		
Sauna	7			
Smoke/Fire Detector	7	✓		
220 Volt Service	7	✓		
Other: _____				

d. HEATING AND COOLING SYSTEMS	Approx. Age	WORKING	NOT WORKING	DO NOT KNOW
/ Air Conditioning	7	✓		
/ Evaporative Cooler				
// Heating System	7	✓		
/ Gas/Electric/Coal				

Geothermal

Hot Water				
Baseboard				
Forced Air				
Radiant Ceiling/Floor				
Heat Pump				
Other: _____				
Humidifier				
Propane Tank (leased/owned) (Delete One)				
Gas Supplier: _____				
Attic Fan				
Woodburning Stove				
Other: _____				

e. WATER SYSTEMS	Approx. Age	WORKING	NOT WORKING	DO NOT KNOW
Drain Tile				
Hot Tub				
Septic/Leach Field	7	✓		
Sump Pump				
Automatic Lawn Sprinkling System				
Water Heater (Gas/Electric)				
Water Purifier				
Water Softener (owned/leased) (Delete one)	7	✓		
Vendor _____				
Well _____	7	✓		
Other: _____				

Describe any known problems with Interior Plumbing system:
(i.e: leaks, flooding, slow drains, faucets, toilets) _____

2. ROOF	Yes	No	DO NOT KNOW
Approximate Age of Present roofing (if known): <u>11 years</u>			
a. Does the roof leak?		✓	
b. Is there present damage to the roof?		✓	
c. Is the roof under warranty?			
Is the warranty transferable?			
Expiration date of warranty: _____			
d. Has Seller received roof damage payments from insurance?			
e. Has the roof ever been repaired? Date: _____		✓	
f. Nature of repairs and by whom?			
g. Type of roofing? <u>Metal</u>			
h. Is money owed to Seller for roof damages from insurance?			

3. HAZARDOUS CONDITIONS	Yes	No	DO NOT KNOW
Are there any existing hazardous conditions on the property such as:			
Asbestos insulation, siding, shingles, or other materials		✓	
Lead-based paint (built before 1978)			
Methane gas		✓	
Expansive Soils		✓	
Radioactive material		✓	
Radon gas		✓	
Toxic Materials		✓	

Toxic Mold		<input checked="" type="checkbox"/>	
Ureaformaldehyde foam insulation		<input checked="" type="checkbox"/>	
Other:			
Is money owed to Seller for roof damages from insurance?		<input checked="" type="checkbox"/>	

NOTE: If yes is marked for any of the above, explain the condition below and attach relevant documents including inspection reports.

NOTE: THE EPA ENCOURAGES ALL BUYERS TO TEST THE PROPERTY FOR RADON.

4. OTHER DISCLOSURES:	Yes	No	DO NOT KNOW
a. Are the improvements connected to a (public) (private), (community), water system? (Delete all except one.)		<input checked="" type="checkbox"/>	
b. Are there any encroachments?		<input checked="" type="checkbox"/>	
c. Is the present use a non-conforming use?		<input checked="" type="checkbox"/>	
d. Are there any variances?		<input checked="" type="checkbox"/>	
e. Are there any structural problems with the improvements?		<input checked="" type="checkbox"/>	
f. Have you reported any problems or made any claims to your homeowners' insurance?		<input checked="" type="checkbox"/>	
g. Have any additions or alterations been made without a building permit?		<input checked="" type="checkbox"/>	
h. Are there water leaks, water damage, moisture problems, flooding or flood-damaged areas in any areas of the home, for example, in the basement/crawl space, in the attic, in the kitchen or bathroom, near the tub/shower or any other bathroom or kitchen appliance or fixture? (If yes, please describe under additional comments.)		<input checked="" type="checkbox"/>	
i. Are there musty or mildew odors in the home or any staining or discoloration of walls, wall coverings, or floors or floor coverings? Are there any damp or moist areas in the home?		<input checked="" type="checkbox"/>	
j. Is there any damage due to wind, fire, flood, termites, pests or rodents?		<input checked="" type="checkbox"/>	
k. When was chimney or flue last cleaned? Date _____		<input checked="" type="checkbox"/>	
l. Does the property or neighborhood have any known or suspected subsidence problems?		<input checked="" type="checkbox"/>	
m. Is flood insurance required?		<input checked="" type="checkbox"/>	
NOTE: If yes to any of above, please describe below.			

5. COMMENTS:
a. Describe any structural changes, such as, but not limited to those resulting from roof problems or water problems, and any repairs and/or improvements which have been made to the property during your ownership. (Indicate date and nature of repairs or improvements, and by whom.)
b. If a water well is located on the property, provide documentation addressing location, Wyoming Registration number, depth, flow, potability, etc.
c. Are septic system documents and/or Health Department documents available?
d. If you have had or currently have any pets inside the home, describe how many and species.
e. Are there any other known defects?
f. Are there any manufacturer warranties or other warranties that will be transferred to buyer?

g. Assessments (District, contact person, payment, SID#).

h. Describe the number and nature of problems and/or claims made to your homeowner's insurance.

i. Please provide the name of your insurance carrier.

6. ADDITIONAL COMMENTS:

The above description and statement of condition of the subject property is based on my knowledge of the property and all representations are made to the best of my current actual knowledge. I ACKNOWLEDGE AND AGREE THAT I SHALL IMMEDIATELY INFORM BUYER AND BROKER OF ANY CHANGE IN SUCH CONDITIONS THAT MAY APPEAR OR BECOME KNOWN TO ME AFTER THIS DATE. I FURTHER AGREE TO INDEMNIFY AND HOLD HARMLESS ALL BROKERS INVOLVED IN ANY SALE OF THE SUBJECT PROPERTY FROM ANY AND ALL CLAIMS, INCLUDING DAMAGES, COURT COSTS AND ATTORNEY'S FEES, ARISING FROM MY FAILURE TO COMPLETELY AND TRUTHFULLY DISCLOSE THE CONDITIONS OF MY PROPERTY AS SET FORTH ABOVE. THE INFORMATION CONTAINED IN THIS DISCLOSURE HAS BEEN FURNISHED BY SELLER.

I have read the above representations and hereby expressly confirm them.

The undersigned Seller hereby acknowledges receipt of this Addendum this _____ day of _____,

Seller Thomas E. Grooman Date 9/16/2013

Seller Vonnie D. Grooman Date 9/16/2013

Seller _____ Date _____

Seller _____ Date _____

ANY REPRESENTATION AS TO SQUARE FOOTAGE OF SUBJECT PROPERTY IS APPROXIMATE ONLY. IT IS BUYER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF SAID APPROXIMATE SQUARE FOOTAGE. BUYER HEREBY ACKNOWLEDGES THAT BUYER HAS INDEPENDENTLY VERIFIED, TO BUYER'S SATISFACTION, THE SQUARE FOOTAGE OF THE PROPERTY.

The undersigned prospective Buyer hereby acknowledges receipt of this Addendum.

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Wyoming is everything wonderful.

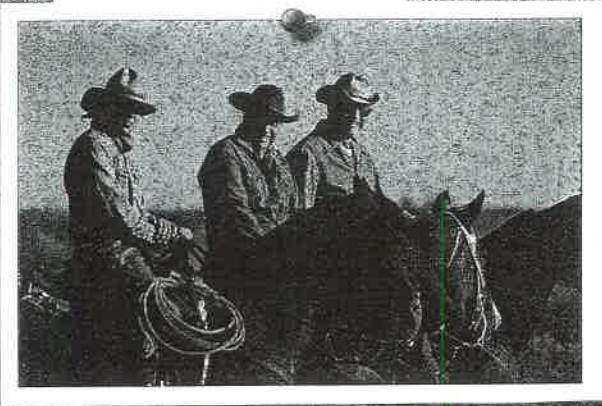
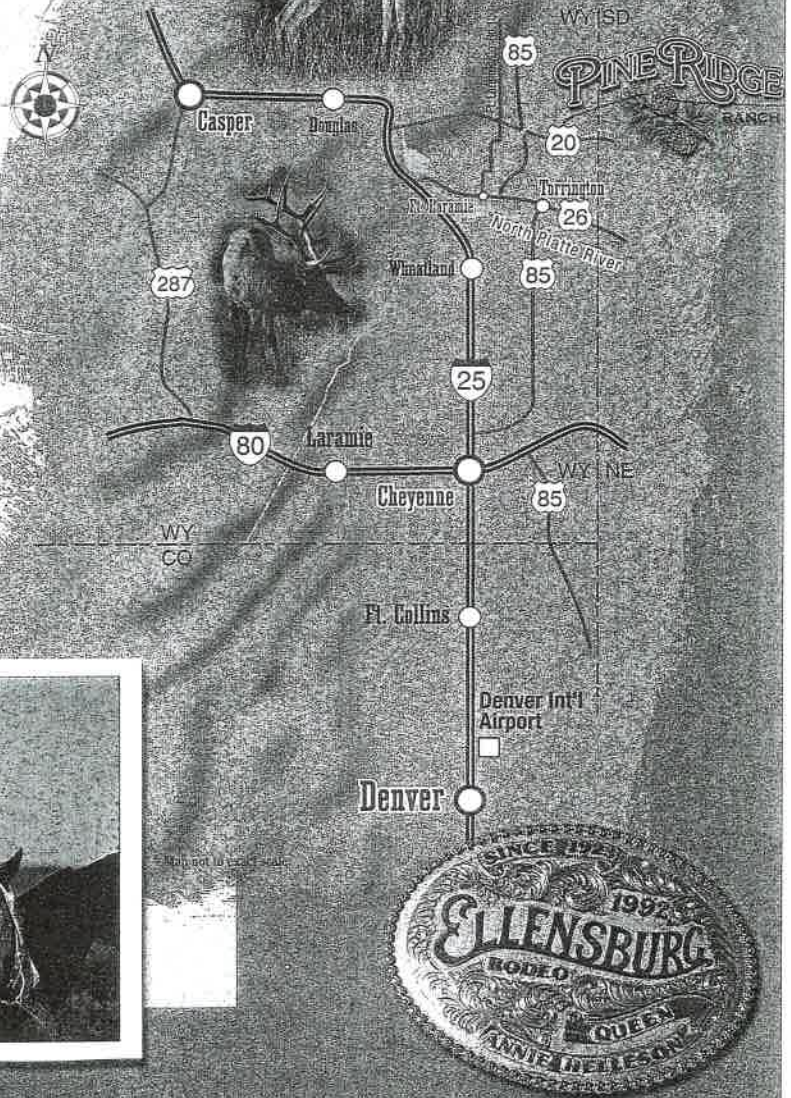
There's no place like Wyoming. From the Teton and Sierra Madre Mountains to Yellowstone National Park. From the Snake, Platte and other rivers to the plains where the Buffalo roam.

The state's wide-open space spans across hills blanketed with pine and cedar trees, vast meadows, and scenic canyons. Naturally, this is the ideal home for abundant wildlife, including seven of the continent's greatest big game animals – big horn sheep, moose, elk, white tail deer, mule deer, antelope and black bear.

Hand-in-hand with this pristine setting is a robust Western spirit combined with recreational offerings that are second to none. On the financial side, Wyoming offers a strong economy, the appeal of no or low taxes, and a below-national-average cost of living.

The result is a state so special and a setting so stunning that you'll want to make it your own. And you can.

Your own private Wyoming homestead awaits at Pine Ridge Ranch, where you'll discover breathtaking 40 to 80-acre homesteads.



Live the Legend.



An Insightful Investment

Whether you're looking for culture, recreation, adventure or relaxation, you'll find that Pine Ridge Ranch offers something for everyone. Pine Ridge Ranch is a great investment in your future and a great environment for your family. Importantly, Pine Ridge Ranch encompasses the best of Wyoming and is located in an area where land values are sure to appreciate.

As President Franklin D. Roosevelt once said, "Real Estate can't be lost or stolen, nor can it be carried away. Managed with reasonable care, it is about the safest investment in the world."

Unrivaled Recreation

Boasting sunny days, a mild alpine climate, low humidity, clean air and water, Pine Ridge Ranch is an outdoor lover's paradise. Enjoy Nature at it's best with no big-city stress. This Wyoming wonderland is where the deer and the antelope play – making it a haven for hunters and wildlife photographers.

Fishing, birdwatching and boating also are popular, thanks to nearby lakes and recreation areas. These include Lake Minatare to the east and Hawk Springs State Recreation Area, which is about 40 miles south of Torrington. Also nearby is Guernsey Lake, where hiking, camping, mountain biking and more are enhanced by beautiful sandstone cliffs.



Make it Yours

With all Wyoming has to offer, there's no reason not to make a big piece of this spectacular state yours. There's no better time than now – and no better place than Pine Ridge Ranch.

Whether you're looking for a good land investment, a base for outdoor recreation, a permanent home or a private getaway, only a limited few will be able to establish their own place in wonderful Wyoming at Pine Ridge Ranch. Make it yours today! For more information and to schedule your personal tour, call toll-free 1-877-433-LAND.



Heritage of the West.

Prime Location

The Pine Ridge Ranch is ideally located in southeastern Wyoming, just 6 miles from the historic town of Fort Laramie. This unique ranch property is approximately 115 miles from Cheyenne, WY, 130 miles from Casper, WY, and 210 miles from Denver, CO.

The ranch is also located just 20 miles from Torrington, WY, a farming and ranching community near the North Platte river. Torrington also serves as the county seat for Goshen County, Wyoming. The Pine Ridge Ranch offers true country living with full-scale cities nearby.



Pristine Land

Surround yourself with cool pines, grassy rolling hills and panoramic vistas. All are the perfect backdrop for the unspoiled countryside. With every breath of fresh, clean air, you'll know that the pristine Pine Ridge Ranch is for you — especially since it has been thoughtfully master-planned to exist in harmony with nature and wildlife.

Alive with History

Pine Ridge Ranch is part of Goshen County, known as the "Gateway to the West" and the Rocky mountains. Hundreds of thousands of pioneers followed the Oregon Trail into the county while headed West. The Fort Laramie military post originally a native American trading post gradually grew into a major re-supply stop at the junction of the Mormon and Oregon Trails. In the early settlement days, Indian tribes grew crops and hunted on the scenic lands, which also attracted settlers, traders, and trappers.

Capturing the spirit of the Old West, Goshen County offers not-to-be-missed museums, monuments and historic sites which pay tribute to its colorful past. You'll also find ground-pounding rodeos and horse shows. After all, Wyoming isn't called "the cowboy-up state" for nothing!