

Additional Information

Commercial Building – 1,574 sf with 638 sf Attached Covered Deck

- Includes Tables, Chairs, Stools, Microwave, Coolers, Pool Table, Ice Machine, Kegerator, (3) TV's, Refrigerator, Décor, Glassware.
- Walk-In Cooler with new compressor
- DOES NOT INCLUDE Juke Box, Dartboard, ATM Machine, Pizza Oven. These are owned by third parties and can be contracted after Closing
- Small Wood Shed on southwest corner of parking lot NOT INCLUDED
- Wood Stove in Bar/Lounge Addition (circa 2000). Firewood is Negotiable.
- Covered Drive Through

Attached 2 Bedroom, 1 Bathroom House – 1,416 sf with Unfinished Basement

- Includes Refrigerator, Oven/Range, and Washer & Dryer
- Pellet Stove in Living Room Addition (circa 2003)
- Sump Pump in Basement to abate Groundwater
- Thermostat in connecting Hallway controls Commercial and Residence. Shared propane tank.
- Shared roof is estimated to be 10 years old

1976 Mobile Home – 3 Bedroom, 1.5 Bathroom – 780 sf

- Previously rented. Now used for storage
- Includes Refrigerator, Range/Oven, and Washer & Dryer
- On its own for Water, Electricity, Propane
- Commercial Fryer stored in mobile home is Negotiable.

Garage/Shop Buildings

- Blue garage equipped with 16' Door and Gravel Floor
- Extended shop has concrete floor
- No heat in either

Other Notes

- Liquor license to be transferred after closing. License transfer must be approved by County Commissioners. Liquor to be purchased outside of closing.
- Owner is willing to trade (partial or full) for a home in Story, WY.
- Buyer has first right of refusal to purchase Lot 4 in a separate transaction.
- Seller will not transfer possession until a suitable replacement property is found. Transaction may be subject to a post-occupancy agreement.
- Owner financing a possibility with 50% down. Terms must be negotiated prior to Closing.