

ALL FIELDS DETAIL



Status	ACTIVE	# of Bedrooms	3
MLS #	20261327	# of Baths	2.00
Class	RESIDENTIAL	Style	Manufactured/Real Property
Type	Single Family	Abv Gr SF	1,742
Address	5150 West Side Place	Blw Gr SF	0
List Price	\$299,900	Total Sq Ft	1742
Area	MILLS/MOUNTAIN VIEW	Basement	Other-See Remarks
City	Mills	% Fin Bsmt	0
State	WY	Gar Cap	Three
Zip	82644-1232	Garage Type	Detached Garage
County	Natrona	Year Built	1997



LISTING OFFICE & AGENT INFO

Listing Agent	Shelly I Rutt - Cell: 307-534-4630	Listing Office 1	Wagons West Realty - Main: 307-532-3771
Listing Agent 2		Listing Office 2	
Listing Agent 3		Listing Office 3	
List Team		Allow Display on Internet	Yes
IDX Include	Y	IDX/VOW Display Automated Estimate on Internet	Yes
IDX/VOW Display Listing Address on Internet	Yes	IDX/VOW Display Listing Comments on Internet	Yes
For Sale	For Sale	Delayed Marketing	
Delayed Marketing End Date			

GENERAL

Under Contract & Accepting Backup offers	No	Under Contract Date Accepting Backup offers	
Under Contract Expected Closing Date		First Right of Refusal	No
Construction Type	Existing-a house that someone has lived in	Completion Date	
1031 Exchange	No	Short Sale (Y/N)	No
Foreclosure	No	Cross Street	
Sign (Y/N)	Yes	Lot SqFt/Dimensions	12197
LotSFRRange	10001 to 15000 SQ FT	# of Acres	0.2800
Subdivision	OTHER	Legal	Lot 2, "ALASKA ADDITION" TO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING AS PER PLAT RECORDED NOVEMBER
APN #	33800130600400	Zoning	Single-family Dwelling District
Elem. School		Jr High/Middle	
High School		Irrigation (Y/N)	
Irrigation Fee \$		Virtual Tour	Virtual Tour
Picture Count	46	Listing Photo Modification	
Associated Document Count	1	Agent Hit Count	101
Client Hit Count	3	Search By Map	
Geocode Quality	Exact Match	Original Price	\$369,000

ROOM SIZE & LEVEL

Room Measurement Source	
Living Room Level	Entry/Main
Dining Room Level	Entry/Main
Family Room Level	Entry/Main
Kitchen Level	Entry/Main
Breakfast Nook Level	N/A
Den Level	N/A
Laundry Level	Entry/Main
Primary Bedroom Level	Entry/Main
Bedroom 2 Level	Entry/Main
Bedroom 3 Level	Entry/Main
Bedroom 4 Level	N/A
Bedroom 5 Level	N/A
Extra Room Level	

Extra Room 2 Level
Extra Room 3 Level
Extra Room 4 Level
Extra Room 5 Level
Extra Room 6 Level
Entry/Main Level Bathroom # 2
Upper Level Bathroom # 0
Below Grade Bathroom # 0

Extra Room 3 Size
Extra Room 4 Size
Extra Room 5 Size
Extra Room 6 Size

FEATURES

APPLIANCES Built Ins Dishwasher Microwave Range/Oven Refrigerator Washer Dryer	ELECTRIC Rocky Mountain Power EXTERIOR Other INTERIOR EXTRAS Garage Door Openers Walk In Closets Window Curtains Curtain Rod(s) Mini Blinds Primary Bath EXTERIOR EXTRAS Storage Shed Shop Space for RV Parking	FENCE Wood FLOORING Vinyl Carpet FOUNDATION Concrete GAS Natural HEATING Forced Air Gas LANDSCAPE Front/Back LAUNDRY Main Level Entry Level	PATIO/DECK Covered Patio Patio Covered Porch Pergola ROOF Metal SEWER City UNDER GROUND SPRINKLER Automatic WATER City COUNTERTOP TYPES Laminate
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UTILITY COSTS

Util. Cost

OWNER & SHOWING INSTRUCTIONS

Owners Name	Billie Johnson Conservator of Kathryn A Pack	Additional Owner Name	
Owners Phone		Occupant Name	
Occupant Phone		To Show	Appt w/List Agent
Key	Lockbox	Lockbox Location	Back Door handrail. Text agent for code after a valid buyer pre-qualified letter has been submitted.
Directions		Showing Instructions	

FINANCIAL

Taxes	\$1,164	Tax Year	2025	Special Assessments	
Flood Insurance	N	HOA (Y/N)	No	HOA Fee	
HOA Assessed		HOA Coverage Includes:		Financing Options	
Available for Rent	No	Possession	at funded closing	Listing Documents	RD
Terms	Cash, VA Loan, In -House loans.	Covenants		Exclusions (Y/N)	
Exclusions		Additional Exclusions		Title Commitment from	First American Title
Earnest Money Payable to	First American Title				

AGENT CONFIDENTIAL REMARKS

Agt Rem Please give at least 72 hours for a response on any offer. Court approval required for all acceptable offers. ONLY pre-qualified buyers may view. Buyers must provide Proof of Funds or a Pre-Approval letter to listing broker prior to scheduling any showings. Text Shelly 307-534-4630. All appliances included, Refrigerator in garage, and desk in office stays. Financing Notice:** This property is priced to reflect the significant value of the shop and land improvements. It is best suited for a cash buyer, VA loan, or those with a creative/portfolio lending solution, as it will not meet traditional secondary market financing requirements i.e, FHA/Conv.

DATE FIELDS

Listing Date	3/27/2026	Input Date	3/27/2026 2:01 PM
Status Date	3/30/2026	Price Date	6/1/2026
HotSheet Date	6/1/2026	Update Date	6/1/2026
Days On MLS	66	Days On Market	66
Off Market Date			

SOLD STATUS

Contract Date
How Sold
Selling Agent 1
Selling Agent 2
Seller Improvements

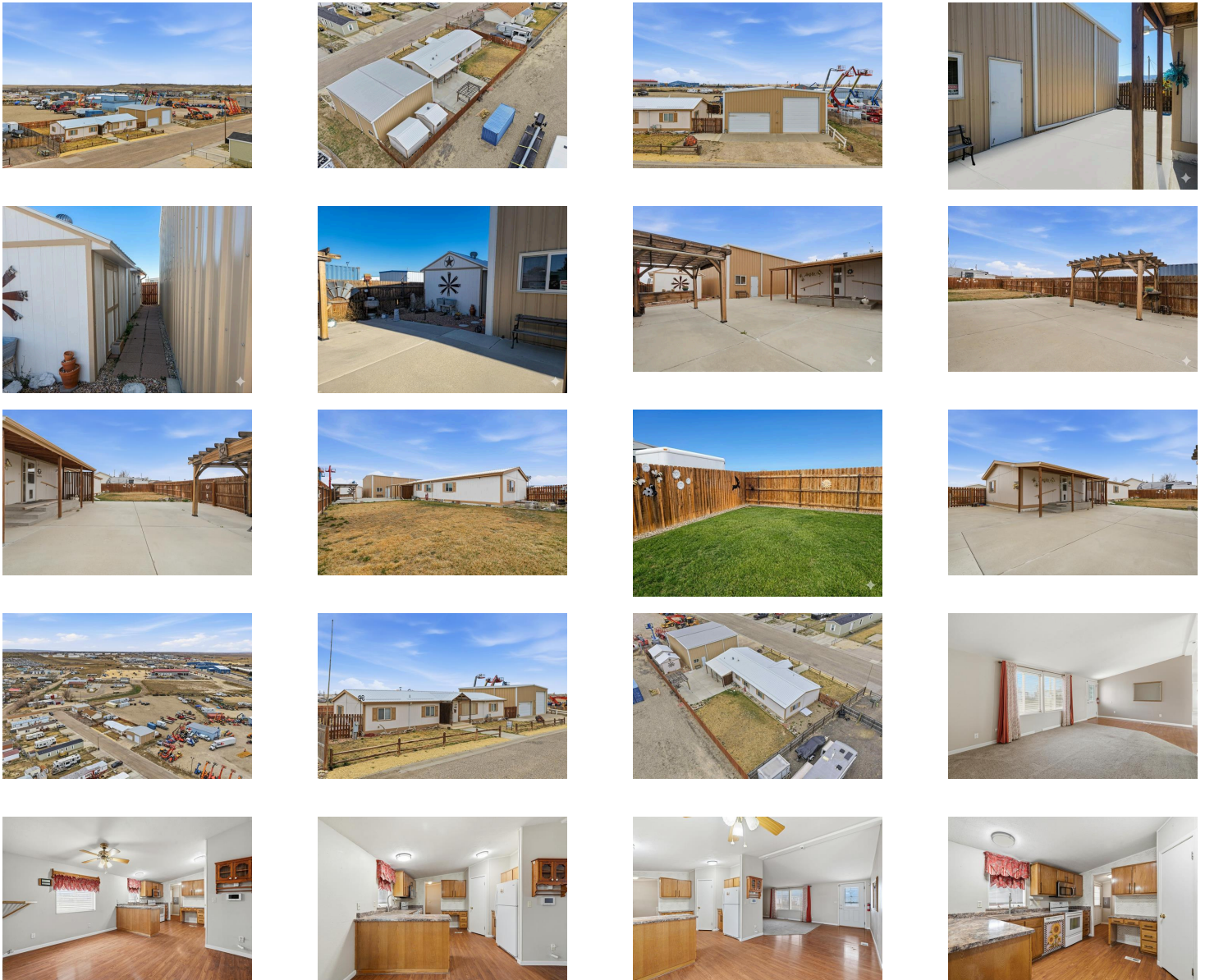
Buyer Improvements
 Seller Imprvmnts Amt
 Buyer Imprvmnts Am
 Discount Points
 Seller Concessions

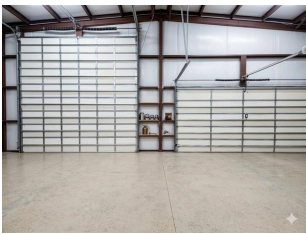
Seller Improvements Dscrp
 Buyer Improvements Dscrp
 Closing Costs Pd By Sellr
 Sold Price Per SQFT
 Selling Remarks

PROPERTY DESCRIPTION

Property Description Spacious Living Meets the Ultimate Shop! Discover this beautifully maintained 1,742 sq. ft. PURGED mobile home situated on a permanent foundation with a poured concrete crawlspace and a durable metal roof. This all one level home sits on a generous .28 -acre lot, offering the perfect blend of comfort, stability, and incredible utility. The heart of the home features a roomy kitchen with an abundance of cabinet space and a large pantry perfect for the home chef. Enjoy formal dining and a functional layout that includes 3 bedrooms and 2 baths. The primary suite serves as a true retreat, boasting a large walk-in closet and a garden tub/shower designed for soaking and relaxing at the end of the day. A dedicated laundry and mudroom at the back door adds essential everyday convenience. Outdoor Oasis! Step outside to a private, fenced backyard designed for entertaining. The huge covered patio and additional pergola are ideal for Sunday BBQs and kicking back with family and friends. Maintaining the lush greenery is effortless thanks to the automatic underground sprinkler system. The Ultimate Shop & Storage for your toys, trailers, or just need more elbow room. This property features a massive 40x40 B&C steel garage/shop built in 2008. With one 8' x 16'5" overhead door and a second oversized 14' x 14'5" door, there is plenty of room for multiple vehicles, tall campers, or a professional-grade workshop. Additionally, the property includes two large storage sheds (12x14 and 12x10), ensuring you have plenty of space for every hobby. Schedule Your Tour Today! Don't miss out on this versatile property that truly has it all. For more information or to schedule a tour, contact: Shelly Rutt 307-534-4630 or Bailey Ervin 307-575-2945 at Wagons West Realty for your personal tour. wagonswestrealty.com. Video tour can be seen at <https://youtu.be/2Wr0k39jqxc?si=YjQJfc9U5PY4vggP>

ADDITIONAL PICTURES





DISCLAIMER