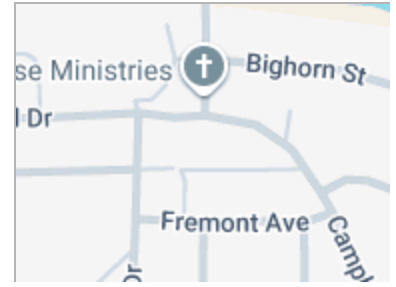


**ALL FIELDS DETAIL**



<b>Status</b>	ACTIVE	<b># of Bedrooms</b>	3
<b>MLS #</b>	20256161	<b># of Baths</b>	1.00
<b>Class</b>	RESIDENTIAL	<b>Style</b>	Bi-Level
<b>Type</b>	Single Family	<b>Abv Gr SF</b>	924
<b>Address</b>	3674 Campbell Drive	<b>Blw Gr SF</b>	864
<b>List Price</b>	\$224,000	<b>Total Sq Ft</b>	1788
<b>Area</b>	GOSHEN COUNTY	<b>Basement</b>	Yes
<b>City</b>	Torrington	<b>% Fin Bsmt</b>	15
<b>State</b>	WY	<b>Gar Cap</b>	Two
<b>Zip</b>	82240	<b>Garage Type</b>	Attached Garage
<b>County</b>	Goshen	<b>Year Built</b>	1981



**LISTING OFFICE & AGENT INFO**

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

**GENERAL**

<b>Under Contract &amp; Accepting Backup offers</b>	No	<b>Under Contract Date Accepting Backup offers</b>	
<b>First Right of Refusal</b>	No	<b>Construction Type</b>	Existing-a house that someone has lived in
<b>Completion Date</b>		<b>1031 Exchange</b>	No
<b>Short Sale (Y/N)</b>	No	<b>Foreclosure</b>	No
<b>Cross Street</b>	Hot Springs	<b>Sign (Y/N)</b>	Yes
<b>Lot SqFt/Dimensions</b>	8986	<b>LotSFRRange</b>	5001 to 10000 SQ FT
<b># of Acres</b>	0.2100	<b>Subdivision</b>	Halco3rdAddAnnexation
<b>Legal</b>	HALCO 03RD ADDN BLK 03 LOT 03	<b>APN #</b>	
<b>Zoning</b>	OTHER	<b>Elem. School</b>	
<b>Jr High/Middle</b>		<b>High School</b>	
<b>Irrigation (Y/N)</b>		<b>Irrigation Fee \$</b>	
<b>Picture Count</b>	26	<b>Listing Photo Modification</b>	
<b>Associated Document Count</b>	1	<b>Agent Hit Count</b>	33
<b>Client Hit Count</b>	2	<b>Search By Map</b>	
<b>Geocode Quality</b>	Exact Match	<b>Original Price</b>	\$235,000

**ROOM SIZE & LEVEL**

<b>Room Measurement Source</b>		
<b>Living Room Level</b>	Upper	<b>Living Room Size</b>
<b>Dining Room Level</b>	Upper	<b>Dining Room Size</b>
<b>Family Room Level</b>	N/A	<b>Family Room Size</b>
<b>Kitchen Level</b>	Upper	<b>Kitchen Size</b>
<b>Breakfast Nook Level</b>	N/A	<b>Breakfast Nook Size</b>
<b>Den Level</b>	N/A	<b>Den Size</b>
<b>Laundry Level</b>	Below Grade	<b>Laundry Size</b>
<b>Primary Bedroom Level</b>	Upper	<b>Primary Bedroom Size</b>
<b>Bedroom 2 Level</b>	Upper	<b>Bedroom 2 Size</b>
<b>Bedroom 3 Level</b>	Below Grade	<b>Bedroom 3 Size</b>
<b>Bedroom 4 Level</b>	N/A	<b>Bedroom 4 Size</b>
<b>Bedroom 5 Level</b>	N/A	<b>Bedroom 5 Size</b>
<b>Extra Room Level</b>		<b>Extra Room Size</b>
<b>Extra Room 2 Level</b>		<b>Extra Room 2 Size</b>
<b>Extra Room 3 Level</b>		<b>Extra Room 3 Size</b>
<b>Extra Room 4 Level</b>		<b>Extra Room 4 Size</b>
<b>Extra Room 5 Level</b>		<b>Extra Room 5 Size</b>
<b>Extra Room 6 Level</b>		<b>Extra Room 6 Size</b>

Entry/Main Level Bathroom # 0  
Upper Level Bathroom # Full  
Below Grade Bathroom # 0

## FEATURES

### APPLIANCES

Dishwasher  
Range/Oven  
Refrigerator  
Range Hood

### BASEMENT

Partial

### COOLING

Central Air

### ELECTRIC

City

### EXTERIOR

Composition

### INTERIOR EXTRAS

Garage Door Openers

### EXTERIOR EXTRAS

Storage Shed  
Space for RV Parking

### FENCE

Chain Link

### FIREPLACE

Pellet

### FLOORING

Wood/Hardwood  
Laminate Flooring

### FOUNDATION

Concrete

### GAS

Natural

### HEATING

Forced Air Gas  
Pellet

### LAUNDRY

Below Grade

### PATIO/DECK

Covered Deck  
Patio

### ROOF

Asphalt/Fiberglass

### SEWER

City

### UNDER GROUND SPRINKLER

None

### WATER

City

### COUNTERTOP TYPES

Tile

## UTILITY COSTS

Util. Cost

## OWNER & SHOWING INSTRUCTIONS

Owners Name \*See Additional Owner Name

Additional Owner Name Amy Smith as Conservator for Anthony Jacob Moser and Ayden David Smith

Owners Phone

Occupant Name Owners

Occupant Phone

To Show Appt w/List Agent

Key Lockbox

Lockbox Location Front Door

Directions

Showing Instructions

## FINANCIAL

Taxes \$1,323

Tax Year 2025

Special Assessments

Flood Insurance no

HOA (Y/N) No

HOA Fee

HOA Assessed

HOA Coverage Includes:

Financing Options

Available for Rent

Possession

Listing Documents

Terms Cash, New Loan

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 Conservatorship documentation can be provided upon request. All offers are subject to court approval.

## DATE FIELDS

Listing Date 11/20/2025

Input Date 11/21/2025 5:49 PM

Status Date 11/24/2025

Price Date 1/18/2026

HotSheet Date 1/18/2026

Update Date 3/29/2026

Days On MLS 130

Days On Market 131

Off Market Date

## SOLD STATUS

Contract Date

Closing Date

How Sold

Sold Price

Selling Agent 1

Selling Office 1

Selling Agent 2

Selling Office 2

Seller Improvements

Additional Provisions

Buyer Improvements

Seller Improvements Dscrp

Seller Imprvmnts Amt

Buyer Improvements Dscrp

Buyer Imprvmnts Am

Closing Costs Pd By Sellr

Discount Points

Sold Price Per SQFT

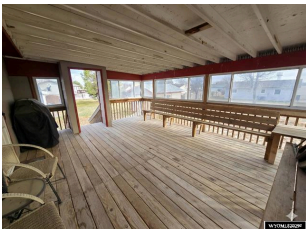
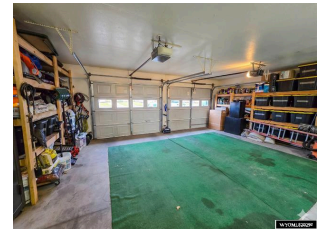
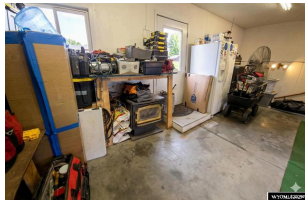
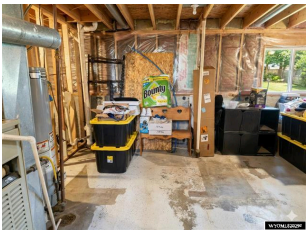
Seller Concessions

Selling Remarks

## PROPERTY DESCRIPTION

**Property Description** NEW ROOF AND GUTTERS BEING INSTALLED. Fantastic fix-and-flip or forever-home opportunity. Priced to sell and full of potential. Upper level offers 2 bedrooms with updated flooring; lower level includes a large additional bedroom. Unfinished basement provides space to add a 4th bedroom, extra bath, and family room. Owner is doing several updates while it is on the market. A new tub and shower installed, some new interior doors, paint, and drywall being put in basement to finish a 4th bedroom. Features include a huge covered deck with built-in seating, fenced yard, oversized 2-car attached garage with a nearly new pellet stove, and a solid storage shed with finished walls, shelving, and overhead door. Convenient location near the hospital, college, and sports complex. Call Shelly Rutt at 307-534-4630 or Bailey Ervin at 307-575-2945 for your personal tour today!

**ADDITIONAL PICTURES**



**DISCLAIMER**

This information is deemed reliable, but not guaranteed.