

**MLS# 1273814**

**List Price:** \$170,000  
**Price Per:** \$113  
**CDOM:**  
**DOM:**  
**Address:** 41 S 400 E  
**NS/EW:** 41 S / 400 E  
**City:** Logan, UT 84321  
**County:** Cache  
**Proj/Subdiv:**  
**Tax ID:** 06-072-0006  
**Zoning:** RES  
**HOA Contact:**  
**Pre-Market:**  
**School Dist:** Logan  
**Sr High:** Logan  
**Tour/Open:** Tour  
**Status:** Active  
**List Date:** 01/01/2015  
**Area:** Logan; Nibley;  
 River Heights  
**Restrictions:** No  
**Taxes:** \$1,127  
**HOA Fee:** \$0  
**HOA Phone:**  
**Elem:** Wilson  
**Priv Schl:**



**Jr High:** Mt Logan  
**Other Schl:** Thomas Edison Charter (Nor

Lvl	Approx Sq Ft	Bed Rms	Bath FTH	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
4	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0
1	1496	3	1	1	0	1	1	0	2
B	0	0	0	0	0	0	0	0	0
Tot	1496	3	1	1	0	1	1	0	2

**Type:** Single Family  
**Style:** Rambler/Ranch  
**Year Built:** 1956  
**Effect Yr Blt:**  
**Deck | Pat:** 0 | 1  
**Garage:** 3  
**Carport:** 0  
**Prkg Sp:** 0  
**Fin Bsmt:** 0%  
**Const Status:** Blt./Standing  
**Acres:** 0.48  
**Frontage:** 0.0  
**Side:** 0.0  
**Back:** 0.0  
**Irregular:** Yes  
**Basement:** None/Crawl Space  
**Garage/Park:** Detached; Opener; Workbench  
**Driveway:** Asphalt; Concrete  
**Water:** Culinary; Irrigation; Shares  
**Water Shares:** 0.00  
**Master Level:** 1st floor  
**Senior Comm:** No  
**Animals:**

**Roof:** Asphalt Shingles  
**Heating:** Forced Air; Gas: Central; Wood Burning  
**Air Cond:**  
**Floor Cov:** Carpet; Linoleum; Tile  
**Window Cov:** Blinds; Full  
**Pool Feat:**  
**Possession:** Recording  
**Exterior:** Brick; Cedar/Redwood  
**Landscape:** Fruit Trees; Landscaping: Full; Mature Trees; Pines; Stream  
**Lot Facts:** Curb & Gutter; Fenced: Full; Road: Paved; Secluded Yard; Sidewalks; Sprinkler: Auto-Part; Terrain, Flat; View: Mountain; Wooded  
**Exterior Feat:** Out Buildings; Patio: Covered; Porch: Open; Skylights  
**Interior Feat:** Dishwasher, Built-In; Disposal; Gas Log; Range/Oven: Free Stdng.  
**Amenities:** Cable Tv Available; Electric Dryer Hookup; Workshop  
**Inclusions:** Dryer; Fireplace Equipment; Range; Refrigerator; Storage Sheds; Swing Set; Washer; Window Coverings; Wood Stove  
**Terms:** Cash; Conventional; FHA; VA  
**Storage:** Garage; Other; Shed  
**Access Feat:** Single Level Living  
**Utilities:** Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected  
**Zoning:** Single-Family  
**Remarks:** The most unique property in Logan. .5 acre with many of trees, plants and a stream. Sit on the patio swing and enjoy the peacefulness of your personal paradise. You might be right in the heart of Logan, but you'll feel like you're in the middle of nowhere. Single level home, with tons of storage and lots of extras you won't find anywhere else. 2 garages, a planting shed with water and electricity, 2 bridges, skylights, fireplaces, built in's and irrigation shares. You have to see this property to appreciate it.  
**Agt Remarks:** Property has potential to be divided, contact Logan city for more information. There are many water shares with this property. I'm working with the irrigation company to clarify exactly how many.

**Show Inst:** Appt/Use Key Box

**Contact:** RE/MAX West  
**L/Agent:** Johnnie J. Rosser  
**L/Office:** RE/MAX West  
**L/Broker:** Christopher C. Gaddis  
**BAC:** 2.5%  
**Comm Type:** Gross  
**Owner:** Parker Trust  
**Contact Type:** Agent  
**Email:** rosjo1@wfrmls.com  
**Owner Type:** Property Owner  
**Ph 1:** 435-787-1111  
**Ph:** 435-760-0639  
**Ph:** 435-787-1111  
**Ph 2:** 435-760-0639  
**Cell:** 435-760-0639  
**Fax:** 435-787-2002  
**Dual/Var:** No  
**Wthdrwn Dt:**  
**List Type:** ERS  
**Off Mkt Dt:**  
**Exp Dt:** 06/30/2015

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