



Provided as a courtesy of  
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<http://starvalleyhomes.com>

**Non-Public:****Start Showing Date:**

<b>Category:</b>	Business Op w/RE	<b>Business Type:</b>	Lodging	<b>Acres:</b>	2.02
<b>Land SqFt:</b>		<b>Building Total SqFt:</b>	6,008	<b>Space Avail. SqFt:</b>	6,008
<b>Stories:</b>	2	<b>Senior Community YN:</b>		<b>Horses Allowed:</b>	Yes
<b>List Price Per SqFt:</b>		<b>Sold Price Per SqFt:</b>			

<b>Common Name:</b>		<b>County:</b>	Lincoln	<b>Area:</b>	11C - South Star Valley, Lincoln County
<b>Subdivision:</b>	None	<b>Zoning:</b>	Commercial	<b>Flood Zone:</b>	Unknown
<b>Flood Class:</b>		<b>PIDN:</b>	24190540720000	<b>Owner:</b>	Reid
<b>Ann. Assn Fee \$:</b>	0	<b>Association Fee</b>		<b>Other Assess.:</b>	
<b>Taxes:</b>	2,156	<b>Frequency:</b>		<b>Possession:</b>	
<b>Latitude:</b>	42.082907	<b>Tax Year:</b>	2022		
		<b>Longitude:</b>	-110.947054		

**In-House Listing #:****Directions:**

**Legal Description:** Property address: 10763 W HWY 30, COKEVILLE 000000000 Legal: T24 R119 S5 PT TR 90 TOTAL 2.02 ACRES  
**Public Remarks:** Price improvement... now under appraised value! The Hideout is located in the quaint community of Cokeville Wyoming about halfway between Salt Lake City Utah and Jackson Hole WY, Wyoming with Yellowstone National Park just a bit further north. Travelers use Highway 30 for both business and pleasure--whether one is taking a chill motorcycle ride or eventually wandering to nearby summer hotspot--Bear Lake. The Hideout Motel serves as the only lodging along this route for many miles. This gem of a property has recently been polished with many functional and cosmetic updates. Fifteen clean and appealing rooms are made available to guests as a stopover or often as a destination for the community's many outdoor recreational opportunities, including a nearby ski resort, and public fishing holes.

**Private Remarks:**

<b>Water:</b> Public	<b>Exterior:</b> Wood	<b>Propane Tank:</b> Leased
<b>Sewer:</b> Public	<b>Roof:</b> Metal	<b>Financial Data Avail:</b> P&L Statement
<b>Comm/Loc Details:</b> Outside Seating; Street Frontage	<b>Air Conditioning:</b> Heat Pump; Window Air Unit	<b>Financing:</b> Cash; Conventional
<b>Construction:</b> Stick	<b>Heat:</b> Forced Air	

<b>Agent Owned:</b> N	<b>Listing Type:</b> Exclusive Right to Sell	<b>Bonus:</b> Showing Inst.:
<b>Lease Comm:</b> N/A	<b>Key Location:</b>	
<b>Occupant:</b> Owner	<b>Seller Represent:</b> Sellers' Agent	

<b>Closing Company:</b> WTE Thayne	<b>Closing Agent:</b> Devin	<b>Seller Concessions:</b>
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**Arms Length:**

<b>Effective Date:</b> 08/04/2023	<b>Expiration Date:</b> 12/31/2026	<b>Agent Days on Market:</b> 966
<b>Listing Price:</b> 1,390,000	<b>Orig. List Price:</b> 1,490,000	<b>Status Change Date:</b> 02/03/2025

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