

LISTING DETAIL



MLS # **20090235**
 Class **LOTS AND LAND**
 Type **Residential Land**
 Area **PLATTE COUNTY**
 Asking Price **\$98,500**
 Address **0 Ospry Lane**
 Cross Street
 City **Guernsey**
 State **WY**
 Zip **82214**
 Status **ACTIVE**
 1031 Exchange **No**

Eldon Garver
 Wyoming West Realty
 Main: (307) 836-2222
 Work: (307) 836-2222
 40 S Wyoming Street
 Guernsey WY 82214
 wyomingwestrealty@wyoming.com

GENERAL

City/County	County	Listing Date	1/13/2009	Direction	2 miles east of Guernsey on old
Water	None	Soil Report (Y/N)		s	Hwy. 26
Phone	No	Mineral Report (Y/N)			
Electric	No	Horses (Y/N)	Yes		
Gas	None	Corner (Y/N)			
Manufactured Allowed	No-See	Ground Lease (Y/N)			
	Covenants	Seller Financing (Y/N)	No		
Sewer	None	Street (Y/N)			
Agent - Agent Name	Eldon Garver	Alley (Y/N)			
Listing Office 1 - Office Code	wywest	Sidewalk (Y/N)			
Legal	Contact listing agent	Environmental Report Y/N			
Lot Size in total sq ft	467834.4	Survey (Y/N)			
Number of Acres	10.74				
Irrigation (Y/N)					
# of Irrigated Acres	0				
Lot Size Sq. Ft. Range	0 to 5000 SQ FT				

FEATURES

ACCESS	Year Round	GAS	None	SEWER	None
AMENITIES	Horses Allowed, Pasture	PHONE	None	TREES	Heavy
ELECTRIC	Available	RESTRICTIONS	Protective Covenants	WATER	None
FENCE	None	ROAD	Gravel		
FISHING	River				

FINANCIAL

Taxes	0	Income Potential (Y/N)	No
Tax Year	2009	Income Potential Expenses (Y/N)	No
Special Assessments		Expenses	
Flood Insurance	n/a	HOA Fee	
HOA (Y/N)	No	Exclusions	
Exclusions (Y/N)	No	Listing Documents	Brokerage disclosure
Covenants	Current	Terms	Cash, New loan

REMARKS

Public Remarks **750' of river frontage on the beautiful north platte river. 10 acres of "hard to find" river frontage with lots of trees and close to Guernsey just off of a good county road. Electric will be to the property line. Great building site with southern exposure. New homes in the area, great location.**

This information is deemed reliable, but not guaranteed.