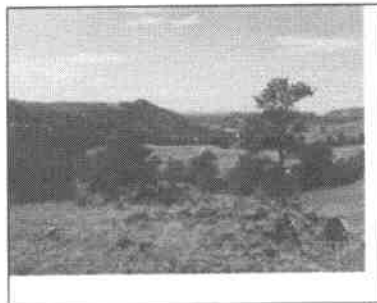


**LISTING DETAIL**



MLS # **20095406**  
 Class **LOTS AND LAND**  
 Type **Residential Land**  
 Area **PLATTE COUNTY**  
 Asking Price **\$20,000**  
 Address **State Hwy 270**  
 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             | 9/10/2009 | Direction | North of Guernsey wyoming west |
| Water                     | Private  | Soil Report (Y/N)        | No        | s         | side of Hwy 270                |
| Phone                     | No   | Mineral Report (Y/N)     | No        |           |                                |
| Electric                  | No   | Horses (Y/N)             | Yes       |           |                                |
| Gas                       | None   | Corner (Y/N)             | No        |           |                                |
| Manufactured Allowed      | No-See Covenants   | Ground Lease (Y/N)       | No        |           |                                |
| Sewer                     | Private  | Seller Financing (Y/N)   | Yes       |           |                                |
| Agent - Agent Name        | <u>Bob VanNewkirk</u>  | Street (Y/N)             | Yes       |           |                                |
| Listing Office 1 - Office | Premier  | Alley (Y/N)              | Yes       |           |                                |
| Code                      |  | Sidewalk (Y/N)           | No        |           |                                |
| Legal                     | T27N, R66W,<br>Platte Co Wy Sec<br>25 PT E2NE<br>(Agate Estates) | Environmental Report Y/N | No        |           |                                |
| Lot Size in total sq ft   | 2 acres  | Survey (Y/N)             | Yes       |           |                                |
| Number of Acres           |  |                          |           |           |                                |
| Irrigation (Y/N)          | No   |                          |           |           |                                |
| # of Irrigated Acres      | 0  |                          |           |           |                                |

**FEATURES**

|          |             |              |                      |            |          |
|----------|-------------|--------------|----------------------|------------|----------|
| ACCESS   | Year Round  | GAS          | Available            | SEWER      | None     |
| ADJACENT | Private     | PHONE        | None                 | TOPOGRAPHY | Mountain |
| ELECTRIC | Available   | RESTRICTIONS | Protective Covenants | TREES      | Light    |
| FENCE    | Barbed Wire | ROAD         | State Highway        | WATER      | None     |

**FINANCIAL**

|                     |         |                        |                          |
|---------------------|---------|------------------------|--------------------------|
| Taxes               | 12      | Income Potential (Y/N) | No                       |
| Tax Year            | 2009    | Income Potential       |                          |
| Special Assessments | NA      | Expenses (Y/N)         | No                       |
| Flood Insurance     | NA      | Expenses               |                          |
| HOA (Y/N)           | No      | HOA Fee                |                          |
| Exclusions (Y/N)    | No      | Exclusions             |                          |
| Covenants           | Current | Listing Documents      | SURVEY                   |
|                     |         | Terms                  | CASH OR ACCEPTABLE TERMS |

**REMARKS**

Public Remarks **2 Acre Building sites on the Guernsey to Hartville Wy Highway (State Highway 270) peaceful setting surrounded by scenic bluffs and trees. Highway access.**

This information is deemed reliable, but not guaranteed.