

LISTING DETAIL



MLS # 20180191
 Class LOTS AND LAND
 Type Residential Land
 Area PLATTE COUNTY
 Asking Price \$81,250
 Address 0 Wendover Road
 Cross Street
 City Guernsey
 State WY
 Zip 82214
 Status NEW
 1031 Exchange No

Jodi Garver
 Wyoming West Realty
 Main: 307-836-2222
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 40 S Wyoming Street
 Guernsey WY 82214
 jgarver@wyoming.com
 www.wyomingwestrealty.com

GENERAL

City/County	County	Listing Date	1/8/2018	Directio	North on Wendover Road about 2
Water Frontage	No	Expiration Date		ns	miles, left hand side of road.
Water	None	Elem. School			
Phone	Yes	Jr High/Middle			
Electric	Yes	High School			
Gas	None	Soil Report (Y/N)			
Manuf. Allow	Yes - No Covenants	Mineral Report (Y/N)			
Sewer	None	Horses (Y/N)			
Agent - Agent Name	Jodi Garver	Corner (Y/N)			
Listing Office 1 -	wywest	Ground Lease (Y/N)			
Office Code					
Legal	A Tract of land situated in portion of the (S1/2NW1/4) in S30, TN27 North, R66 West, 6th PM, Platte	Street (Y/N)			
		Alley (Y/N)			
		Sidewalk (Y/N)			
		Environmental Report Y/N			
		Survey (Y/N)			

Lot Size in total sq ft

FEATURES

ACCESS	Year Round	GAS	None	SEWER	None
ELECTRIC	Rural Electric, At Street	ROAD	Gravel	WATER	None
FENCE	Partial				

FINANCIAL

Taxes	\$144	Income Potential (Y/N)	No
Tax Year	2017	Income Potential	
Special Assessments		Expenses (Y/N)	No
Flood Insurance	n/a	Expenses	
HOA (Y/N)	No	HOA Fee	
Exclusions (Y/N)		Exclusions	
Covenants		Listing Documents	BD, PCS
		Terms	Cash, New loan

REMARKS

Public Remarks **Awesome views of Guernsey State Park and Laramie Peak from this 65 Acre parcel. Just North West of Guernsey on County Road. No restrictions or covenants. Great place to build a home of your dreams!**

This information is deemed reliable, but not guaranteed.