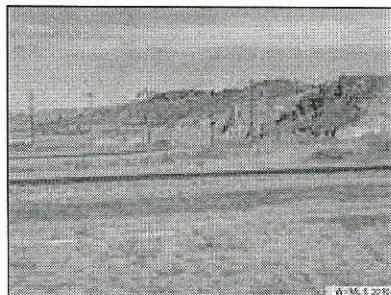


**LISTING DETAIL**



MLS # 20107042  
 Class LOTS AND LAND  
 Type Industrial Land  
 Area PLATTE COUNTY  
 Asking Price \$59,900  
 Address 0 Coyote Road  
 Cross Street  
 City Guernsey  
 State WY  
 Zip 82214  
 Status ACTIVE  
 1031 Exchange No

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

**GENERAL**

City/County	<b>City</b>	Listing Date	<b>12/24/2010</b>	Directions	<b>North onto Hwy 270, past cemetary first left.</b>
Water Frontage	<b>No</b>	Expiration Date			
Water	<b>Update</b>	Elem. School			
Phone	<b>Yes</b>	Jr High			
Electric	<b>Yes</b>	High School			
Gas	<b>Update</b>	Soil Report (Y/N)			
Manufactured Allowed	<b>No-See Covenants</b>	Mineral Report (Y/N)			
Sewer	<b>Update</b>	Horses (Y/N)	<b>No</b>		
Agent - Agent Name	<b>Jodi Garver</b>	Corner (Y/N)			
Listing Office 1 - Office Code	<b>wywest</b>	Ground Lease (Y/N)			
Legal	<b>That part of the S1 /2 of Section 36, TN27N, R66W, 6th P.M., Platte County , Wyoming</b>	Seller Financing (Y/N)	<b>No</b>		
Lot Size in total sq ft	<b>92783</b>	Street (Y/N)			
Number of Acres	<b>2.13</b>	Alley (Y/N)			
		Sidewalk (Y/N)			
		Environmental Report Y/N			
		Survey (Y/N)			

**FEATURES**

ACCESS	<b>Year Round</b>	GAS	<b>Available</b>	SEWER	<b>Taps Available</b>
ELECTRIC	<b>City</b>	ROAD	<b>Gravel</b>	WATER	<b>Taps Available</b>
FENCE	<b>None</b>				

**FINANCIAL**

Taxes	<b>\$50</b>	Income Potential (Y/N)	<b>No</b>
Tax Year	<b>2010</b>	Income Potential	
Special Assessments		Expenses (Y/N)	<b>No</b>
Flood Insurance	<b>n/a</b>	Expenses	
HOA (Y/N)	<b>No</b>	HOA Fee	
Exclusions (Y/N)		Exclusions	
Covenants	<b>Current</b>	Listing Documents	<b>BD</b>
		Terms	<b>Cash, new loan</b>

**REMARKS**

Public Remarks 14 lots available in the Guernsey Industrial Park. Prices start at \$59,900. Blk 3, Lots 2, 3 = \$75,000 each. Lot 4 = \$109,900. Blk 4, Lots 4, 5, 6 = \$59,900 each. Blk 7, Lot 1 = \$75,000. Lot 2 = \$59,900. Lot 3 = \$99,900. Blk 8, Lots 1 & 2 = \$59,900 each. Lots 3 & 4 = \$89,900 combined.

This information is deemed reliable, but not guaranteed.