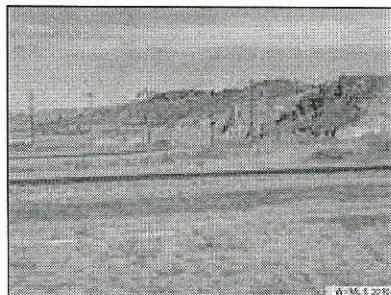


LISTING DETAIL



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

FEATURES

ACCESS	Year Round	GAS	Available	SEWER	Taps Available
ELECTRIC	City	ROAD	Gravel	WATER	Taps Available
FENCE	None				

FINANCIAL

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

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.