

ALL FIELDS DETAIL

	MLS #	20096449	City/County	County
	Status	NEW	Water Frontage	No
	Type	Residential Land	Electric	Yes
	Address	Lot 11 S. Guernsey Highway	Phone	No
	Cross Street		Water	None
	City	Guernsey	Gas	None
	State	WY	Sewer	None
	Zip	82214	Manufactured Allowed	No-See Covenants
	Area	PLATTE COUNTY	Financing Options	
	Class	LOTS AND LAND		
	Asking Price	\$55,000		
	Sale/Rent	For Sale		
	IDX Include	Yes		

GENERAL

Allow Display on Internet	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
1031 Exchange	No	County	Platte
Agent	Eldon Garver - Work: (307) 836-2222	Listing Office 1	Wyoming West Realty - Main: (307) 836-2222
Listing Agent 2		Listing Office 2	
Listing Agent 3		Listing Office 3	
Buyer Agency	2.5	Intermediary	2.5
Sub Agency	0	Customer	2.5
Bonus Compensation	0	Dual/Var Rate Com (Y/N)	No
Legal	SW1/4NE1/4 of Section 25, Township 26N, Range 66 West of the 6th P.M., Platte County, Wyoming	Subdivision	NO SUBDIVISION
Zoning	Agricultural	Lot SqFt/Dimensions	
Lot Size Sq. Ft. Range	40000+ SQ FT	Lot Size in total sq ft	1742400
Number of Acres	40.00	Irrigation (Y/N)	
# of Irrigated Acres	0	Listing Date	11/12/2009
Elem. School		Jr High	
High School		Soil Report (Y/N)	
Mineral Report (Y/N)		Horses (Y/N)	Yes
Livestock		Corner (Y/N)	
Ground Lease (Y/N)		Seller Financing (Y/N)	No
Street (Y/N)		Alley (Y/N)	
Sidewalk (Y/N)		Environmental Report Y/N	
Survey (Y/N)		Owners Name	Randall
Owners Phone		To Show	Call 1st/ Go
Directions	South on Guernsey highway approx. 5 miles. East on Winchester Trail.	Off Market Date	
Associated Document Count	0	Mapping	
Tax ID		Update Date	11/13/2009
Status Date	11/13/2009	HotSheet Date	11/13/2009
Price Date	11/13/2009	Input Date	11/13/2009 10:38:00 AM
Original Price	\$55,000	Client Hit Count	0
Agent Hit Count	0	Annual Irrigation Fee	
# of Irrigation Acre Feet		Days On Market	1

FEATURES

ACCESS	ROAD	WATER	GAS
Year Round	Gravel	None	None
FENCE	SEWER	ELECTRIC	
None	None	On Property	

FINANCIAL

Taxes	200	Tax Year	2008
Special Assessments		Flood Insurance	n/a
HOA (Y/N)	No	HOA Fee	
Available for Rent		Possession	
Income Potential (Y/N)	No	Income Potential	
Expenses (Y/N)	No	Expenses	
Listing Documents		Terms	Cash, new loan

 MLS # [20096449](#)

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FINANCIAL

Covenants	Current	Exclusions (Y/N)	No
Exclusions		Agent Conf Remarks	

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Selling Agent 1	Selling Office 1
Selling Agent 2	Selling Office 2
Additional Provisions	Seller Improvements
Seller Improvements Dscrp	Buyer Improvements
Buyer Improvements Dscrp	Discount Points
Closing Costs Pd By Sellr	Seller Concessions

PUBLIC REMARKS

Just listed, a beautiful 40 acre ranchette with breath taking views. Only minutes from Guernsey and Gray Rocks lake. Electrical service on the property and good year around access makes this an ideal building site for your new home. Plenty of grass for you 4-H project or hobby farm. Don't let this beauty get away!

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.