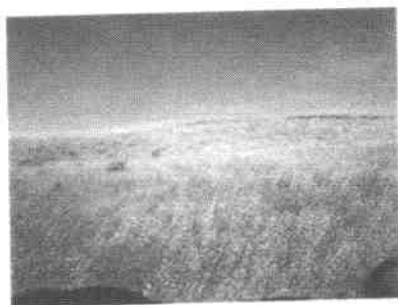
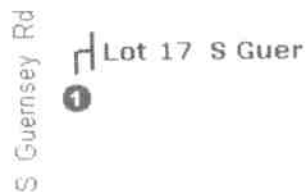


**LISTING DETAIL**



MLS # 20070542  
 Class LOTS & LAND  
 Type Residential Land  
 Area PLATTE COUNTY  
 Asking Price \$39,900  
 Address Lot 17 S Guernsey Highway  
 Cross Street  
 City Guernsey  
 State WY  
 Zip 82214  
 Status ACTIVE  
 Sale/Rent For Sale

Microsoft  
**MapPoint**



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**GENERAL**

City/County	County	Horses (Y/N)	Yes	Taxes	180
Water Frontage	No	Corner (Y/N)		Tax Year	2006
Electric	No	Income Potential (Y/N)	No	Special Assessments	
Phone	No	Ground Lease (Y/N)		Flood Insurance	n/a
Agent - Agent Name	Eldon Garver	Owner Subordinate (Y/N)		HOA (Y/N)	No
Listing Office 1 - Office	wywest	Seller Financing (Y/N)	No	HOA Fee	
Code		Street (Y/N)		Old Possession	
Legal	SE1/4SW1/4 of Section 24, Township 26N, Range 66 West of the 6th P.M., Platte County Wyoming.	Alley (Y/N)		Expenses (Y/N)	No
		Sidewalk (Y/N)		Expenses	
		Directions	South on Guernsey highway approximatly 3 miles. On the east side of road.	Income Potential	
Lot Size in total sq ft	40 acres			Listing Documents	
Number of Acres	40.00			Terms	cash, new loan
County	Platte			Covenants	
Irrigation (Y/N)	No			Exclusions	
Subdivision	No Subdivision				
Zoning	AGRICULTURAL				
Elem. School					

**FEATURES**

ACCESS	Year Round	SEWER	None	GAS	Needed
ELECTRIC	Needed			ROAD	Private Road
FENCE	None			WATER	None

**REMARKS**

Public Remarks 40 Acre parcel situated south on Guernsey highway.



Eldon Garver  
 Wyoming West Realty  
 Main (307) 836-2222  
 (307) 836-2222  
 wyomingwestrealty@bbcwb.net



Available in the following areas: **Avail.** **Avail.** **Avail.** **Avail.** **Avail.** **Avail.**