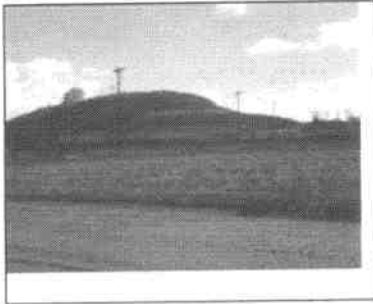


LISTING DETAIL



MLS # **20092036**
 Class **LOTS AND LAND**
 Type **Residential Land**
 Area **NIOBRARA COUNTY**
 Asking Price **\$12,000**
 Address **Lot 2 Griffith Boulevard**
 Cross Street
 City **Lusk**
 State **WY**
 Zip **82225**
 Status **ACTIVE**
 1031 Exchange **No**

Eldon Garver
 Wyoming West Realty
 Main: (307) 836-2222
 Work: (307) 836-2222
 40 S Wyoming Street
 Guernsey WY 82214
 wyomingwestrealty@wyoming.com

GENERAL

City/County	City	Listing Date	4/17/2009	Direction	Turn West onto Griffith Blvd.
Water	Update	Soil Report (Y/N)		s	Just up the street on the right or south side of street.
Phone	No	Mineral Report (Y/N)			
Electric	Yes	Horses (Y/N)	No		
Gas	Update	Corner (Y/N)			
Manufactured Allowed	Update	Ground Lease (Y/N)			
Sewer	Update	Seller Financing (Y/N)	No		
Agent - Agent Name	<u>Eldon Garver</u>	Street (Y/N)			
Listing Office 1 - Office	wywest	Alley (Y/N)			
Code		Sidewalk (Y/N)			
Legal	Running Water	Environmental Report Y/N			
	Addn. Blk. 2	Survey (Y/N)			
	Lot 2				
Lot Size in total sq ft	7061				
Number of Acres					
Irrigation (Y/N)					
# of Irrigated Acres	0				
Lot Size Sq. Ft. Range	5001 to 10000				

FEATURES

ACCESS	Year Round	GAS	Available	SEWER	Taps Available
ELECTRIC	City, On Property	ROAD	City Street	WATER	Taps Available
FENCE	None				

FINANCIAL

Taxes	186	Income Potential (Y/N)	No
Tax Year	2008	Income Potential	
Special Assessments		Expenses (Y/N)	No
Flood Insurance	n/a	Expenses	
HOA (Y/N)	No	HOA Fee	
Exclusions (Y/N)	No	Exclusions	
		Listing Documents	
Covenants	Current	Terms	Cash, New loan

REMARKS

Public Remarks **City lot situated in Lusk city limits!!**

This information is deemed reliable, but not guaranteed.