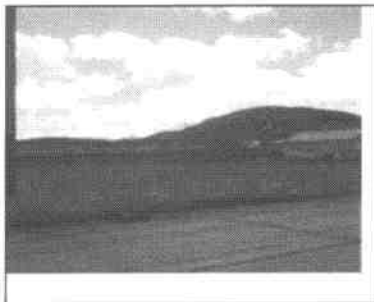


LISTING DETAIL



MLS # **20092038**
 Class **LOTS AND LAND**
 Type **Residential Land**
 Area **NIOBRARA COUNTY**
 Asking Price **\$12,000**
 Address **Lot 3 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, just
Water	Update	Soil Report (Y/N)		s	down the street on the left or
Phone	No	Mineral Report (Y/N)			south side of street.
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	Eldon Garver	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 3				
Lot Size in total sq ft	7342				
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	192	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		Terms	Cash, New loan

REMARKS

Public Remarks **Great city lot located in Lusk!!**

This information is deemed reliable, but not guaranteed.