

LISTING DETAIL



MLS # **20096077**
 Class **LOTS AND LAND**
 Type **Residential Land**
 Area **GOSHEN COUNTY**
 Asking Price **\$45,000**
 Address **Lot 9 Pine Ridge Ranch**
 Cross Street
 City **Fort Laramie**
 State **WY**
 Zip **82212**
 Status **ACTIVE**
 1031 Exchange **No**

Eldon Garver
 Wyoming West Realty
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 Work: (307) 836-2222
 40 S Wyoming Street
 Guernsey WY 82214
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GENERAL

City/County	County	Listing Date	10/19/2009	Direction	North out of Ft. Laramie on CR 43
Water	None	Soil Report (Y/N)	No	s	, about 5 miles.
Phone	Yes	Mineral Report (Y/N)			
Electric	Yes	Horses (Y/N)	Yes		
Gas	None	Corner (Y/N)			
Manufactured Allowed	No-See	Ground Lease (Y/N)			
Sewer	None	Seller Financing (Y/N)	No		
Agent - Agent Name	<u>Jodi Garver</u>	Street (Y/N)			
Listing Office 1 - Office	wywest	Alley (Y/N)			
Code		Sidewalk (Y/N)			
Legal	21-27-63; Part of NW1/4, Pine Ridge Ranch, Lot 9 (50 acres)	Environmental Report Y/N			
Lot Size in total sq ft	2178000	Survey (Y/N)			
Number of Acres	50.00				
Irrigation (Y/N)					

FEATURES

ACCESS	Year Round	GAS	Available	SEWER	None
ELECTRIC	On Property	ROAD	Private Road	WATER	None
FENCE	None				

FINANCIAL

Taxes	207	Income Potential (Y/N)	No
Tax Year	2009	Income Potential	
Special Assessments		Expenses (Y/N)	No
Flood Insurance	n/a	Expenses	
HOA (Y/N)	Yes	HOA Fee	120
Exclusions (Y/N)		Exclusions	
Covenants	Current	Listing Documents	BD, PCS
		Terms	Cash at closing, New loan

REMARKS

Public Remarks **Beautiful, 50 Acre Parcel located at Pine Ridge Ranch. Electricity and phone/dsl line is already to the property line.**

This information is deemed reliable, but not guaranteed.