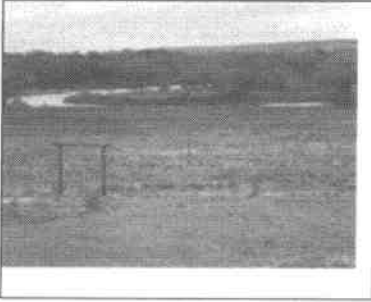


LISTING DETAIL



MLS # **20083778**
 Class **LOTS AND LAND**
 Type **Residential Land**
 Area **PLATTE COUNTY**
 Asking Price **\$210,000**
 Address **Lot 9 Section 5**
 Cross Street
 City **Guernsey**
 State **WY**
 Zip **82214**
 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	County	Listing Date	5/28/2008	Direction	South of Highway 26 on the
Water	None	Soil Report (Y/N)		s	airport road.
Phone	No	Mineral Report (Y/N)			
Electric	No	Horses (Y/N)	Yes		
Gas	None	Corner (Y/N)			
Manufactured Allowed	No-See	Ground Lease (Y/N)			
	Covenants	Seller Financing (Y/N)	No		
Sewer	None	Street (Y/N)			
Agent - Agent Name	<u>Eldon Garver</u>	Alley (Y/N)			
Listing Office 1 - Office	wywest	Sidewalk (Y/N)			
Code		Environmental Report Y/N			
Legal	Lot 9, section 5	Survey (Y/N)			
	T.26 N.,R 65 W				
Lot Size in total sq ft	1529173.8				
Number of Acres	35.00				
Irrigation (Y/N)					
# of Irrigated Acres	0				
Lot Size Sq. Ft. Range	15001 to 20000				

FEATURES

ACCESS	Year Round	GAS	None	SEWER	None
ELECTRIC	None	RESTRICTIONS	Protective Covenants	WATER	None
FENCE	Partial	ROAD	Gravel		

FINANCIAL

Taxes	0	Income Potential (Y/N)	No
Tax Year	2007	Income Potential	
Special Assessments		Expenses (Y/N)	No
Flood Insurance	n/a	Expenses	
HOA (Y/N)	No	HOA Fee	
Exclusions (Y/N)	No	Exclusions	
Covenants		Listing Documents	
		Terms	Cash at closing

REMARKS

Public Remarks 35 acre parcel with view of the beautiful North Platte River.

This information is deemed reliable, but not guaranteed.