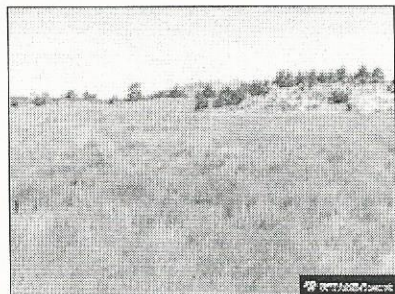


**LISTING DETAIL**



MLS # 20164372  
 Class LOTS AND LAND  
 Type Residential Land  
 Area PLATTE COUNTY  
 Asking Price \$40,000  
 Address Lot 9 T/Subdivision  
 Cross Street  
 City Guernsey  
 State WY  
 Zip 82214  
 Status NEW  
 1031 Exchange No

Jodi Garver  
 Wyoming West Realty  
 Main: 307-836-2222  
 Main: 307-836-2222  
 40 S Wyoming Street  
 Guernsey WY 82214  
 jgarver@wyoming.com  
 www.wyomingwestrealty.com

**GENERAL**

City/County	County	Listing Date	7/20/2016	Direction	Turn North on Lake Side Road
Water Frontage	No	Expiration Date		ns	just West of Guernsey. Located on right side of road.
Water	None	Elem. School			
Phone	No	Jr High			
Electric	No	High School			
Gas	None	Soil Report (Y/N)			
Manufactured Allowed	No-See	Mineral Report (Y/N)			
Sewer	None	Horses (Y/N)	Yes		
Agent - Agent Name	Jodi Garver	Corner (Y/N)			
Listing Office 1 - Office Code	wywest	Ground Lease (Y/N)			
Legal	T/Subdivision, Lot 9	Seller Financing (Y/N)	No		
Lot Size in total sq ft	196020	Street (Y/N)			
Number of Acres	4.50	Alley (Y/N)			
Irrigation (Y/N)		Sidewalk (Y/N)			
# of Irrigated Acres	0.00	Environmental Report Y/N Survey (Y/N)			

**FEATURES**

ACCESS	Year Round	GAS	None	SEWER	None
ADJACENT	State	RESTRICTIONS	Protective Covenants	TOPOGRAPHY	Rolling
ELECTRIC	Available	ROAD	Gravel	WATER	None
FENCE	None				

**FINANCIAL**

Taxes	\$204	Income Potential (Y/N)	No
Tax Year	2015	Income Potential Expenses (Y/N)	No
Special Assessments		Expenses	
Flood Insurance	n/a	HOA Fee	
HOA (Y/N)	No	Exclusions	
Exclusions (Y/N)		Listing Documents	BD, PCS
Covenants	Current	Terms	Cash, New loan

**REMARKS**

Public Remarks 4.5 Acres located just outside Guernsey and close to Guernsey State Park! Awesome location to build your dream home!

This information is deemed reliable, but not guaranteed.