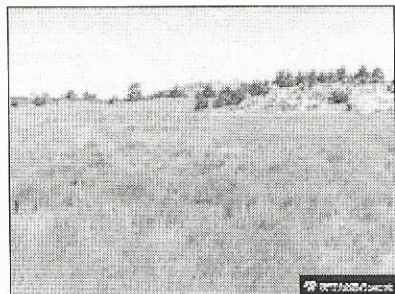


LISTING DETAIL



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.