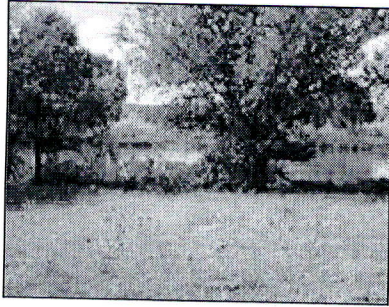


LISTING DETAIL



MLS # 20135057
 Class LOTS AND LAND
 Type Residential Land
 Area PLATTE COUNTY
 Asking Price \$70,000
 Address 0 River Road
 Cross Street
 City Guernsey
 State WY
 Zip 82214
 Status ACTIVE
 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	City	Listing Date	8/27/2013	Direction	Turn south from Whalen onto River Road. Straight south on River road to corner.
Water Frontage	Yes	Expiration Date		ns	
Water	None	Elem. School			
Phone	No	Jr High/Middle			
Electric	No	High School			
Gas	None	Soil Report (Y/N)			
Manuf. Allow	No	Mineral Report (Y/N)			
Sewer	None	Horses (Y/N)	No		
Agent - Agent Name	Jodi Garver	Corner (Y/N)			
Listing Office 1 - Office Code	wywest	Ground Lease (Y/N)			
Legal	Town of		No		
	Guernsey, River Bend West	Street (Y/N)			
	Subdivision, Lot D	Alley (Y/N)			
		Sidewalk (Y/N)			
		Environmental Report Y/N			
Lot Size in total sq ft	79279	Survey (Y/N)			
Total # of Acres	1.82				

FEATURES

ACCESS	Year Round	GAS	Available	SEWER	Taps Available
ELECTRIC	Available	ROAD	City Street	WATER	Taps Available
FENCE	None				

FINANCIAL

Taxes	\$158	Income Potential (Y/N)	No
Tax Year	2012	Income Potential	
Special Assessments		Expenses (Y/N)	No
Flood Insurance	None	Expenses	
HOA (Y/N)	No	HOA Fee	
Exclusions (Y/N)		Exclusions	
		Listing Documents	
Covenants		Terms	Cash, New loan

REMARKS

Public Remarks **Very desirable city lot with river access. Great location to build your dream home!!**

This information is deemed reliable, but not guaranteed.