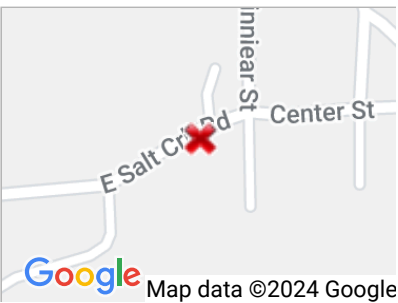


ALL FIELDS DETAIL



|            |                     |             |             |
|------------|---------------------|-------------|-------------|
| Status     | PENDING             | # Acres     | 1.4300      |
| MLS #      | 20236121            | Zoning      | RESIDENTIAL |
| Class      | LOTS AND LAND       | City/County | City        |
| Type       | Residential Land    | Electric    | No          |
| Address    | 700 W Center Street | Phone       | No          |
| List Price | \$13,900            | Water       | None        |
| Area       | NATRONA COUNTY      | Gas         | None        |
| City       | Edgerton            | Sewer       | None        |
| State      | WY                  |             |             |
| Zip        | 82635               |             |             |
| County     | Natrona             |             |             |
| S/R/L      | For Sale            |             |             |



GENERAL

|  |  |  |   |
|--|--|--|---|
| Listing Agent                                | Lisa Engebretsen - Cell: 307 -262-9740 | Listing Office 1                               | Forefront Real Estate, LLC - Main: 307-224-1523 |
| List Team                                    |  | Listing Agent 2                                |   |
| Listing Office 2                             |  | Listing Agent 3                                |   |
| Listing Office 3                             |  | Allow Display on Internet                      | Yes   |
| IDX Include                                  | Y                                      | IDX/VOW Display Listing Address on Internet    | Yes   |
| IDX/VOW Display Listing Comments on Internet | Yes                                    | IDX/VOW Display Automated Estimate on Internet | Yes   |
| 1031 Exchange                                | No                                     | Dual/Var Rate Com (Y/N)                        | Yes   |
| Short Sale (Y/N)                             | No                                     | Foreclosure                                    | No  |
| Cross Street                                 | Kinnear                                | Legal  | EDGERTON BLK 20 LOT 1 -16 INCL Edgerton         |
| APN #  |  | Subdivision                                    |   |
| Elem. School                                 |  | Jr High/Middle                                 |   |
| High School                                  |  | Lot SqFt/Dimensions                            |   |
| Lot Size Sq. Ft. Range                       | 40000+ SQ FT                           | Lot Size in total sq ft                        | 62400   |
| Total Deeded Acres                           |  | Total Leased Acres                             |   |
| Picture Count                                | 14                                     | Listing Photo Modification                     |   |
| Associated Document Count                    | 1                                      | Original Price                                 | \$22,900  |
| Agent Hit Count                              | 64                                     | Client Hit Count                               | 2   |
| Geocode Quality                              |  | Buyer Agency Type                              |   |
| Lease Term                                   |  | Build to Suit                                  | No  |
| Lease Price                                  |  | Search By Map                                  |   |
| Tax ID                                       | 82635                                  |  |   |

COMPENSATION

|                    |   |                         |   |
|--------------------|---|-------------------------|---|
| Buyer Agency       | 3 | Buyer Agency \$/%       | % |
| Intermediary       | 3 | Intermediary \$/%       | % |
| Sub Agency         | 0 | Sub Agency \$/%         | % |
| Customer           | 0 | Customer \$/%           | % |
| Bonus Compensation | 0 | Bonus Compensation \$/% | % |

AMENITIES

|                          |    |                           |                    |
|--------------------------|----|---------------------------|--------------------|
| Alley (Y/N)              |    | Corner (Y/N)              |                    |
| Ground Lease (Y/N)       |    | Horses (Y/N)              |                    |
| Livestock (Y/N)          |    | Manufactured Home Allowed | Yes - No Covenants |
| Mineral Report (Y/N)     |    | Sidewalk (Y/N)            |                    |
| Soil Report (Y/N)        |    | Street (Y/N)              |                    |
| Survey (Y/N)             |    | Timber Acres              |                    |
| Water Frontage           | No | Environmental Report Y/N  |                    |
| Govt USDA Programs (Y/N) |    | Mineral Leased (Y/N)      |                    |
| Mineral Rights Incl      |    | % Mineral Rights Included |                    |
| Animal Units             |    | Animal Units Monthly      |                    |
| GPM                      |    |                           |                    |

WATER/IRRIGATION

|                       |    |                           |  |
|-----------------------|----|---------------------------|--|
| Irrigation (Y/N)      | No | Irrig Wtr Rights          |  |
| Total # of Irrig Acr  | 0  | # of Irrigation Acre Feet |  |
| Sprinkler Irrig       |    | Irrigation Well (Y/N)     |  |
| # of Irrigation Wells |    | Non-Irrigated Crop Acres  |  |
| Non-Irrigated Pasture |    | Acres of Water Rights     |  |
| Annual Irrigation Fee |    | Irrigation Company        |  |
| Irrigation District   |    | # of Domestic Wells       |  |

# of Stock Wells

Depth

FEATURES

|               |              |                     |                 |
|---------------|--------------|---------------------|-----------------|
| <b>ACCESS</b> | <b>ROAD</b>  | <b>WATER</b>        | <b>ELECTRIC</b> |
| Year Round    | Gravel       | None                | None            |
| <b>FENCE</b>  | <b>SEWER</b> | <b>RESTRICTIONS</b> | <b>GAS</b>      |
| None          | None         | None                | None            |

UTILITY COSTS

Util. Cost

OWNER & SHOWING INSTRUCTIONS

|                          |                         |                              |        |
|--------------------------|-------------------------|------------------------------|--------|
| <b>Owners Name</b>       | Twin Rocks Land Company | <b>Additional Owner Name</b> |        |
| <b>Owners Phone</b>      |                         | <b>To Show</b>               | Vacant |
| <b>Directions</b>        |                         | <b>Showing Instructions</b>  |        |
| <b>Active-U/C Reason</b> |                         |                              |        |

FINANCIAL

|                                 |                |                              |                |
|---------------------------------|----------------|------------------------------|----------------|
| <b>Taxes</b>                    | \$33           | <b>Tax Year</b>              | 2023           |
| <b>Special Assessments</b>      |                | <b>Flood Insurance</b>       | n              |
| <b>HOA (Y/N)</b>                | No             | <b>HOA Fee</b>               |                |
| <b>HOA Assessed</b>             |                | <b>Financing Options</b>     |                |
| <b>Available for Rent</b>       |                | <b>Possession</b>            | Funded Close   |
| <b>Income Potential (Y/N)</b>   | No             | <b>Income Potential</b>      |                |
| <b>Expenses (Y/N)</b>           | No             | <b>Expenses</b>              |                |
| <b>Annual Assessments</b>       |                | <b>Listing Documents</b>     |                |
| <b>Terms</b>                    | Cash, New Loan | <b>Covenants</b>             |                |
| <b>Exclusions (Y/N)</b>         |                | <b>Exclusions</b>            |                |
| <b>Additional Exclusions</b>    |                | <b>Title Commitment from</b> | American Title |
| <b>Earnest Money Payable to</b> | American Title |                              |                |

AGENT CONFIDENTIAL REMARKS

Agt Rem

DATE FIELDS

|                     |            |                        |                    |                       |                    |
|---------------------|------------|------------------------|--------------------|-----------------------|--------------------|
| <b>Listing Date</b> | 12/22/2023 | <b>Input Date</b>      | 12/22/2023 2:49 PM | <b>Input Date</b>     | 12/22/2023 2:49 PM |
| <b>Status Date</b>  | 6/14/2024  | <b>Price Date</b>      | 6/6/2024           | <b>HotSheet Date</b>  | 6/14/2024          |
| <b>Update Date</b>  | 6/14/2024  | <b>Update Date</b>     | 6/14/2024 4:54 PM  | <b>Days On Market</b> | 175                |
| <b>Days On MLS</b>  | 175        | <b>Off Market Date</b> | 6/14/2024          |                       |                    |

SOLD STATUS

|                                  |           |                                  |          |
|----------------------------------|-----------|----------------------------------|----------|
| <b>Contract Date</b>             | 6/14/2024 | <b>Closing Date</b>              | 7/5/2024 |
| <b>How Sold</b>                  |           | <b>Sold Price</b>                |          |
| <b>Selling Agent 1</b>           |           | <b>Selling Office 1</b>          |          |
| <b>Selling Agent 2</b>           |           | <b>Selling Office 2</b>          |          |
| <b>Seller Improvements</b>       |           | <b>Additional Provisions</b>     |          |
| <b>Seller Imprvmnts Amt</b>      |           | <b>Seller Improvements Dscrp</b> |          |
| <b>Buyer Improvements</b>        |           | <b>Buyer Imprvmnts Am</b>        |          |
| <b>Buyer Improvements Dscrp</b>  |           | <b>Discount Points</b>           |          |
| <b>Closing Costs Pd By Sellr</b> |           | <b>Seller Concessions</b>        |          |
| <b>Sold Price Per SQFT</b>       |           |                                  |          |
| <b>Selling Remarks</b>           |           |                                  |          |

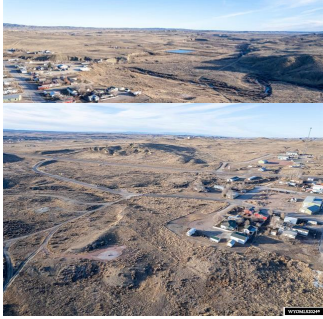
PROPERTY DESCRIPTION

**Property Description** Nice large lot over an acre to build your dream home on! This lot is located in the city limits of Edgerton and has all the utilities available in the immediate area. Give Lisa Engebretsen a call for more information (307) 262-9740 Forefront Real Estate.

**Property Description #2**

ADDITIONAL PICTURES





**DISCLAIMER**

This information is deemed reliable, but not guaranteed. The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

MLS # 20236121

06/15/2024 10:22 PM