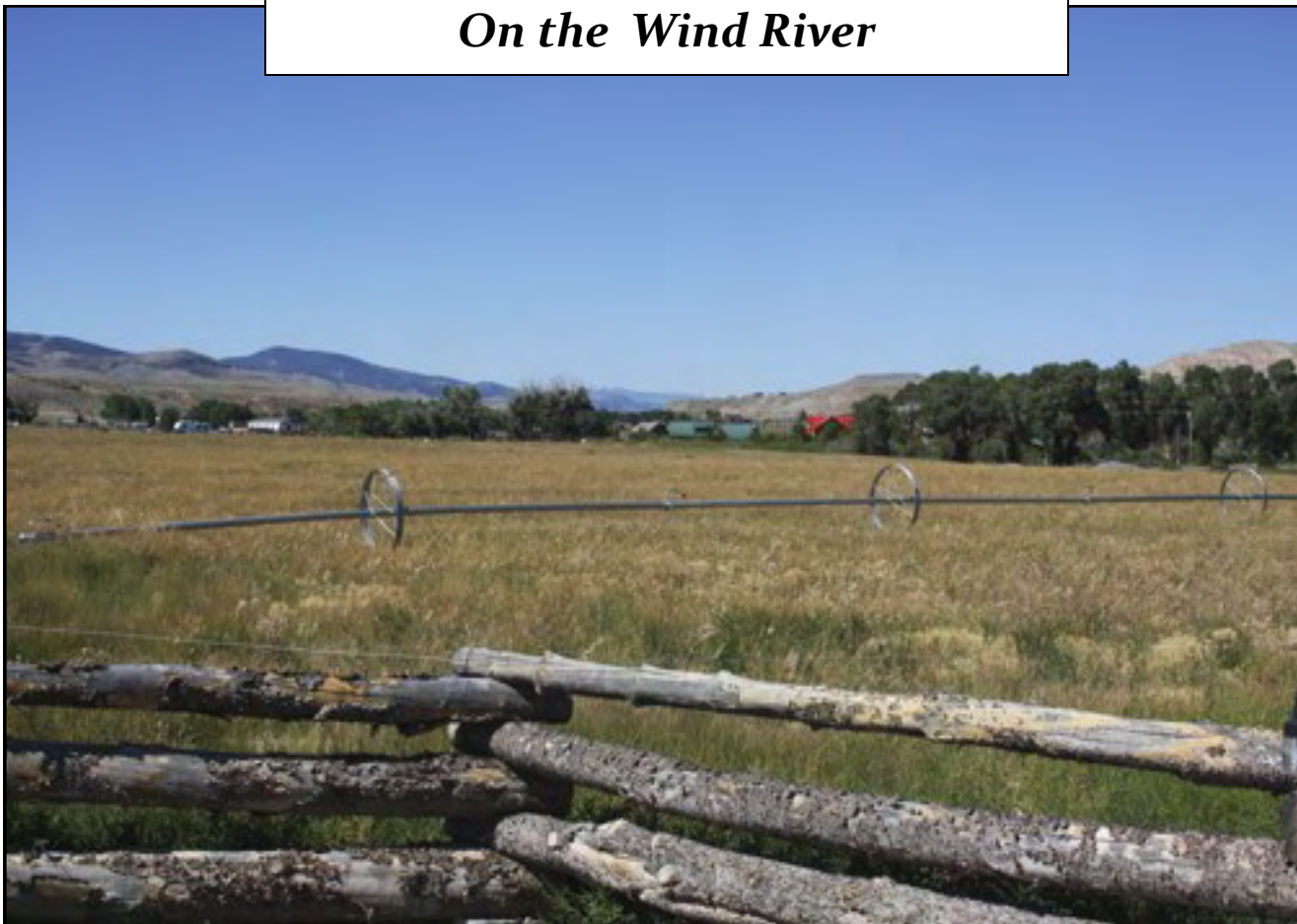


***Nice 12+ Acre Vacant Land
On the Wind River***



5810(b) U.S. Hwy. 26

This is a great 12.29-acre property with frontage on the Wind River and frontage on U.S. Hwy. 26. It has irrigation rights on the River and is now used as a hay field. The property has many potential home sites and year round access. It's a really nice property!

The property is available separately or in conjunction with the beautiful engineered steel commercial building on the adjoining property.

Offered for \$599,000

**Fred Goffstein, Licensed Owner/Broker
Wyoming Mountain Properties
Licensed in WY, ID, MT & UT
Cell # 307-840-1981
www.WyomingMountainProperties.com**





Commercial space has been partially finished for use as a restaurant and lounge. Some of the improvements may be negotiated separately, or they can be removed.



Water on the property is from a 200' well which produces 41 gpm. Septic is a 1,000 gal. concrete tank. Both were put in 4 years ago. The building has underground electric service, 3-phase, 115 v & 220v. Floors in all 4 units have radiant heat from 2 propane boilers.

Adjacent 12+/- acres are irrigated by means of water rights from the Wind River.

This property provides great business opportunities with amenities that cannot be duplicated for the purchase price! **\$769,000**

