

Acreages South of Devils Tower

Crook County, Wyoming



ARNOLD REALTY INC.

May your trail lead West - to a lifestyle worth living.

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Licensed in Wyoming, South Dakota & Montana



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LOCATION

The properties are located in northeastern Wyoming south of Devils Tower Monument. The property is close to Highway 24 and about 12 miles from Hulett, Wyoming. Hulett has a new 18 hole golf course. Devils Tower Golf has been the recipient of the "Top Facility" in America Award which is given by the National Golf Foundation. Visit their web site at www.DevilsTowerGolf.com. Hulett also has an airport which can accommodate corporate jets.

COVENANTS

Covenants have been filed. A copy is available upon request.

ACREAGE SIZE & PRICE

Tower Estates Subdivision

Lot 1—7.26 acres—~~SOLD~~0.00 Lot 2—9.40 acres—\$92,500.00
Lot 3—7.83 acres—~~SOLD~~0.00 Lot 4—7.30 acres—~~SOLD~~,000.00
Lot 5—8.0 acres—\$98,000.00

Neiman Rendezvous Ridge Subdivision

Lot 2A—15.61 acres—\$150,000.00 Lot 3—13 acres—\$130,000.00

Other Tracts

Tract 1—35 acres—~~SOLD~~7,000.00 Tract 2—35 acres—\$160,000.00

All prices stated in US Currency.

Tower Estates Subdivision and Neiman Rendezvous Ridge Subdivision join each other. The 35 acre tracts lay west of the subdivisions and are further from the highway. Both lots in Neiman Rendezvous Ridge Subdivision have frontage on Highway 24.

WATER

A water tap on a community water district will be available for each lot. The meter installation fee is \$2,000.00. Each lot owner will be asked to install a cistern on their lot. The current monthly water rate schedule is available upon request.

NOTICE

This information and any other information contained in the Listing Agreement has been obtained from sources deemed to be reliable by Arnold Realty, Inc.; however the accuracy and completeness of this information is not guaranteed or warranted by Arnold Realty, Inc.. Prospective buyers are chargeable with making and expected to conduct their own independent investigation of the information contained herein. This offering is subject to errors, omissions, prior sale, price change, correction, or withdrawal from the market without notice. The Seller reserves the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Arnold Realty, Inc. recommends that every item of interest to the purchaser (i.e. water laws, mineral laws, zoning, covenants, bylaws, use regulations, state, and federal permits) be independently verified by the purchaser's attorney. Inspect to the extent deemed necessary.

TO SCHEDULE A SHOWING OF THIS PROPERTY PLEASE CONTACT:



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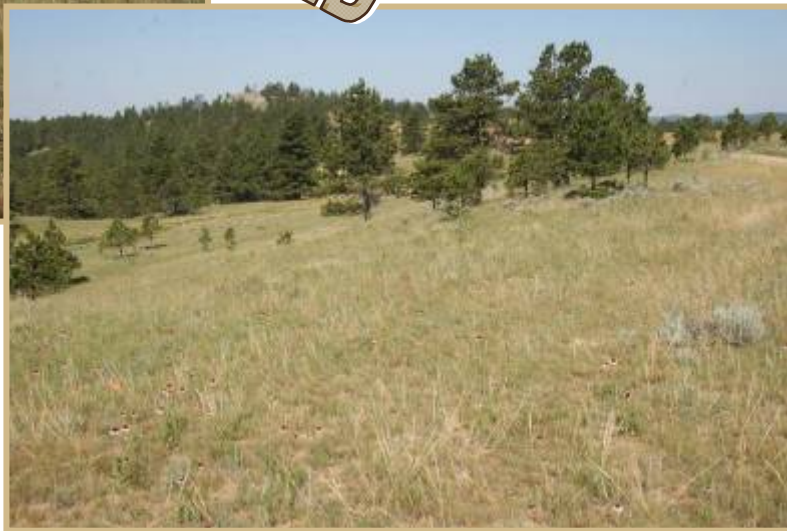


TOWER ESTATES SUBDIVISION

LOT ONE

7.26 acres—\$97,500.00

SOLD



TOWER ESTATES SUBDIVISION

LOT TWO

9.40 acres—\$92,500.00



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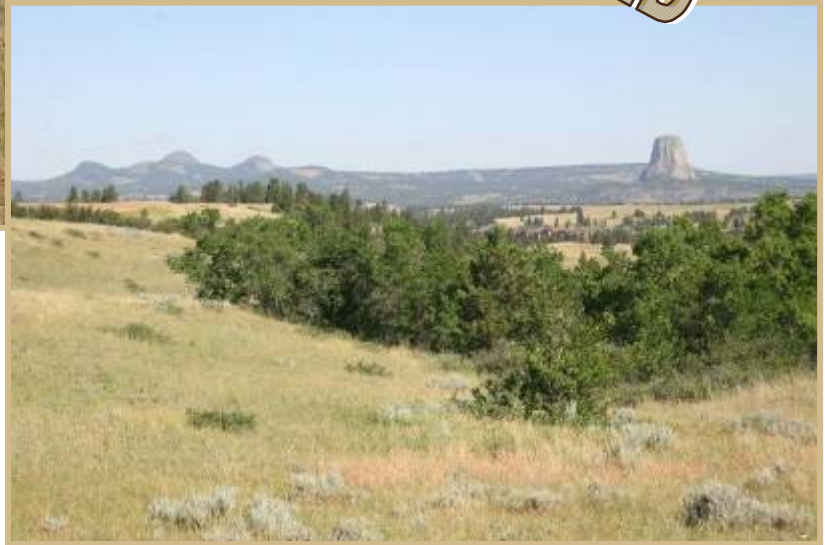


TOWER ESTATES SUBDIVISION

LOT 100E

7.83 acres \$1,000,000.00

SOLD



TOWER ESTATES SUBDIVISION

LOT 101R

7.30 acres \$1,000,000.00

SOLD



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NEIMAN RENDEZVOUS RIDGE SUB.
LOT TWO A
15.61 acres—\$150,000



NEIMAN RENDEZVOUS RIDGE SUB.
LOT THREE
13 acres—\$130,000



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TRACT ONE
35 acres—\$573,000

SOLD



TRACT TWO
35 acres—\$160,000



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~General Area Map~

