

10755 S HIGHWAY 89, Jackson, WY 83001		09-2615 Commercial Active \$1,900,000	
<i>Provided as a courtesy of</i> Art Hazen Real Estate LLC 140 N. Cache St. PO Box 4489 Jackson, WY 83001 Office phone - (307) 733-4339 homes@jhrealestate.com http://www.jhrealestate.com			
Category:	Business Op w/RE	Business Type:	Other
Land SqFt:		Building Total SqFt:	3,132
Stories:		Acres:	2.14
		Space Avail. SqFt:	3,132
Commonly Name:		Area:	10 - South of Snake River Bridge to County Line
Zoning:	Commercial	Flood Zone:	
Ann. Assn Fee \$:	0	Taxes:	3,363.78
Possession:	At Closing	Flood Class:	
		Tax Year:	2008
In-House Listing #: CC109			
Legal Description: Lots 8,9,10,11,12 of Block 4 Rogers Point Subdivision and part of Tract 9 & Part of Tract 10 according to that plat recorded 10/20/1958 as plat #146.			
Public Remarks: DEVELOPMENT OPPORTUNITY - Build 7 - 8 homes across 5 lots and 2 partial tracts OR.....The Lazy J Corral and RV Park has 24 hookup sites, electric metering at each site and a wait list. Amenities include a Laundry/Shower facility, 100 KW backup diesel generator, Snake River Frontage and a 3,132 square foot residence or caretaker's home. This clean, quiet RV park is minutes away from world class fishing, rafting, hiking, mountain biking and more.			
Water: Well	Exterior: Log Siding	Heat: Elec. Baseboard; Forced Air Ducts	
Sewer: Septic	Roof: Metal	Building Details: Onsite Emp. Housing	
Comm/Loc Details: Street Frontage	Air Conditioning: None	Financing: 1031; Cash	
Construction: Stick			
Agent Owned:	N		
Seller Concessions:			
Agent Days On Market:	378	Listing Price:	1,900,000
LO: Art Hazen Real Estate LLC			

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RV Park



Park Front



Laundry Shower House



Showers



River view from yard



Front



Kitchen



Living Room



Basement/Family Room



Deck & Hot Tub



Backyard



Aerial

