

1 SPRING GULCH ROAD, Jackson, WY 83001		10-1321 Building Site Active \$8,900,000	
<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			
Acres:	35.69	Lot Size:	# Horses Allowed:
Common Name:		Area:	7 - N of Gros Ventre Jct
Lot #:		Zoning:	Rural
Flood Class:		Ann. HOA Fee \$:	0
Tax Year:	2009	Possession:	At Closing
Subdivision:		Flood Zone:	None
		Taxes:	20.44
In-House Listing #:	LL307		
Legal Description: Tract 15 PT. GOV. Lot 8 & apputenant riparian lands Sec 34 TWP42 RNG116			
Public Remarks: 35 acre tract borders the Gros Ventre River, heavily treed, views of the Grand Teton through the trees.			
Water: None	Property Features: Adjacent Open Space; Adjacent Pub Land; Flat; Horses Allowed; No CC&R's; Not in Subdivision; On Gravel Road; Seasnl Strm (Ditch); Stream; Trees; Wooded Lot; Year Round Access		Financing: Cash
Sewer: None	View: Grand Teton View; Mountain View; Teton View; Water View		
Agent Owned:	N		
Seller Concessions:			
Agent Days On Market:	76	Listing Price:	8,900,000
LO: Art Hazen Real Estate LLC			

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