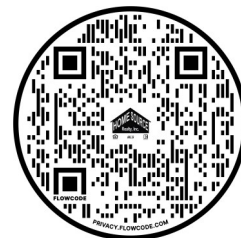


# N Federal Blvd



Prime Commercial Land! Lots 1, 2, and 4 of the Highway 789 Subdivision are located just south of the Hampton Inn. These lots are available for purchase individually, or as a package. Lots 1 and 2 are each over an acre and feature Highway 789 frontage. Lot 4 is 7.75 acres and is just off of the highway frontage. City water and sewer is available for all three lots.



**George D. Piplica**  
Broker  
307-851-9627

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Associate Broker  
307-851-4629



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Commercial land  
Gravel Road  
City water (Taps available)  
City sewer (Taps available)  
Year round access  
Easements  
Recorded plat  
Electric available  
Natural gas available  
Level topography  
Barbed wire fencing  
Adjacent to private land



Lot 1 - 1.05 acres  
**\$ 350,000.00**  
2021 Taxes: \$2,439.26

Lot 2 - 1.22 acres  
**\$ 415,000.00**  
2021 Taxes: \$2,743.97

Lot 4 - 7.75 acres  
**\$ 2,000,000.00**  
2021 Taxes: \$4,263.80

Combined Lots  
**May be purchased as a package**

The information contained herein is furnished by the owner to the best of their knowledge, but is subject to verification by the purchaser. Agent assumes no responsibility for correctness. The sale offering is made subject to errors, omissions, change of price, prior to sale or withdrawal without notice. In accordance with the law, this property is offered without respect to race, color, creed, sex, national origin, sexual orientation, gender identity, physical limitations, or familial status.