



**10749 HWY 789, RIVERTON**  
**\$1,200,000**



Excellent location for your business with high visibility and highway frontage. This 24 acre property offers 4 acres of fenced yard, an office building, large insulated/heated shop and two additional storage units-one with loading dock. The steel shop has 20+ foot ceiling height, two 16' and two 14' roll-up doors, a 10-ton hoist crane, reinforced concrete floors for heavy equipment and a security system. An additional 20 acres is included for expansion of your business.

**JUDY BAUMAN-BROKER/OWNER | 307.851.1756 | JUDY@CGRSELLS.COM**

*www.cgrsells.com*



- 10 Ton Crane Hoist
- NO Underground Tanks
- 10,000 Gallon Fuel Tank
- Two 14' & 2 16' Roll Up Doors
- Well Casing Replaced: 2016
- Security System
- Heating: Radiant & Coal Heat Systems
- Cooling: A/C Window Unit
- 20 Acres behind building is annexed to the city & has right of way access
- Recent updates to electrical conduit at power pole
  - Perimeter Chain Link Fencing
  - Concrete Pad 120' x 36' in Front of shed
  - Foam Insulated Steel Building
  - 8" Reinforced Concrete Floor in Shop
    - Air Compressor Included
    - Taxes: \$3836 in 2017

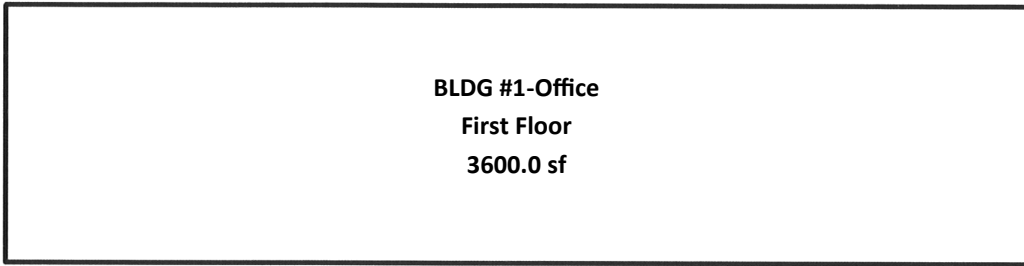
#### Utilities

HPP- H: \$370 L: \$170 A: \$266

BHE- H: \$309 L: \$26 A: \$142

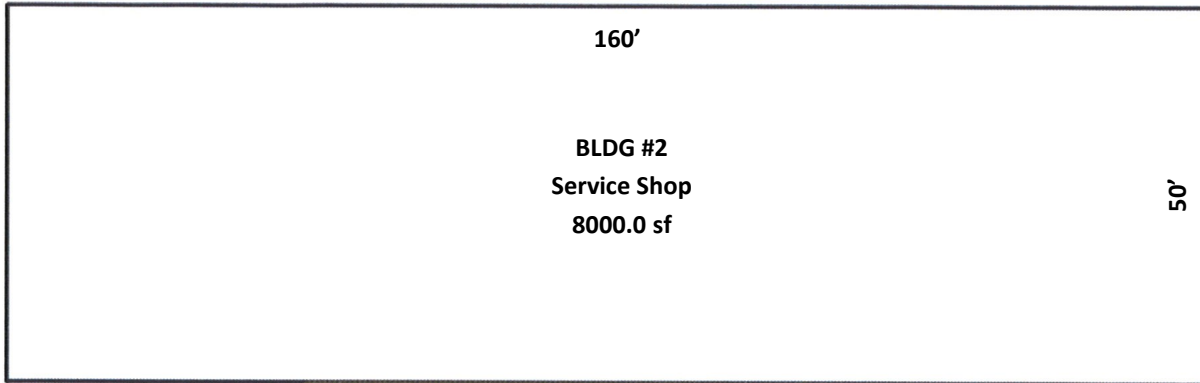
215 S. Broadway Ave.  
Riverton, Wy 82501

120'



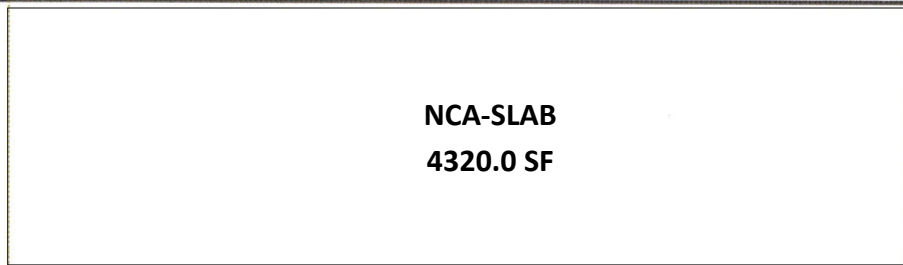
30'

160'



50'

NCA-SLAB  
4320.0 SF



36'

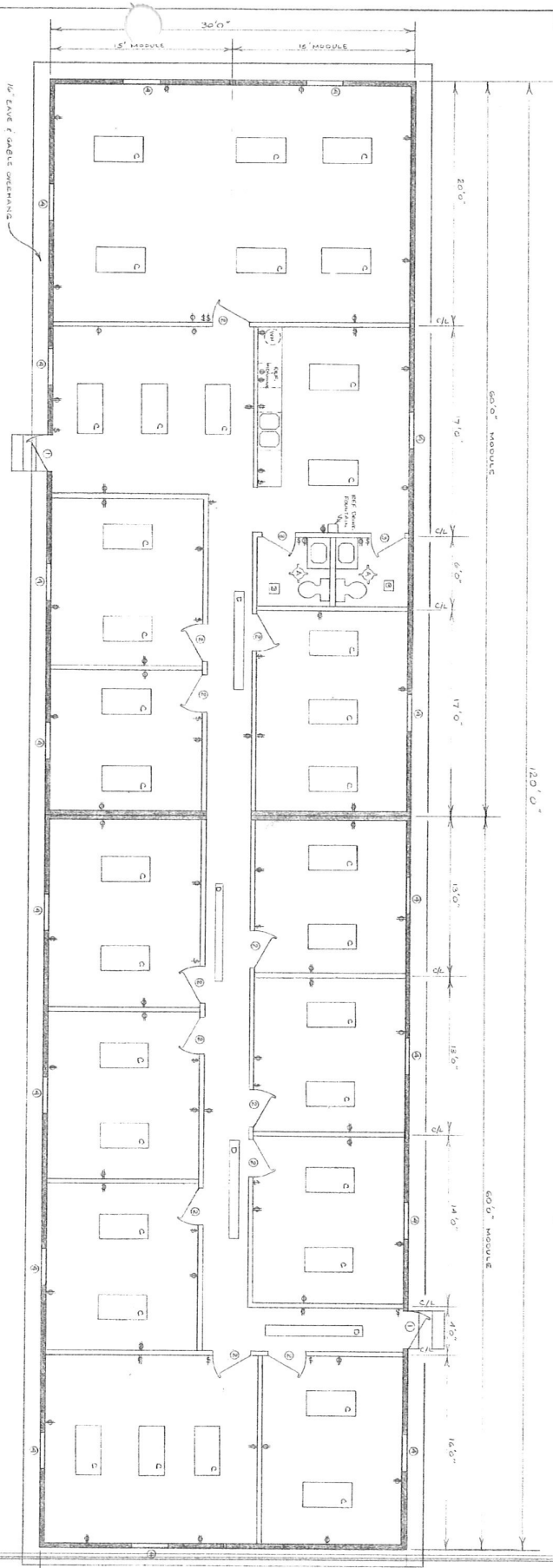
120'

DOOR & WINDOW SCHEDULE

NO.	DESCRIPTION
1	STEEL INSUL. EXTERIOR BARRICADE F 6 FT DOORS
2	3000 W.C. BRICK INTERIOR-INSULATED DOORS
3	2000 W.C. BRICK INTERIOR DOORS
4	3 1/2" DIA. BRICK ALUM. EXTERIOR WINDOW WITH IRON GRATE

ELECTRICAL SCHEDULE

NO.	DESCRIPTION
1	100 AMPER CIRCUIT BREAKER
2	3000 W.C. BRICK INTERIOR DOORS
3	2000 W.C. BRICK INTERIOR DOORS
4	3 1/2" DIA. BRICK ALUM. EXTERIOR WINDOW WITH IRON GRATE



FLOOR PLAN

SCALE: 1/4" = 1'-0"

DIXILYN FIELD DRILLING CO.

SCALE: 1/4" = 1'-0"

DATE: 7-1-52

BY: [Signature]

PROJECT: [Blank]

NO. OF SHEETS: [Blank]

SHEET NO.: [Blank]

DATE: [Blank]

FLOOR PLAN

MAJOR EQUIPMENT: [Blank]

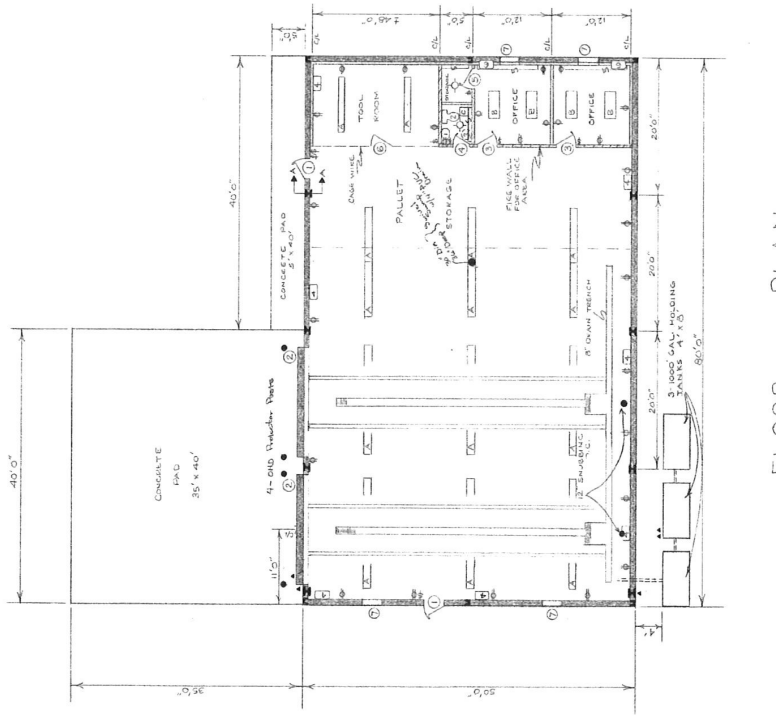
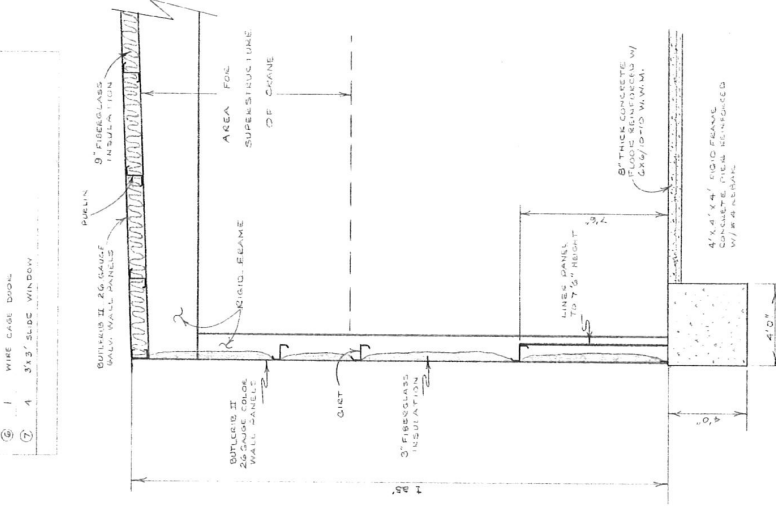
**DOOR & WINDOW SCHEDULE**

MARK NO.	DESCRIPTION
1	3000 S&W STEEL WALK IN DOOR
2	16" X 14" ROLL-UP DOOR
3	3000 FIBERGLASS WALK IN DOOR
4	3000 FIBERGLASS WALK IN DOOR
5	3000 FIBERGLASS WALK IN DOOR
6	3000 FIBERGLASS WALK IN DOOR
7	WIRE CAGE DOOR
8	3' X 3' SLIDE WINDOW

**ELECTRICAL SCHEDULE**

MARK NO.	DESCRIPTION
1	100 AMP CIRCUIT BREAKER
2	INCANDESCENT FIXTURE
3	SINGLE POLE SWITCHES
4	8" SQUARE FLUORESCENT STRIPS - 2000 LUMENS
5	4" X 4" FLUORESCENT / ACETIC LENS
6	EXHAUST FAN
7	WIRE FOR INCREASED HEATING
8	220 V OUTLETS AT OFFICES SELECTION
9	SEMI-AMPERE PFC BUILDING & CHAIR

MARK NO.	DESCRIPTION
1	WATER CLOSET
2	WALL HANG LAVATORY
3	ELECTRIC WATER HEATER - ON BOIL ABOVE
4	8" DEAN TRIPPER TO 2-1000 GAL HOLDING TANKS
5	HEAT RAY FLOOR HEATING
6	ELECTRIC BASEBOARD HEAT IN OFFICE AREA
7	AIR CONDITIONING UNITS - WALL MOUNT



**FLOOR PLAN**  
SCALE: 1/8\"/>

**A-A RIGID FRAME WALL SECTION**  
SCALE: 1/8\"/>

**DIXILYN FIELD DRILLING CO.**

SCALE:	DATE:
DRAWN BY: B.L.	CHECKED BY:
DATE: 8-23-52	DATE: 8-23-52
FLOOR PLAN, SECTION & SCHEDULES	
MAJOR'S EQUIPMENT - BUTLER	