

Wyoming Land Great Hunting Owner Will Carry (Rawlins)



Location **Wyoming**
<https://www.genclassifieds.com/x-279337-z>

The County is issuing building permits for this property now!

This is great hunting property! There are antelope and deer all over!

Please call me if you want to purchase one of these parcels! There is no qualifying or credit check. All I need is the full name(s) you want to take title in along with your mailing address. I will mail you all the purchase paperwork for you to sign and return with your down payment. I want to sell these parcels as soon as I can. So I'm willing to hear all reasonable offers! You can split these 160's into four 40 acre tracts and sell them. You do the math! You can easily make money selling the property in 40's. Please feel free to contact me if you have any questions.

Contact Ryan Caffey at

Description: 160 acres of land for \$245 per acre with spectacular "seller financing" terms. This checkerboard region (alternate sections of private and public ownership) is a real "sleeper" as private property owners can enjoy hundreds of thousands of acres that the general public can't legally access! The largest antelope herds in the USA roam over this land.

County/State: Sweetwater County/Wyoming

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Access/Roads: This property is located in the checkerboard area ownership alternates between private and federal and access is per long standing BLM (Bureau of Land Management) policies (meaning private owners can cross BLM land to get to private property but the public can't cross private lands to get to BLM land)

Financing: \$245/acre (\$39,200) down, \$340 down, balance of \$3,840 payable at \$384 per month for 18 months (including 9 months interest). You can pay cash and own the land with no financing penalty. If you pay cash, less your down payment, this is the cash discount we offer. You are welcome to pay cash! Cash discount! If you want to put \$5,000 down, I will take \$5,000 off the purchase price and sell it to you for \$34,840! Your monthly payment would only be \$384!

to BLM property). An actual road, however, may or may not exist at this time.

Mineral Rights: As in most oil producing states the mineral rights have been owned by exploration companies for many years but a landowner would receive some form of compensation if wells were ever drilled. You would have to agree on anything done on your property!

Surveys: All sections were previously surveyed by the federal government but private surveys have not been completed.

Property Taxes: Approximately \$85 annually

Improvements: This is raw, undeveloped land and no improvements or homeowner services of any nature are being represented.

Zoning/Usage: Zoning is basically "agricultural" but the County is issuing building permits! You can call the Sweetwater County Planning & Zoning .

Directions: From Rawlins, Wyoming drive west on I-80 approximately 16 miles to Riner Rd. (Exit 196) and then observe the location of the parcel to the north of the freeway as indicated by the arrow on the parcel map. On Riner Rd. there will a sign about 3 miles from I-80 stating "No Public Access" but that sign applies only to the public and not to private landowners

Contact Person: Ryan Caffey at