

120 Acres West Of Casper Owner Will Carry (Casper)



Location Wyoming
https://www.genclassifieds.com/x-279338-z

Contact Ryan Caffey at

Title: 120-acres Robinett Ranch with seasonal creek

Description: 120-acres just outside Casper with only \$1,995 down and \$480 per month! An incredible bargain considering comparable land in the area has sold for as high as \$2,000 per acre! Located just a few miles outside Casper (the business and financial center of the state) with spectacular views of the Casper Mountains! This is the last 120-acre parcel available and you will never see prices or terms like this again so near the city limits of Casper.

County/State: Natrona County/Wyoming

Size: 120-acres

Price: \$49,995 with \$1,995 down and the balance of \$48,000 payable at \$480/mo (amortized over 186-months including 9% interest). You can pay the land off at any time with no prepayment penalties! The more you put down, the less your monthly payment will be. Cash discount!

Legal: N Â° NW Â° & SW Â° NW Â° SEC 32 T35N R82W, Natrona County, WY (RB 10B)

Surveys: While the section containing this parcel was surveyed at some time in the past this particular section has not been surveyed.

Mineral Rights: A private rancher retains 10% of what ever mineral rights he may have owned in this tract. The buyer will receive the other 90%.

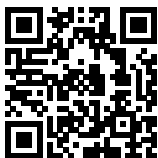
Access/Roads: Access easements have been recorded but an actual road may or may not exist at this time.

Property Taxes: Approximately \$120 annually

Improvements: This is raw, undeveloped land and no improvements or home owner services of any



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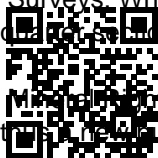
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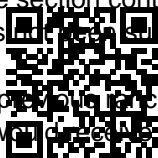
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nature are being represented.

Directions: Drive west from Casper, Wyoming on Hwy 20/26 for approximately 14-miles to the intersection of Bucknum Road (CR 125); then refer to the parcel map with arrow pointing to the property.

Contact Person: Ryan Caffey at