

## 40 Acres On Hwy 2026 Owner Will Carry (Casper)



Location **Wyoming**  
<https://www.genclassifieds.com/x-279339-z>

Contact Person: Ryan Caffey at

Title: 40-acres Robinett Ranch on State Hwy 20/26!

Description: 40-acres on a state highway for only \$1,245/acre is an incredible bargain considering other 40-acre tracts in the area have sold for as high as \$80,000 that were not fronting on a state or county road! Located just a few miles outside of Casper (the business and financial center of the state) with spectacular mountain views! Who can predict for certain what future uses and value might develop for 40-acres fronting a state highway this near a regional airport and one of the largest cities in the state?

County/State: Natrona County/Wyoming

Size: 40-acres

Price: \$49,800 (\$1,245/ac) with \$2,800 down and the balance of \$47,000 payable at \$470/mo (no credit checks and no prepayment penalties)

Legal: NE1/4 NW1/4 SEC 1 T34N R82W, Natrona County, WY (RB 1C)

Surveys: This parcel was surveyed and the map recorded with the county.

Important Note: A purchaser of either resale or non-sale of what was previously rights of way property have owned, shall transfer the new buyer will receive the other 50%.

For more information, please contact the Department of Transportation (WYDOT) at to determine for themselves access regulations.

Property Taxes: Approximately \$70 annually

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



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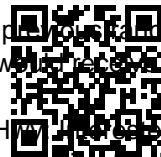
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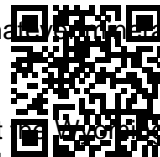
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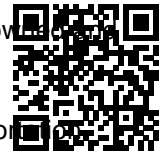
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Directions: Drive west from Casper, Wyoming on Hwy 20/26 for approximately 14-miles to the intersection of Bucknum Road (CR 125); from this point refer to the map plat with arrow indicating exact location of the 40-acre parcel.

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