

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.

Access Rights: A person shall have no right of way or other right of way over the land of another without the consent of the owner of the land. The owner of the land shall have the right to determine for themselves access regulations. The buyer who purchases the other parcels on State Hwy 20/26 should buy from the contact person at the Wyoming 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.



40 Acres On Hwy 2026 Owner
Will Carry (Casper)

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



40 Acres On Hwy 2026 Owner
Will Carry (Casper)

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



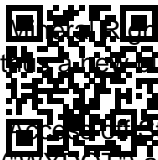
40 Acres On Hwy 2026 Owner
Will Carry (Casper)

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



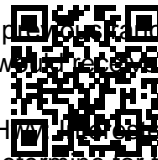
40 Acres On Hwy 2026 Owner
Will Carry (Casper)

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



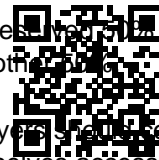
40 Acres On Hwy 2026 Owner
Will Carry (Casper)

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



40 Acres On Hwy 2026 Owner
Will Carry (Casper)

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



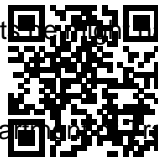
40 Acres On Hwy 2026 Owner
Will Carry (Casper)

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



40 Acres On Hwy 2026 Owner
Will Carry (Casper)

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



40 Acres On Hwy 2026 Owner
Will Carry (Casper)

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



40 Acres On Hwy 2026 Owner
Will Carry (Casper)

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

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.

Contact Person: Ryan Caffey at