

640 Acres Carbon County, Wyoming Owner Will Carry (Rawlins)



Location Wyoming  
https://www.genclassifieds.com/x-279340-z

Ryan

Description: Where else in the United States can you buy your own mountain for only \$169 per acre? This is the lowest priced tract of land for sale anywhere in the State of Wyoming that we know of--and no credit checks! Wild game and gorgeous views in all directions! 637-acres constitutes one-square mile of land measuring 4 miles around the perimeter. History proves it is literally impossible to lose money owning rural land if purchased cheaply enough and held long enough.

County/State: Carbon County/Wyoming

Size: 637-acres

Price: \$107,653 (\$169/ac) with \$4,653 down and the balance of \$103,000 payable at \$927 per month (amortized over 20 years including 9% with no prepayment penalties).

Legal: SEC 11 T23N R88W, Carbon County, WY (RR153)

Access/Roads: This square mile of land is comprised of a beautiful, but rugged, mountain known as "Rendle Hill." Most of the time it might be difficult to drive a car all the way to the parcel (but the eastern mountain trail comes close). This parcel is located in the checkerboard area (alternate sections owned by the BLM) so access will be across adjoining government or private land.

Water Rights: As this is oil produced under the mineral rights have been owned by the state of Wyoming for many years, the landowner would receive some form of compensation for wells.

Financing: Basically "agricultural" and additional uses are anticipated, you should contact Carbon County Planning & Zoning Department at 793-40-z. All sections were surveyed by the federal government at some time in the past. Property Taxes: Approximately \$290 annually.

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

Directions: From Rawlins, Wyoming drive north on Hwy 287 approximately 17-miles to where it intersects with Mineral Exploration Road (located on the left or west side of the highway) and County Road 497 (located on the right or east side of the highway); then turn right and drive east a couple miles on CR 497 and refer to the parcel map with the arrow pointing to the property (remember that each square on the map represents one square mile). GPS coordinates for center of section are: 41.9794495, -107.3027083

Contact Person: