

160 Acres West Of Casper Owner Financing (Casper)



Location **Wyoming**
<https://www.genclassifieds.com/x-374111-z>

Contact Ryan Caffey at 949-310-zero four five two

Title: 160-acres Duthie Ranch

I have two 160's available!

Description: Located just a few miles outside Casper (the business and financial center of the state) with spectacular views of the Casper Mountains! As the federal government prints and spends trillions of new dollars over the next few years paper money will become worth less and less, while land will become worth more and more. Land this close to a major city in Wyoming for \$370 per acre is an incredible bargain!

County/State: Natrona County/Wyoming

Size: 160-acres

Price: \$59,995 (\$370/ac) with \$1,995 down and the balance of \$58,000 payable at \$522/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.

Legal: SW1/4 SEC 20 T36N R83W, Natrona County, WY (DU 4) (160 Acres)

Legal: SW1/4 SEC 27 T36N R83W, Natrona County, WY (DU 4) (160 Acres)

While the ranch containing this parcel was surveyed at some time in the past, this particular quarter section parcel has not been surveyed.

Mineral Rights: A previous rancher reserved 50% of whatever mineral rights he might have owned and thus a new buyer would receive the other 50%.

Property Taxes: Approximately \$140 annually



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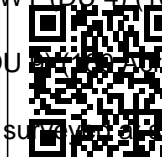
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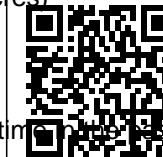
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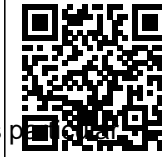
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Improvements: This is raw, undeveloped land and no improvements or homeowner services of any nature are being represented.

Directions: Drive west from Casper, Wyoming on Hwy 20/26 for approximately 14-miles to Bucknum Road (CR 125); then drive another approximately 10 miles to the small areas known as Natrona; at Natrona turn north on Beck Road (County Road 126); then refer to the parcel map with arrow pointing to the property.

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