

# 40 Acres North Of Rawlins Owner Financing (Rawlins)



Location **Wyoming**  
<https://www.genclassifieds.com/x-503913-z>

Contact Ryan at 949-310-zero four five two

I have several 40 acre tracts available just north of Rawlins, Wyoming!

Title: 40-acres Rochelle Ranch

Description: 40-acre tracts for \$15,500 with \$500 down and the balance of \$15,000 payable at \$150 per month (amortized over 186 months including 9% interest with no prepayment penalties) are very difficult to find anywhere in the United States of America today. There are no credit checks and everyone is guaranteed easy seller financing. When these few remaining parcels are gone you will never see such low prices again. Just buying low priced acreage under spectacular purchase terms and having the patience to wait for a few years isn't the worst plan in the world!

County/State: Carbon County/Wyoming

Size: 40-acres

Price: \$15,500 with \$500 down and the balance of \$15,000 payable at \$150 a month over 186 months at 9% interest. The more you put down, the less your monthly payment will be. You can pay the land off at any time with no prepayment penalties. There is no qualifying or credit check. You have full use of the land while making payments.

Water Rights: Access easements have been recorded for a water road. No water rights not exist.

Oil & Gas Rights: As the land producing oil & gas, the mineral rights have been owned by exploration companies for many years but the landowner would receive some form of compensation if a well was ever drilled.

Survey: Only the full section that contains this 40-acre tract has been surveyed.

Property Taxes: Approximately \$30 annually



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Improvements: This is raw, undeveloped land.

Property Usage/Zoning: The property is currently zoned for what would be considered "agricultural" purposes and if additional uses are anticipated a potential buyer should contact the Carbon County Planning & Zoning Department at

Directions: From Rawlins, Wyoming drive north on Hwy 287 approximately 15-miles to 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); from this point refer to the parcel map with an arrow pointing to the exact location of the parcel (remember that each square represents 1 square mile).

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