

# 40 Acres Wyoming Owner Will Carry 9,995 (Rawlins)



Location **Wyoming**  
<https://www.genclassifieds.com/x-675963-z>

\$9,995 with only \$95 dollars down and \$99 dollars a month!

Contact Ryan at 949-310-zero four five two

Title: 40-acres Jawbone Ranch! Great hunting! Bring your travel trailer!

Please contact me if you want to purchase one of these 40 acre parcels. I need the full name(s) you want to take title in along with your mailing address. I will fedex all the purchase paperwork for you to sign and return with your down payment. Yellowstone Mortgage Company will handle your account. There is no qualifying or credit check!

Description: In a way the starkly beautiful Jawbone Ranch represents the quintessential land speculation! A very cheap price with guaranteed, seller financing available to everyone. Buy cheap assets today that can't be reproduced (such as land) and benefit in the future as the government produces trillions of new dollars causing substantial inflation -- and inflation alone can make land (and other hard and fixed assets) increase in value!

County/State: Sweetwater County/Wyoming

Size: 40-acres

Legal: Please contact me for the legal.

Access/Roads: This property is located in the checkerboard area resembling a checkerboard with ownership alternating between private and federal and access is per long standing BLM (Bureau of Land Management) policies (meaning private owners can cross BLM land to get to private property but the public can't cross private land to get to BLM property). An actual road, however, may not exist at this time.

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Mineral Rights: As with most oil producing states the mineral rights have been owned by the exploration companies for many years but a landowner would receive some form of compensation if wells were ever drilled.

Surveys: All sections were surveyed by the federal government at some time in the past but private surveys for individual 40-acre tracts have not been completed.

Property Taxes: Approximately \$50 annually

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

Zoning/Usage: Zoning is basically "agricultural" and you should check with Sweetwater County Planning & Zoning for precise usage . Sweetwater County is now issuing building permits for this area!

Directions: From Rawlins, Wyoming travel west on I-80 approximately 16 miles to Riner Rd. (Exit 196). Exit the freeway and drive north on Riner Road (also known as BLM Rd #3202). Refer to the parcel map where the arrow points to the parcel for sale. On Riner Rd. there will a sign about 3 miles from I-80 stating "No Public Access" but that sign applies only to the public and not to private landowners

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