



TOLL FREE  
1-800-682-8088

## PROPERTY FACT SHEET

Property Number: WT-18A

Location: Approx. 80 miles NW of Laramie, WY

LEGAL DESCRIPTION: Part of Record of Survey #946683 on file at the Albany County Court house located in Laramie, WY. ACRES: 37.9

ACCESS: A private road was constructed in the summer of 1999 that extends 5 1/2 miles from a county gravel road. The new road includes pit run gravel.

TIMBER: No timber on this property, all open grassland. Timber covered mountains are east and west of this property.

TOPOGRAPHY: Level to slightly rolling terrain, abundant building sites.

AVAILABILITY OF WATER: Existing wells in this area run from 100 ft to 130 ft deep and produce an average flow of 7 1/2 gallons per minute, and that's a good volume. Generally the deeper you drill the softer the water will be. State permit is required.

ELEVATION: Approx. 6,900 APPROXIMATE ANNUAL TAXES ( per parcel): \$120

IMPROVEMENTS AND UTILITIES: Power line is 5 1/2 miles to 6 1/2 miles NE of these parcels. Good cellular telephone coverage in this area.

DISTANCE TO NEAREST TOWN: Medicine Bow 20 miles SW POPULATION: Approx. 400  
Laramie 50 miles SE Approx. 26,000

DESCRIPTION OF TOWN: Laramie is home to the University of Wyoming. We have found the people to be warm, friendly, and trusting. Medicine Bow is a much smaller town with very friendly people. Cheyenne the state capital is 60 miles the east of Laramie.

RECREATION FACILITIES: Seminoe Reservoir is about 35 miles west, and the Pathfinder Reservoir is also about 35 miles to the west. Wheatland Reservoir #3 is only 15 miles southeast and has great fishing. There are many access sites with boat ramps and campgrounds around these reservoirs for your use.

DEED AND TITLE CONDITION: Warranty Deed, Insured Title, Guaranteed Access, all Mineral Rights owned by us pass with title, existing grazing lease with previous owner allows our buyers to fence out if desired.

PROPERTY SUMMARY: Here is a large piece of land at a low price with great terms! The "Miracle Mile" of the Platte River is only 35 miles to the west, and there are many other lakes nearby that offer great recreational opportunity. The Laramie Mountains are about 15 miles east and the Shirley Mountains are about 20 miles west. LOTS OF GAME IN this area: antelope, deer, and elk. Also there is great upland bird hunting in this area.

**ALL PROPERTY OFFERED ON A FIRST COME, FIRST SERVED BASIS.**