

## **Clark & Associates Land Brokers, LLC**

736 South Main Street • P.O. Box 47 • Lusk, WY 82225 • Office: (307) 334-2025 • Fax: (307) 334-0901

*Presents*

### ***SHINE 40 ACRES*** ***Niobrara County, Wyoming***



### **LOCATION**

The Shine 40 Acres is located approximately six miles northeast of Lusk, Wyoming: four miles north on US Highway 85, and then two miles east on Kirtley Road, a well-maintained, gravel county road.

Lusk has all the desirable amenities of a traditional rural Wyoming town. It has an excellent school system with a low student/teacher ratio (K-12), two banks, several churches, restaurants as well as a town library, fairgrounds and hospital (all newly remodeled), an incredible nine-hole golf course, a weekly newspaper, retail stores, and veterinary clinic. Lusk also has a 5,058 foot paved, lighted airstrip suitable for small jets and all private planes, at an elevation of 4,964 feet above sea level, within ten miles of the property.

### **SIZE & DESCRIPTION**

The rolling grass-covered pasture offers excellent locations for a home with views of the Rawhide Buttes to the south and Laramie Peak to the southwest. Power, provided by Niobrara Electric Association, is available adjacent the property on the north. A new fence has been recently installed on the east boundary of the property.

The owner represents that the property is not subject to restrictive covenants; however, buyers should do their own investigation of municipal, county and state regulations to their own satisfaction prior to offering.

### WILDLIFE

Antelope, mule deer, whitetail deer, sage grouse, turkeys and coyotes frequent the property.

### IMPROVEMENTS

There are no improvements on the subject property.

### MINERAL RIGHTS

There are no mineral rights associated with this sale.

### OFFERING PRICE

The Shine 40 Acres is being offered for \$39,000 (Thirty-Nine Thousand Dollars). The Seller shall require an all cash sale.

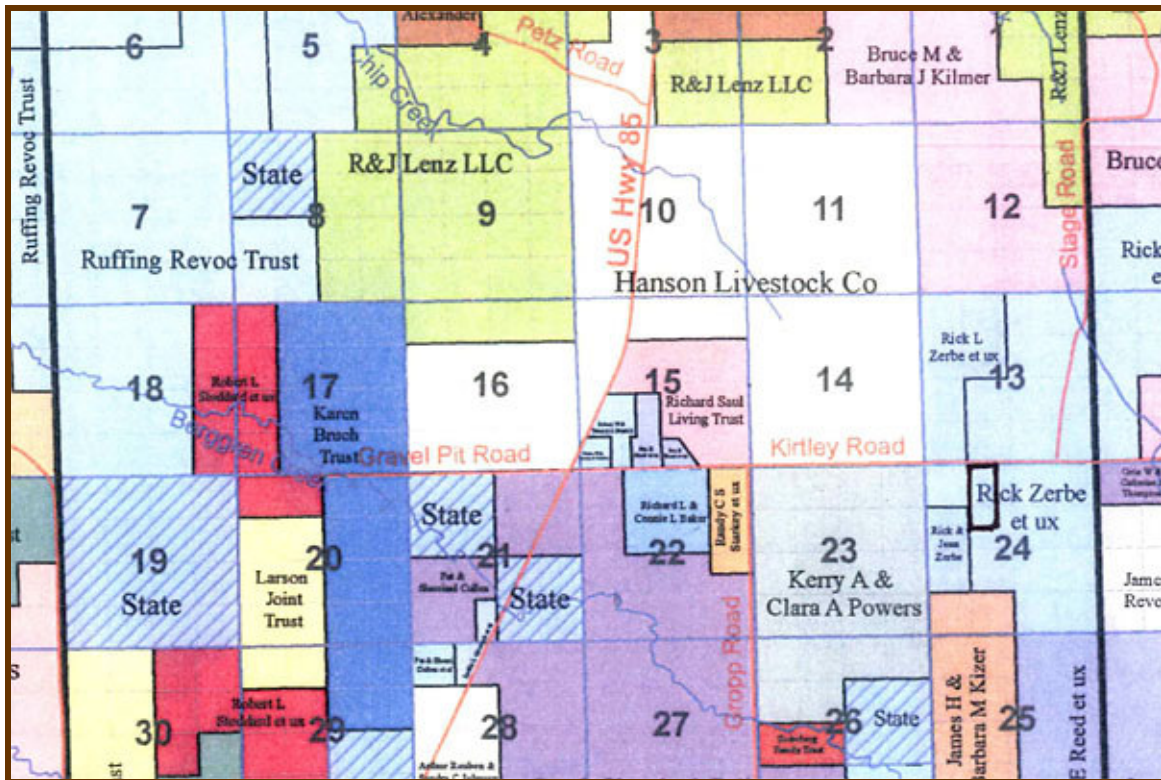


## FENCES AND BOUNDARY LINES

The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an “as is” condition which includes the location of the fences as they exist.

Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.

### SHINE 40 ACRES ONE LOCATION MAP



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Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed or warranted by either Clark & Associates Land Brokers, LLC, or the Sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice.

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*For additional information or to schedule a showing, please contact:*

**Tandy Dockery – Associate Broker, REALTOR®**

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