

LAND FOR SALE

Prairie Center, Wyoming CRP



Location:

From Torrington, WY, 32 miles north on Hwy #159 (See location map on the next page).

Legal Description:

All Section 21; W1/2W1/2 Section 22; W1/2W1/2 Section 27; E1/2 Section 28; All Section 35-T30N-R61W and All Section 2; N1/2 Section 11-T29N-R61W of the 6th P.M., Goshen County, Wyoming.

Acres:

3,007.57 tax assessed acres

Taxes:

The 2011 taxes were \$4,073.88.

Land Use:

2,965.3 acres currently enrolled in CRP and 42.27 acres of grass and building site.



FSA Info:

The farm is enrolled in the CRP program. There are eight CRP contracts that expire in 2020, and two CRP contracts that expire in 2021. **The CRP payments are \$77,581/year.** Due to the new seeding of grass the CRP is not eligible for haying and grazing in 2012.

Water:

There are 3 submersible wells and 5 tanks for live-stock water.

Improvements & Equipment:

50'X70' steel shop building



Price:

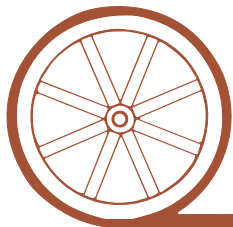
\$1,950,000 (\$648/acre)

Comments:

The property offers great mule deer hunting and outfitting opportunities. Additionally this property offers a very good return on investment from the CRP payments.

Contact:

Bruce Dodson; Listing Agent 308-539-4455 or bruce@agriaffiliates.com



Offered Exclusively By:

AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

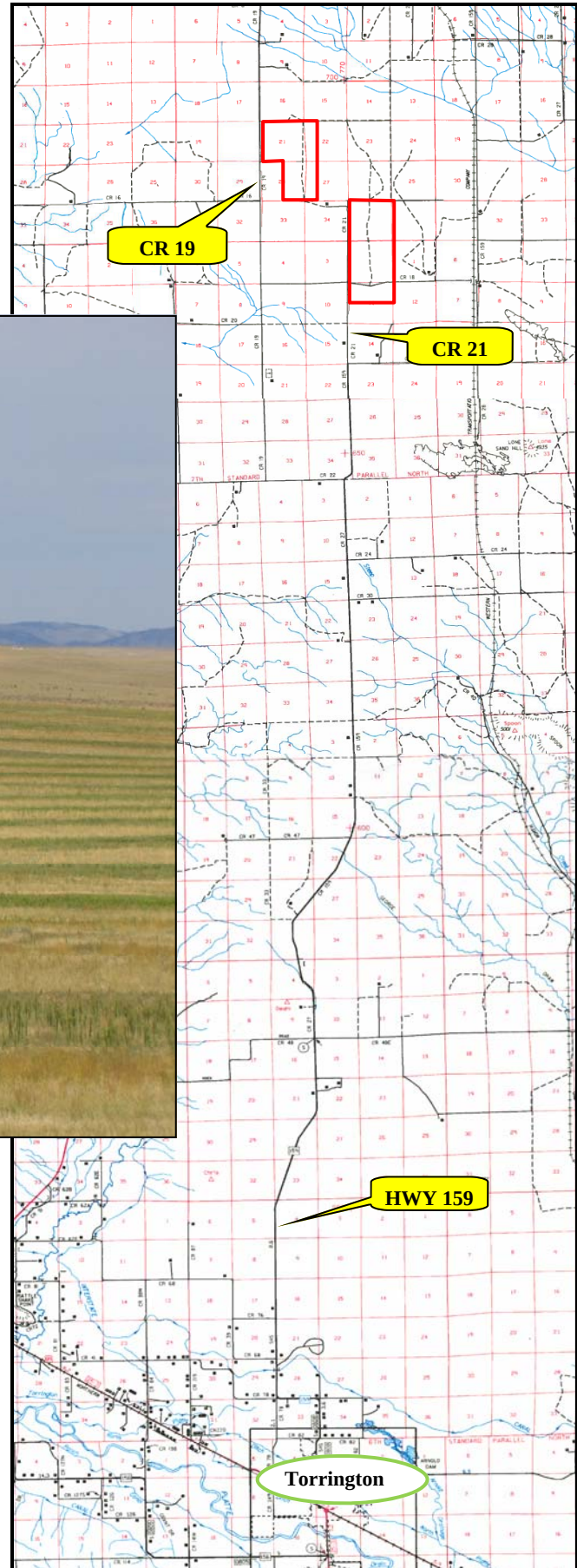
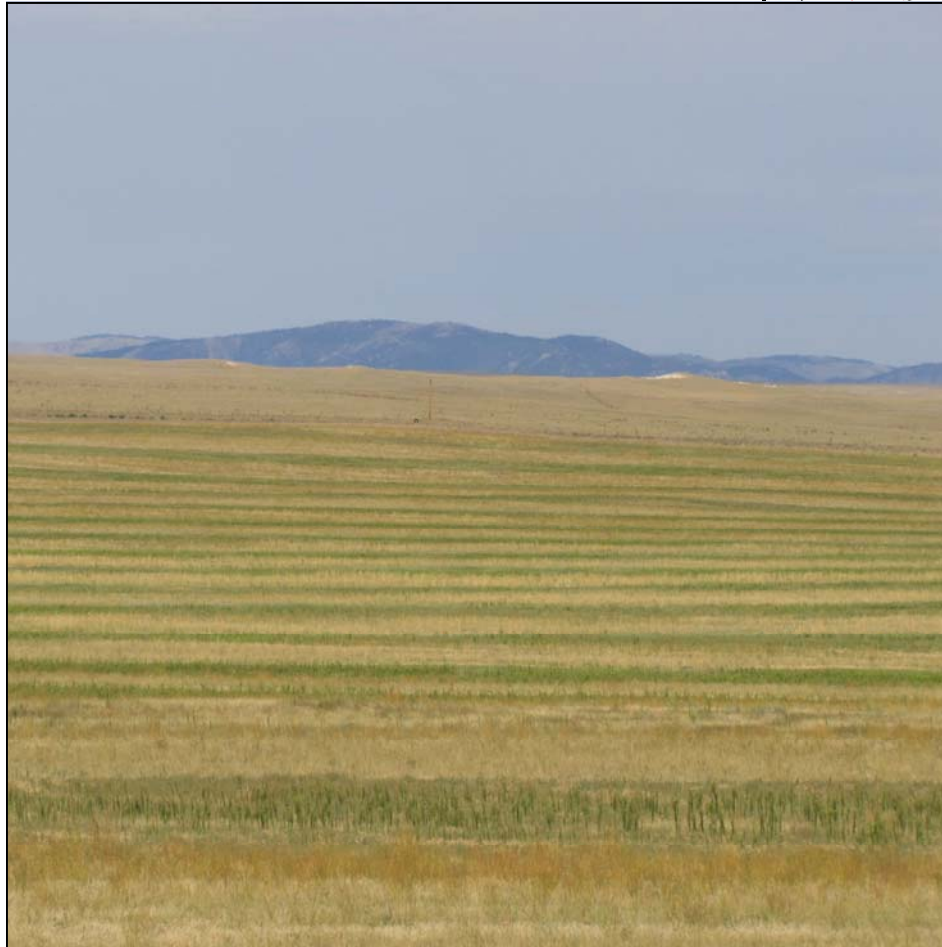
North Platte, NE 69103

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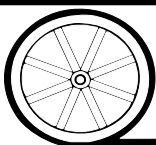
(308) 534-9240

Fax (308) 534-9244

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



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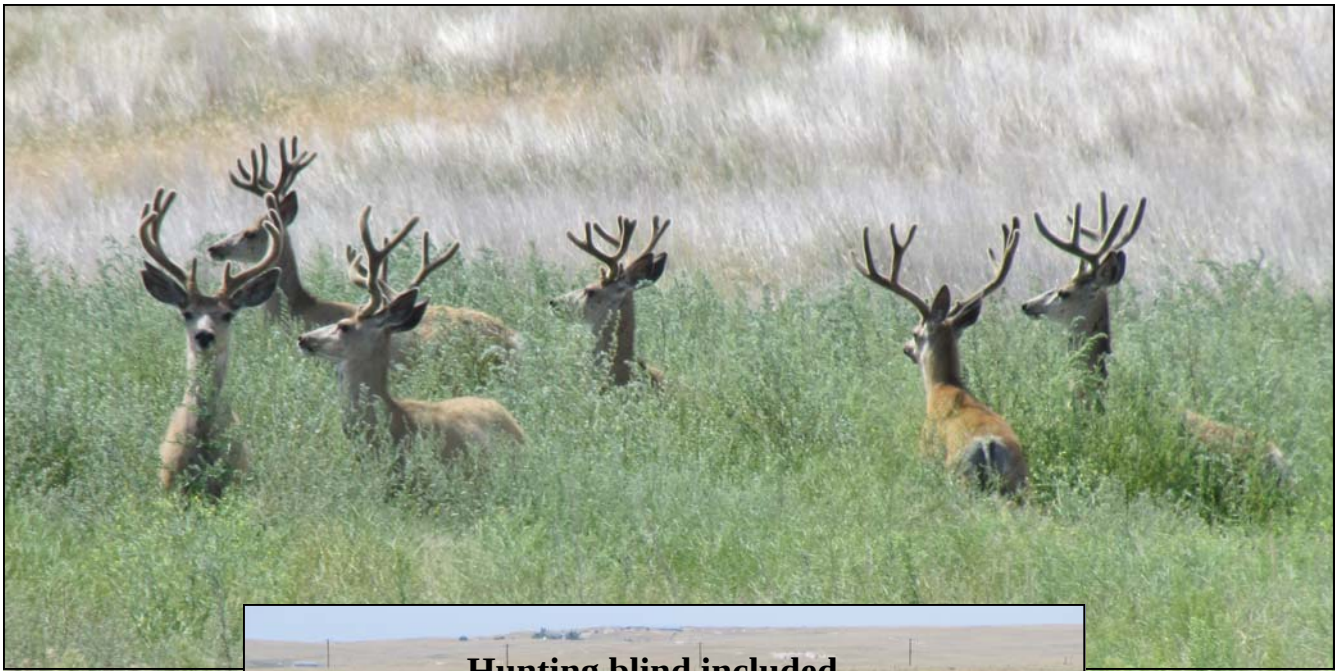


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FSA Aerial Map



Great Hunting Opportunities!!



Hunting blind included.

