

LAND FOR SALE

Wolski Farm, LLC Torrington, WY

360 acres selling in 2 parcels

Location: 8 miles west of Torrington, Wyoming on State Hwy. 156.

Acres: **North Parcel** - 175 acres
South Parcel - 185 acres
(approximate tax assessed)

Taxes: 2009 estimated taxes
North Parcel - \$1,306
South Parcel - \$1,681

Legal Description: **North Parcel** - Part of SW1/4 Section 3; Part of SE1/4 Section 4. **South Parcel** - N1/2NE1/4 Section 9; Part of NW1/4 Section 9. All in T24N-R62W of the 6th P.M., Goshen County, WY.

Land Use: **North Parcel** - 150 gravity irrigated acres. **South Parcel** - 136 gravity irrigated acres.

FSA Info: Total Farm Base Acres: Corn - 120.1, Barley - 19.6

Water: **North Parcel** - 149.3 acres & **South Parcel** - 142.7 acres of surface water rights provided by Goshen Irrigation District from Fort Laramie Canal @ \$19/acre.

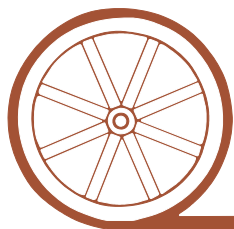
Soils: Irrigated cropland soils are 89% Class II & III Mitchell & Keota silt loam.

Improvements & Equipment: **North Parcel** - 2 BD home (needs repair). **South Parcel** - 4 BD home & 40' X 72' steel building with partial concrete floor.

Price: **Both Parcels** - ~~\$685,000~~ \$640,000. **North Parcel** - \$300,000. **South Parcel** - \$340,000.

Comments: Excellent location with good producing soils and paved oil road to the property.

Contact: **Jerry Sloan**, Listing Agent—308-631-5520—jsloan@agriaffiliates.com
Mike Polk, Loren Johnson, Bruce Dodson, Jerry Weaver, Duane McClain at 308-534-9240



Offered Exclusively By:

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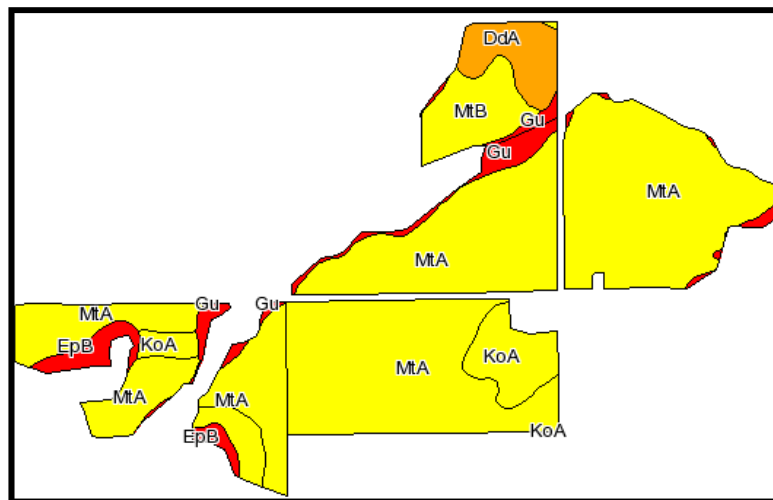
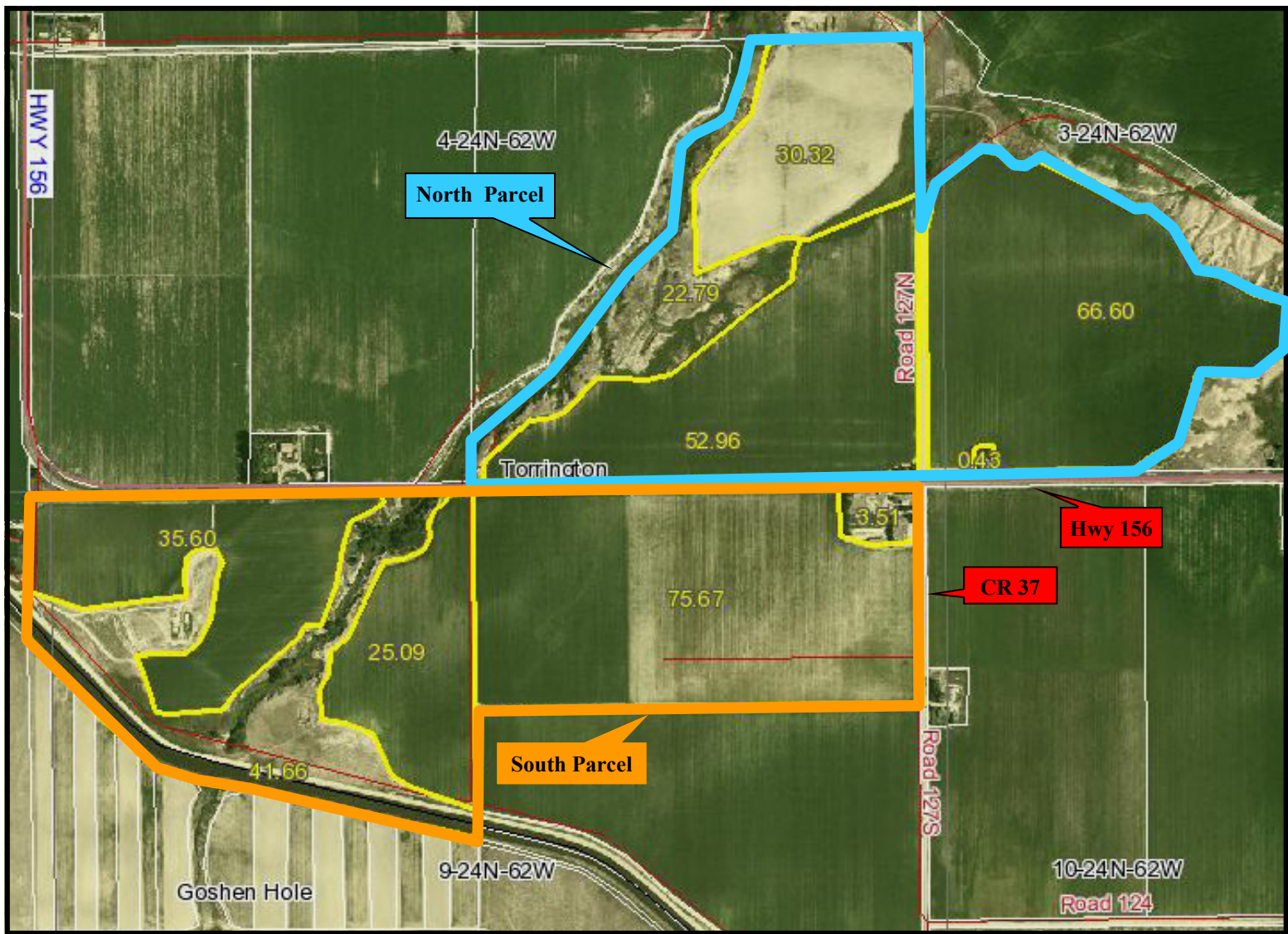
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NORTH PLATTE OFFICE

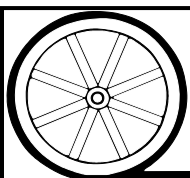
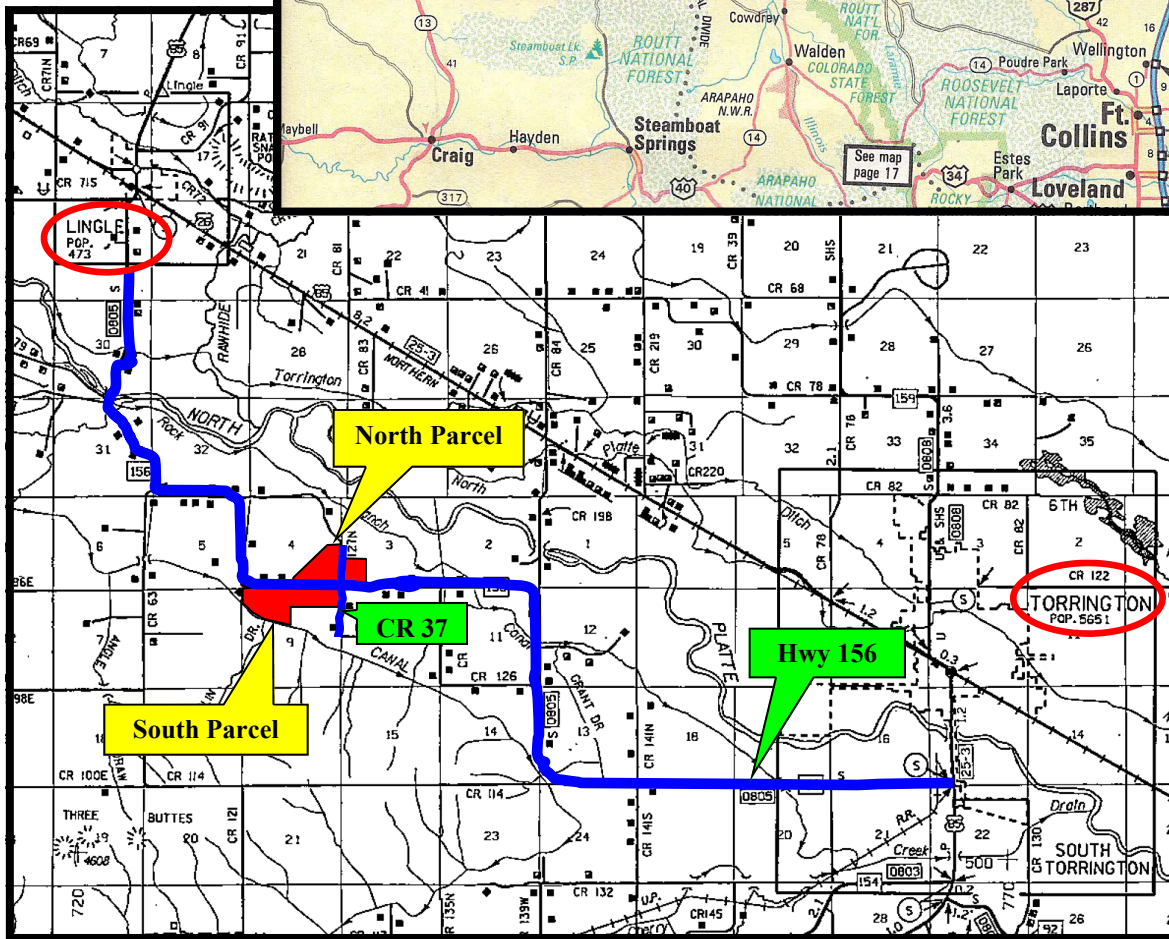
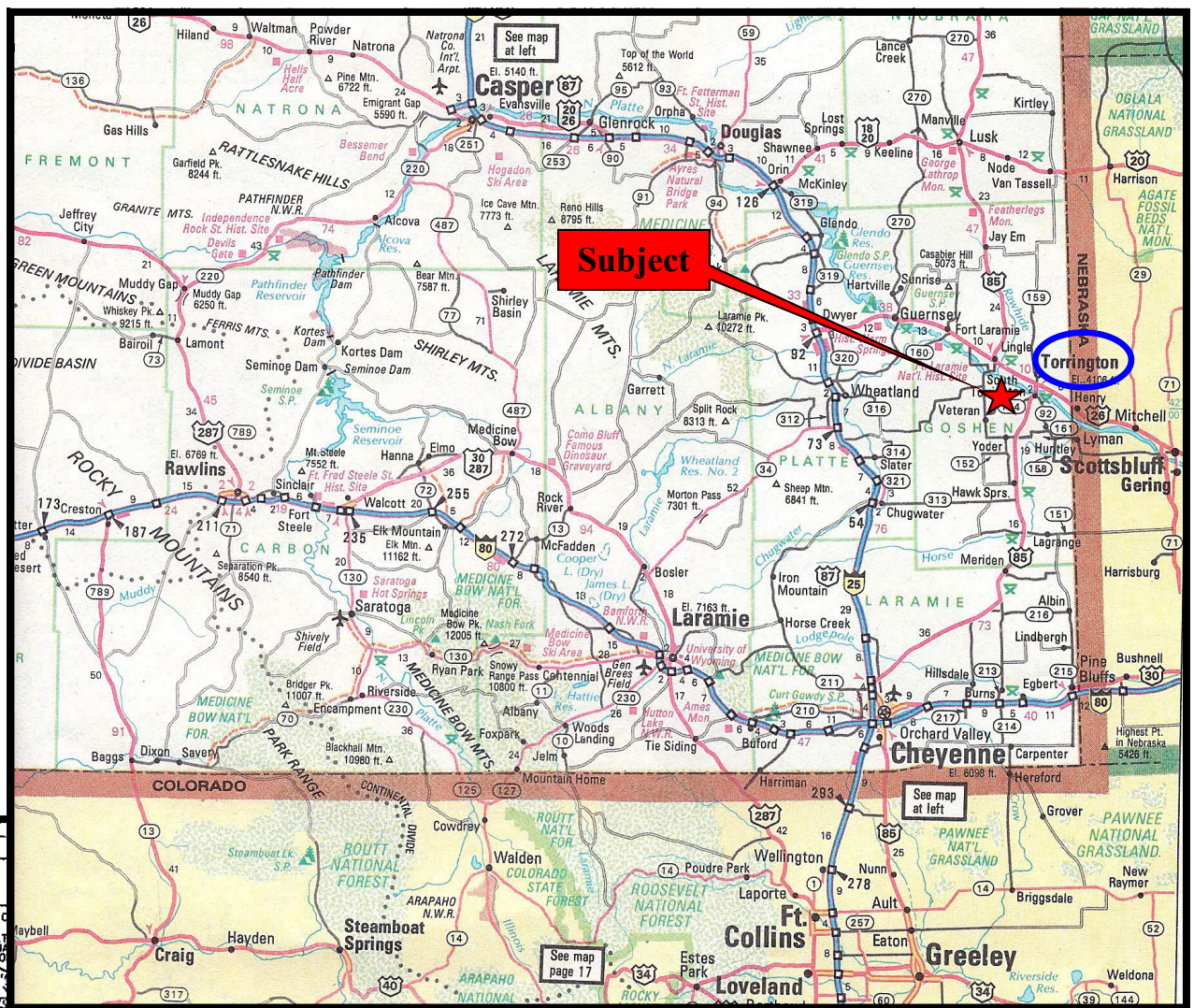
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Barley	Oats	Wheat
MtA	Mitchell silt loam, 0 to 3 percent slopes	216.7	75.8%		IVe	IIIIs			
KoA	Keota silt loam, 0 to 3 percent slopes	21.9	7.7%		IIIe	IIc	19	20	18
MtB	Mitchell silt loam, 3 to 6 percent slopes	15.8	5.5%		IVe	IIIe			
DdA	Dunday and Dwyer loamy fine sands, 0 to 3 percent slopes	12.6	4.4%		VIe	IVs			
Gu	Gullied land	12.2	4.3%		VIII	VIII			
EpB	Epping silt loam, 0 to 6 percent slopes	7	2.4%		VIIe	VIIe			
Weighted Average							1.5	1.5	1.4



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All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.