



Land Group



A&R Farm with Farm Equipment

Farson, Wyoming - 152 acres - \$1,199,000

The A&R Farm features 152+/- acres of hay producing farmland located in the small community of Eden just south of Farson, Wyoming. The house is a large and spacious 3,320 square foot home that is set nicely to the west of the farm ground with a view of the Wind River Mountain range to the east.

Location

The A&R Tomich Farm is located approximately 40 miles north of Rock Springs, Wyoming. There is year-round access from paved Wyoming Highway 191 leading to the private driveway. To access the property from Rock Springs travel north on Highway 191 for 36 miles and the private driveway is on the right side of the Highway in the small town of Eden. 3600 N US Highway 191 Farson (Eden) Wyoming.





Description

The terrain of the farm consists of flat sandy loam leveled farm ground with 2 annual crops of alfalfa and alfalfa grass mix hay. Each year the crop yields range from 3.75 - 4.25 ton per acre of high-quality horse hay. Historically the farm owners have baled small 2 string bales for long standing customers in the Sweetwater County area. A 2017 Valley 8000 center pivot with digital remote-control features allow a smooth process for irrigating the hay field.

There are approximately 110 acres under the center pivot and 30 acres of flood-irrigated corners. The water is snowmelt held in the Eden Valley Irrigation District reservoir and distributed through the updated concrete canals or pipelines to each farm. A 60'x100' heavy duty metal hay shed is used to store the hay crop each year and protect the yield from the weather. The 3,320 square foot two story house has recently been remodeled and this large home is ready for new owners.

The listing price includes a list of farm equipment to be included in the transfer of ownership upon the sale of the property and the equipment is represented "as is" by the sellers.



Water Resources

- Three water wells are located on the property
- The annual cost for the irrigation water is \$2295.
- Water rights will be transferred with the sale of the farm.
- Complete water rights attached.

Soils

- 0-5-inch sand
- 5-12-inch loamy sand
- 12-18-inch in sandy loam
- 18-24-inch in silt loam
- 24-36-inch clay loam
- 36+ inches clay

Utilities

- Electricity – Bridger Valley Electric / \$1020 annually
- Gas/Propane – AmeriGas/ \$3500 annually
- Communications – Union Cellular, Verizon and AT&T
- Water – Private wells
- Sewer – Septic

Independent Water Research



Get Water Rights Wyoming

John Barnes, PE
502 Dayshia Lane, Cheyenne, WY 82007
307-630-8982
waterrightsjohn@gmail.com

May 20, 2022

Jason Watts
WW Land Group
4 Cowboy Trail
Buffalo WY 82834

Re: Two Searches – 1. N2NW4 PT Sec. 21, T24N, R106W
2. NW4 PT Sec. 21, T24N, R106W – PT Farm Unit E-14

Dear Mr. Watts:

A search of the State Office e-permit system was conducted and the records in the State Engineer's Office for the reference land description. The following are the water rights were found associated with this land description:

Search 1:

GROUNDWATER

Permit No. UW 23117

Tomich No. 1 Well, Priority Date: May 31, 1936. Source: Groundwater. This permit is for domestic and stock use at 5 gpm at the following location:

T24N, R106W
Section 21 NWNW

Permit No. UW 183212

Tomichson No. 1 Well, Priority Date: Aug. 20, 2007. Source: Groundwater. This permit is for domestic use at 12 gpm and an annual volume of 325,000 gallons at the following location:

T24N, R106W
Section 21 NWNW

Search 2:

SURFACE WATER

Permit No. 5718D (see map with P21403D)

Eden No. 1 Ditch as changed to the Means Canal, Priority Date: Nov. 24, 1903. Certificate Record No. 44, page 723; Order Record No. 6, page 551; Proof No. 18928. Source: Big Sandy River, trib Green River. The appropriation is for domestic use and original supply irrigation for the following lands:

T24N, R106W
Section 21 NENW 35.30 acres
NWNW 34.40 acres
SENW 38.40 acres
TOTAL 108.10 acres

Certificate Record No. 57, page 402; Order Record No. 10, page 188; Proof No. 22642. This appropriation is for domestic use and original supply irrigation for the following lands:

T24N, R106W
Section 21 SWNW 32.00 acres

Certificate Record No. 74, page 203; Order Record No. 26, page 338; Proof No. 32888. This appropriation is for original supply irrigation for the following lands:

T24N, R106W
Section 21 SWNW 5.10 acres

Permit No. 16814D (see map with P21403D)

Eden No. 1 Ditch, Priority Date: Dec. 30, 1905. Certificate Record No. 44, page 756; Order Record No. 6, page 551; Proof No. 18961. Source: Eden Irrigation & Land Co. No. 1 Reservoir, trib Green River. The appropriation is for domestic and stock use and secondary supply irrigation for the following lands:

T24N, R106W
Section 21 NENW 35.30 acres
NWNW 34.40 acres
SENW 38.40 acres
TOTAL 108.10 acres

Certificate Record No. 57, page 433; Order Record No. 10, page 190, Proof No. 22673. This appropriation is for stock, domestic, and secondary supply irrigation for the following lands:

T24N, R106W
Section 21 SWNW 32.00 acres

Certificate Record No. 74, page 204; Order Record No. 26, page 338; Proof No. 32889. This appropriation is for secondary supply irrigation for the following lands:

T24N, R106W
Section 21 SWNW 5.10 acres

Permit No. 21403D

Means Canal Ditch, Priority Date: Apr. 24, 1952. Certificate Record No. 74, page 205; Order Record No. 26, page 338; Proof No. 32890. Source: Big Sandy Reservoir, filled from the Big Sandy River, trib Green River. The appropriation is for domestic use and secondary supply irrigation for the following lands:

T24N, R106W
Section 21 NENW 35.30 acres
NWNW 34.40 acres
SWNW 37.10 acres (Two parcels – 32.0 acres & 5.10 acres in SW corner)
SENW 38.40 acres
TOTAL 145.20 acres

GROUNDWATER

Permit No. 23118

Tomich No. 2 Well, Priority Date: June 30, 1930. Source: Groundwater. The permit is for domestic and stock use at 2 gpm at the following location:

T24N, R106W
Section 21 SWNW

Permit No. 23119

Tomich No. 3 Well, Priority Date: June 30, 1950. Source: Groundwater. The permit is for domestic and stock use at 5 gpm at the following location:

T24N, R106W
Section 21 SWNW

Permit No. 23120

Tomich No. 4 Well, Priority Date: Dec 29, 1972. Source: Groundwater. The permit is for domestic and stock use at 25 gpm at the following location:

T24N, R106W
Section 21 SWNW

These are records found in the State Engineer's Office and Board of Control records as of May 19, 2022, and may or may not reflect the actual situation on the ground. Failure to use water for five (5) consecutive years when water is available may constitute grounds for forfeiture of the water right.

John R. Barnes, President
Get Water Rights Wyoming

It is recommended to locate the wells on the ground to insure they are within the land description.





Improvements

- 3,320 sq. ft. two story, four bedroom, three baths built in 1971, renovated in 2019.
- 60'x100'- 6,000 sq. ft. heavy duty metal hay shed





1,500 sq. ft. metal shop with concrete floor
Concrete irrigation pump house
Four (4) smaller farm utility buildings: 980 sq. ft., 945 sq. ft., 462 sq. ft. and 375 sq. ft.
690 sq. ft. 1930's log cabin, *(the cabin was the original ditch rider's home for the Eden area and was built around 1910)*
Two RV spots, 50 Amp electric, with sewer and water hookups.

Property Taxes

According to the Sweetwater County Assessor's records, the real estate taxes for the A&R Farm are approximately \$3100 annually.

Mineral Rights

All mineral rights associated with the property can be transferred with the sale of the farm.

Air Rights

All air rights associated with the property will transfer with the sale of the farm



Wildlife and Recreation

The property owners received two antelope landowner hunting permits for the 2022 season to be used on their farm.

This farm has a resident herd of antelope and periodically deer will visit the property, occasionally moose or elk. Wildlife is abundant in the Wind River Range just to the north, easy access for the public to view and enjoy the scenery. Elk, deer, mountain lion, wolf, black bear, grizzly bears, antelope and coyotes all reside in the Wind River Range. The Killpecker Sand dunes are 30 minutes away, available for 4 wheeling fun and exploration. Many mountain lakes in the Wind Rivers are visited each year by hikers, horseback trail riders, and snowmobiles. Miles and miles of trails are available for the public.

Pinedale, Wyoming is considered the gateway to the Wind River's offering a large amount of outdoor activity with local shops, restaurants, hotels, skiing, and supplies.



Property Facts

- **152 +/- total acres**
- **110 +/- Center Pivot Irrigated acres**
- **30+/- Flood irrigated acres**
- **17+/- acres of dryland**
- **2017 Valley 8000 Center Pivot**
- **Produces 3.75-4.25 ton of hay per acre**
- **3,320 sq. ft. two story house**
- **6,000 sq. ft. metal steel framed hay shed**
- **Concrete irrigation pump house**
- **Four smaller farm utility buildings, 980 sq. ft., 945 sq. ft., 462 sq. ft., and 375 sq. ft.**
- **690 sq. ft. 1930's log cabin**
- **Two RV parking spots, 50-amp electric with sewer and water connections**



Partial list of Farm Equipment Included

- **John Deere 4890 Swather**
- **New Holland 1048 Bale Wagon**
- **Massey Ferguson 1840 Baler**
- **Matodor Windrow Inverter**
- **John Deere 702 Rake**
- **John Deere 4440 Tractor**
- **John Deere 3020 Tractor w/loader**
- **John Deere 4230 Tractor w/loader**
- **John Deere 2010 Tractor**
- **John Deere 210 Disc**
- **Krous Disc**
- **Brillion Seeder**
- **Harrell M12894 Switch Plow**



Fences and Boundary Line

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.

WW Land Group, LLC is pleased to have been selected as the Exclusive Listing Agent for the Seller of this offering. All information has been obtained from sources deemed reliable by WW Land Group, LLC: however, the accuracy of this information is not guaranteed or warranted by either WW Land Group, 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. Notice to Buyers: Wyoming Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction.



Offering Price

\$1,199,000

Conditions of Sale

- All offers shall be:
- in writing
- accompanied by an earnest money deposit of the minimum amount of **fifty-nine thousand dollars \$59,000** and
- be accompanied with a **Proof of Funds letter** or a **Letter of Qualification**
- All earnest money deposits will be deposited in the title company/closing agents trust account
- The seller shall provide and pay for owner's title insurance policy in full satisfaction of the negotiated purchase price.
- Seller and Buyer shall be responsible for their own attorney fees.

SUMMARY

This farm has remained in owner's family for over 70 years and this property has been well maintained for generations. High production hay farm with a large two-story house and many additional improvements would make this farm a great property to raise a family in small community in southwestern Wyoming.



Land Group

Buffalo, Wyoming

307.620.0440 or 307.620.1289

wwlandgroup.com

Jason and Candess Watts own WW Land Group.
Jason is a Licensed Broker in WY and is licensed in MT.

