

Glenn's 80
80 Acres
\$250,000.00



Casey ESSERT, Land Broker

(307) 532-1750

Love the Land.
Respect the Water.

Empire Realty, Inc.
2010 West B Street
Torrington, WY 82240
(307) 534-2222

Glenn's 80

PRICE

\$250,000.00

SIZE

80 Acres

MINERAL RIGHTS

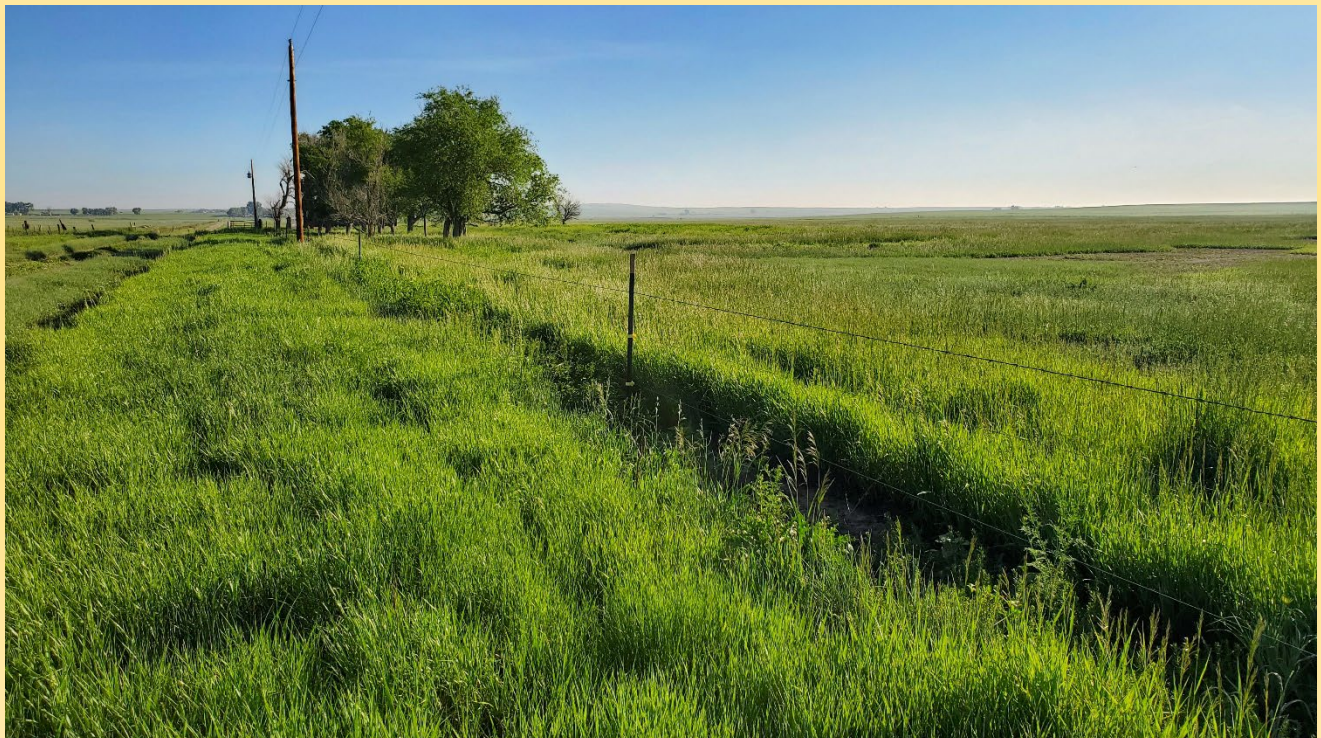
Seller reserves seller-owned mineral rights

IRRIGATION WATER RIGHTS

There are 65 acres of water rights delivered by the Goshen Irrigation District.
The 2023 rate is \$27.00 per acre, plus a \$5.00 per acre special assessment.

SOILS

The USDA Web Soil survey indicates;
46.7% Kim clay loam, alkali, 0-1% slope
53.3% Orella clay, 0-3% slope



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LOCATION

8 miles south of Torrington, WY

OPERATION

The seller currently uses the property for hay production and then grazing.
It is all planted to grass.

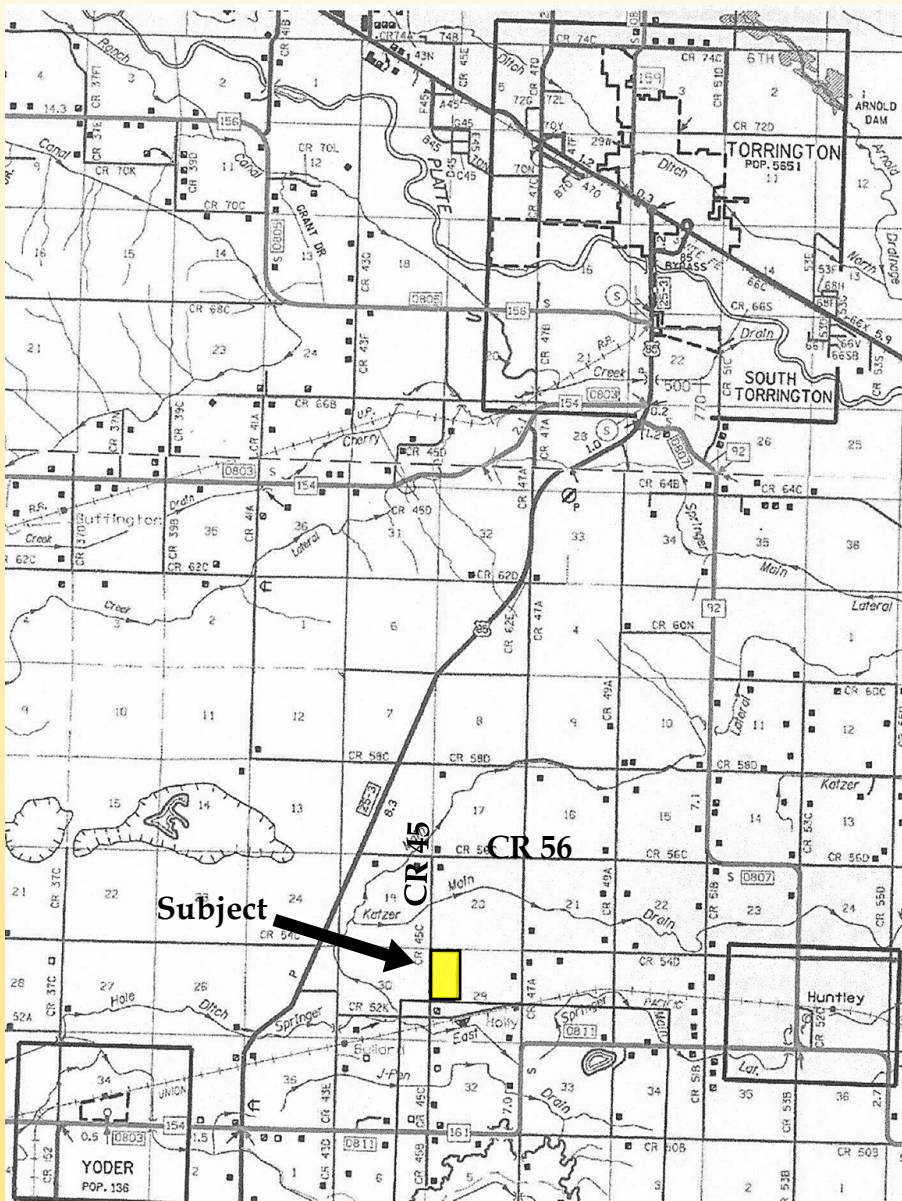
REAL ESTATE TAXES

2023 estimated at \$52.87



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LOCATION MAPS



DISCLAIMER

All maps and other information, as presented, are for informational purposes only. Accuracy is not guaranteed; fence lines may or may not correspond with property boundaries. Buyer is responsible for verification of all facts to their satisfaction.

