

Road 25 Ranch

Veteran, WY

\$550,000.00



**118± Acres
Deeded**

**400± Acres
Wyoming
State Lease**

NEW Corrals

NEW Fencing

Live Water

Center Pivot



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

Road 25 Ranch Veteran, WY

Price

\$550,000.00

Sale Conditions

- ★ No less than \$25,000.00 earnest money deposit
- ★ A letter of loan approval must be attached to the Purchase Contract
- ★ Proof of available funds must be attached to the Purchase Contract



Live Water

The seller designed and installed a water gap to live water in the Cherry Creek Drain.

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Real Estate Taxes

Estimated 2023 real estate taxes.....**\$113.96**

State of Wyoming

Grazing and Agricultural Lease

- ★ Grazing Lease No. 1-8730
- ★ 400 acres. Section 16. TWP: 23N Range: 63W. S1/2. N1/2 NE1/4.
- ★ Term of Lease: January 1, 2017 to January 1, 2027
- ★ Annual Rental: **\$1,111.32**



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Size

118± Acres Deeded

400± Acres State of Wyoming Lease

518± Acres Total

Improvements

- ★ Innovative new steel and concrete corrals with alley tub, chute, 4 pens, and semi-load-out.
- ★ Zimmatic 7 Tower Center Pivot
- ★ All new strong and durable exterior and interior fencing with cattle guard auto gates
- ★ Post corral with calving barn
- ★ Heated stock tank with concrete apron
- ★ 2 stock wells



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Location

This ranch is located 17 miles southwest of Torrington, WY in the Veteran, WY community.

Ranch Summary

This ranch has undergone exceptional development for livestock production with a unique combination of irrigated grass and native pasture. The fences are outstanding and the steel working corrals are a well-organized addition. The owner rates the spring and summer carrying capacity at approximately 65 cow/calf pairs



Road 25 Ranch Veteran, WY

Mineral Rights

None

Fences/Property Line

The fence lines are not on the exact property lines.

Irrigation Water Rights

Deeded Land.....67 acres

State Land.....93 acres

Delivered by the Goshen Irrigation District. The 2024 rate is
\$28.00 per acre, **\$5.00** per acre special assessment, and
\$225.00 user account.

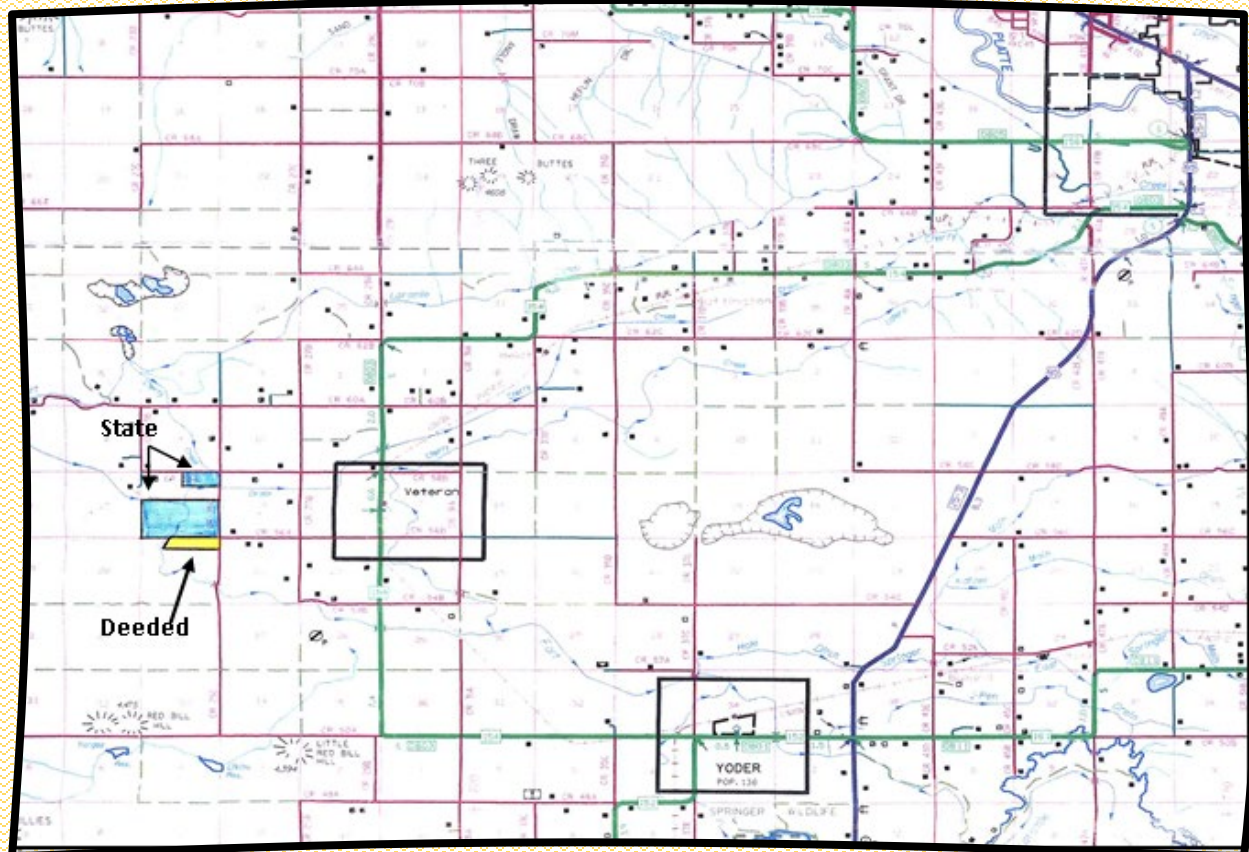
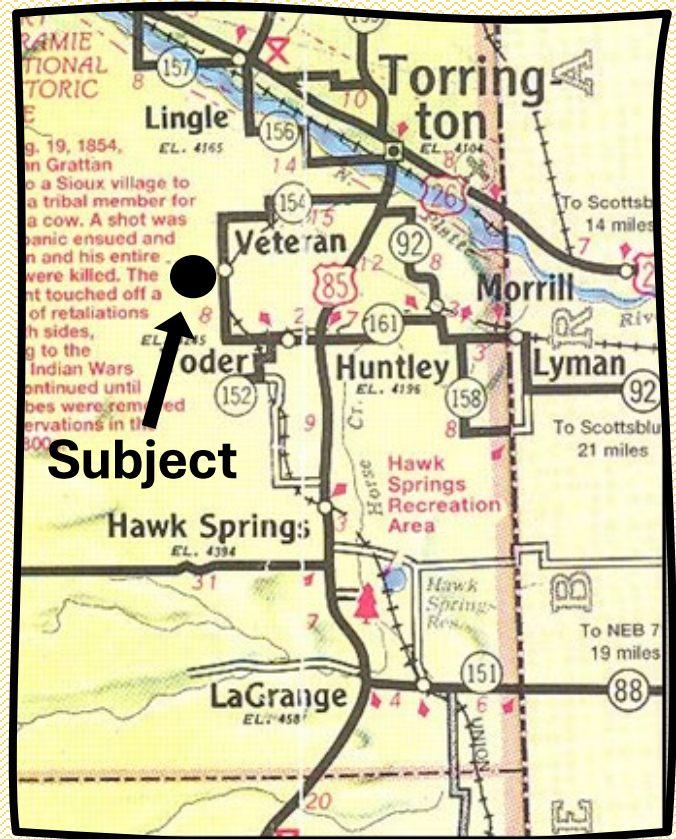


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DISCLAIMER:

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.



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