

Darrell Wilkes Ranch

320 Acres

Hawk Springs, WY

Offered at \$800,000.00



Casey Essert, Land Broker

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Empire Realty, Inc.

2010 West B Street

Torrington, WY 82240

Darrell Wilkes Ranch
Hawk Springs, WY



Price:
\$800,000.00

Size:
320 Acres



Darrell Wilkes Ranch

Hawk Springs, WY

Location:

The Wilkes Ranch is located four miles northwest of Hawk Springs, WY in Goshen County. Torrington, WY is the county seat and has a population of 6,100. Torrington is 20 miles to the north. The ranch has excellent access from CR37. US Highway 85 is only two miles east.

Description:

Darrell Wilkes has owned this ranch for the past 37 years and has primarily operated it as a registered Angus operation. He believes that the new owner could comfortably run 30 cows while also selling crop production. Additionally, there is a nice set of corrals attached to the cattle barn which is perfect for calving and processing.



Darrell Wilkes Ranch

Hawk Springs, WY

School:

Southeast School is a highly rated, public school located 6 miles north of the Wilkes Ranch in Yoder, WY. It is a K-12 school that excels in academics, athletics, and FFA. There are approximately 17 students per grade level.

Irrigation Water Rights:

There are 151 shares of irrigation water from the Horse Creek Conservation District. The 2024 assessment is \$29.00 per share.



Darrell Wilkes Ranch

Hawk Springs, WY

Real Estate Taxes:

2023 Taxes.....\$3,264.59

Pastures:

The property has been designed to include irrigated cropland, irrigated pasture and three separate pasture paddocks.



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Mineral Rights:

The seller believes that he owns a portion of the mineral rights and may be willing to negotiate including them in the sale.



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Wildlife:

This ranch is located near the Springer Wildlife Management Unit and is surrounded by Sinnard Reservoir, Bump-Sullivan Reservoir, and Springer Reservoir. These community assets provide a wonderful wildlife habitat. Accordingly, this ranch offers exceptional opportunities for hunting pheasants, geese, and deer.

Center Pivot Information:

- ★ Approximately 2005
- ★ 6 tower
- ★ T & L
- ★ Pumps from a pit. Direct flow to the pit.
- ★ Approximately 90 acres



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Improvements:

- ★ Ranch-style home that offers 1 story with a partial basement.
Approximately 1,475 sq. ft. on the main level plus 525 sq. ft. in the basement. 2 bedrooms and 1 ½ bath on main level.
- ★ Attached garage, plus a detached garage/shop
- ★ Farm utility loafing building and livestock barn used to work cattle and calving.
- ★ Grain bins
- ★ Several utility farming sheds
- ★ Corrals with cattle handling facilities and concrete feed bunks



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Soils:

Data from the NRCS.

The ranch primarily contains loam soils, specifically Kirkham, Manter, and Anselmo. These soils are highly productive, particularly for growing alfalfa hay and grass.

Showing and Sales Terms:

- ★ No less than \$25,000 earnest money deposit
- ★ Cash buyer. Provide proof of funds
- ★ Financed buyer. Provide a letter of loan approval



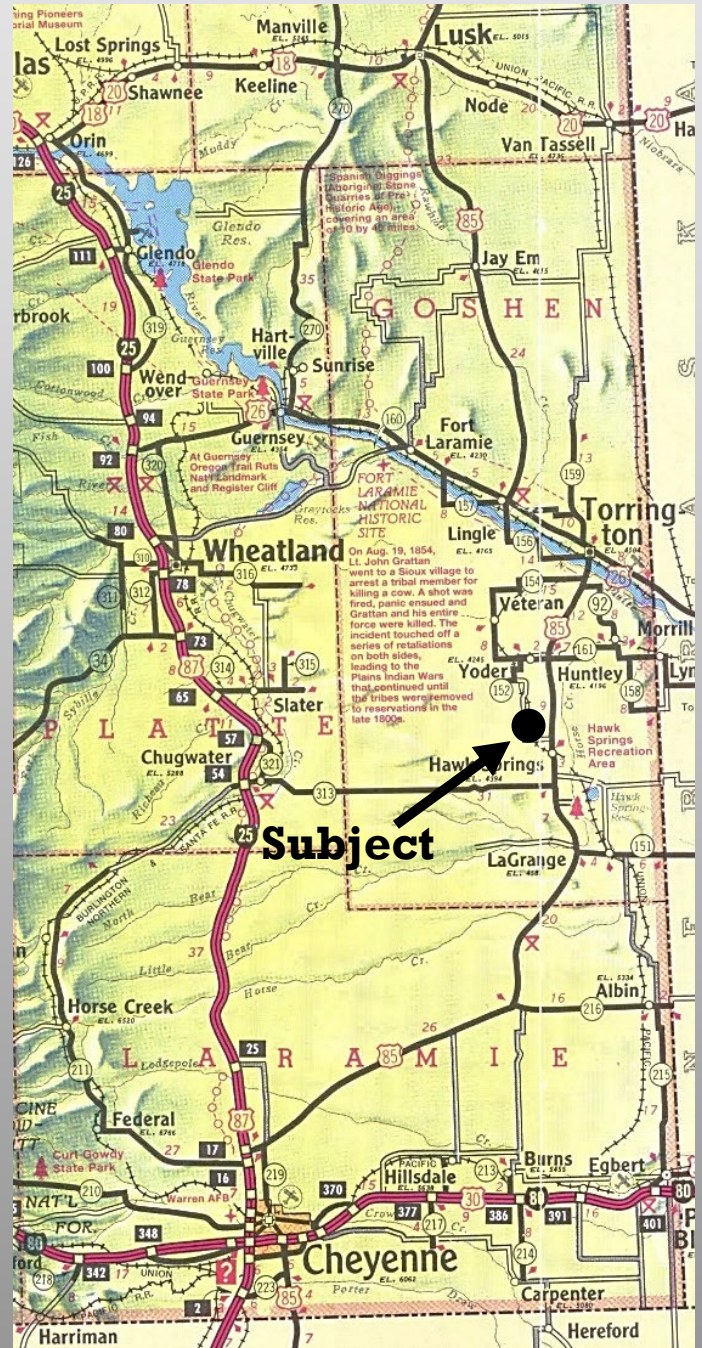
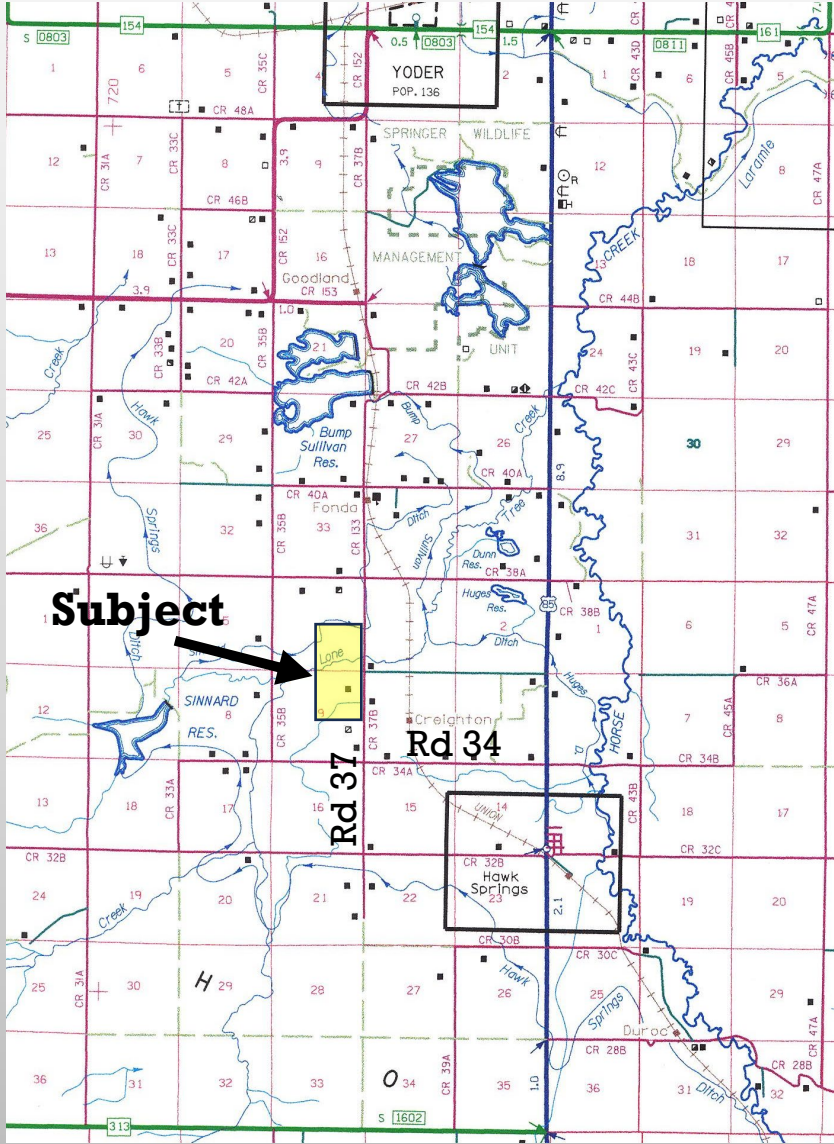
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Location Maps



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.

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