

South Bend Trail Ranch

\$4,900,000.00

4,752± Deeded acres

LaGrange, WY



Casey Essert, Land Broker

(307)532-1750

Love the Land.
Respect the Water.

Empire Realty, Inc.
2010 West B Street
Torrington, WY 82240

South Bend Trail Ranch

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PRICE:

\$4,900,000.00

Sale Terms & Conditions:

- ★ Minimum of \$250,000.00 earnest money deposit
- ★ Proof of available funds



SIZE:

4,752± Deeded Acres

- ★ 1,859± Acres Banner County, NE
- ★ 2,893± Acres Goshen County, WY

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ABOUT THE RANCH:

The South Bend Trail Ranch is a 4,752± acre working ranch located in Southeast, Wyoming along the Nebraska State Line. This ranch has earned a reputation for producing top-tier bloodline horses and premium beef cattle. Native and improved grasses are divided into 10 pastures with solar wells for optimal grazing management. It boasts an exceptional home, livestock barn, & open face building, lighted, and expansive corrals with feedlot pens. The ranch is easily accessible off Highway 151 and features an incredible combination of rolling grasslands, tree-lined canyons, and a dramatic ridgeline. The seller indicates it will run 250 cows plus winter supplement.



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IMPROVEMENTS:

Home:

- ❖ A beautiful custom-built home with high-end options featuring a brick exterior, 3 charming walk out decks/patios
- ❖ Boasting 5 spacious bedrooms, 3 bathrooms, an executive office, and large windows
- ❖ Spreading over 4,192± sq. ft. on 2 levels
- ❖ Enhanced exterior 2x6 walls with extra insulation ensuring energy efficiency
- ❖ Built in 2007. Offering style & functionality
- ❖ Tile floor & backsplash in the lovely, modern kitchen & dining room
- ❖ Attached 3 car garage with extra room for storage
- ❖ Main-level laundry
- ❖ A 3-piece Wardcraft modular home
- ❖ Propane-forced air heat and central air conditioner
- ❖ Wood-burning stove can heat the entire home

Livestock Barn:

- ❖ Approximately 50' x 104'. Custom-built to handle livestock.
- ❖ Concrete floor under the round tub, and a hydraulic squeeze chute at front of the building
- ❖ Maternity pens
- ❖ Hydraulic squeeze chute, alley, & tub
- ❖ 4 sliding doors
- ❖ Pole frame with steel siding
- ❖ Skylights & electric overhead lights
- ❖ Built in 2007
- ❖ Work cattle, calve cows, show cattle

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CORRALS:

- ❖ Designed to work cattle and calve cows
- ❖ 7 expansive lighted pens
- ❖ Mostly steel pipe & continuous panels
- ❖ Attaches to barn and loafing shed
- ❖ 5 feedlot pens with concrete bunks and aprons. 540ft of feed bunk space. All corrals have a southern slope.
- ❖ Heavy metal Cattleac customized semi & gooseneck loadout facilities
- ❖ Ritchie automatic & heated waterers

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QUONSET:

- ❖ 40' X 70' steel Quonset building used as a shop & equipment storage
- ❖ Full concrete floor with concrete footings
- ❖ Electric 13' (tall)x 15' (wide) overhead door
- ❖ 220 Electricity
- ❖ LED lighting
- ❖ East facing overhead & walk through doors

LOAFING SHED:

- ❖ South facing open face structure
- ❖ Attaches to the livestock barn and corrals
- ❖ 24' x 96' with tall walls
- ❖ Used to protect young livestock, calve cows, and push cattle into the barn



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WATER WELLS:

- ❖ There are two wells in the yard. One for livestock and the other for the home
- ❖ There are 8 stock wells that are all powered by solar
- ❖ Wells are mostly 150'-250' deep

LOCATION & ACCESS:

The South Bend Trail Ranch is located in southeastern Wyoming along the Wyoming/Nebraska State Line. Easily accessible off Highway 151 just six miles east of LaGrange, WY. The home & improvements are situated 1.5 miles south of Highway 151 on a private well-maintained road in Wyoming.



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REAL ESTATE TAXES:

2023.....\$14,029.00

MINERAL RIGHTS:

The asking price includes 50% of what the seller owns

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RECREATION AND WILDLIFE:

The South Bend Trail Ranch consists primarily of open grass prairie which is an ideal habitat for antelope, deer, & sage grouse. Transitioning into a rugged mountainous terrain on the very south end of the ranch, adorned with a few trees & canyons. This area offers a comfortable environment for elk & mule deer. Explore the ranch's challenging foothills, terrain, and open prairies, ideal for horseback riding, four-wheeling, and hiking excursions.



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FENCES:

The property has strong and tight fencing throughout its entirety.

FENCE LINE & PROPERTY LINE:

Please see the map for areas where the fences deviate from the property line. And there is no fence demarcating the exact southern boundary of the ranch. Otherwise, the fences appear to be on the property line but could have some variations between the legally described land and existing fence lines.

LEASED LAND:

None.

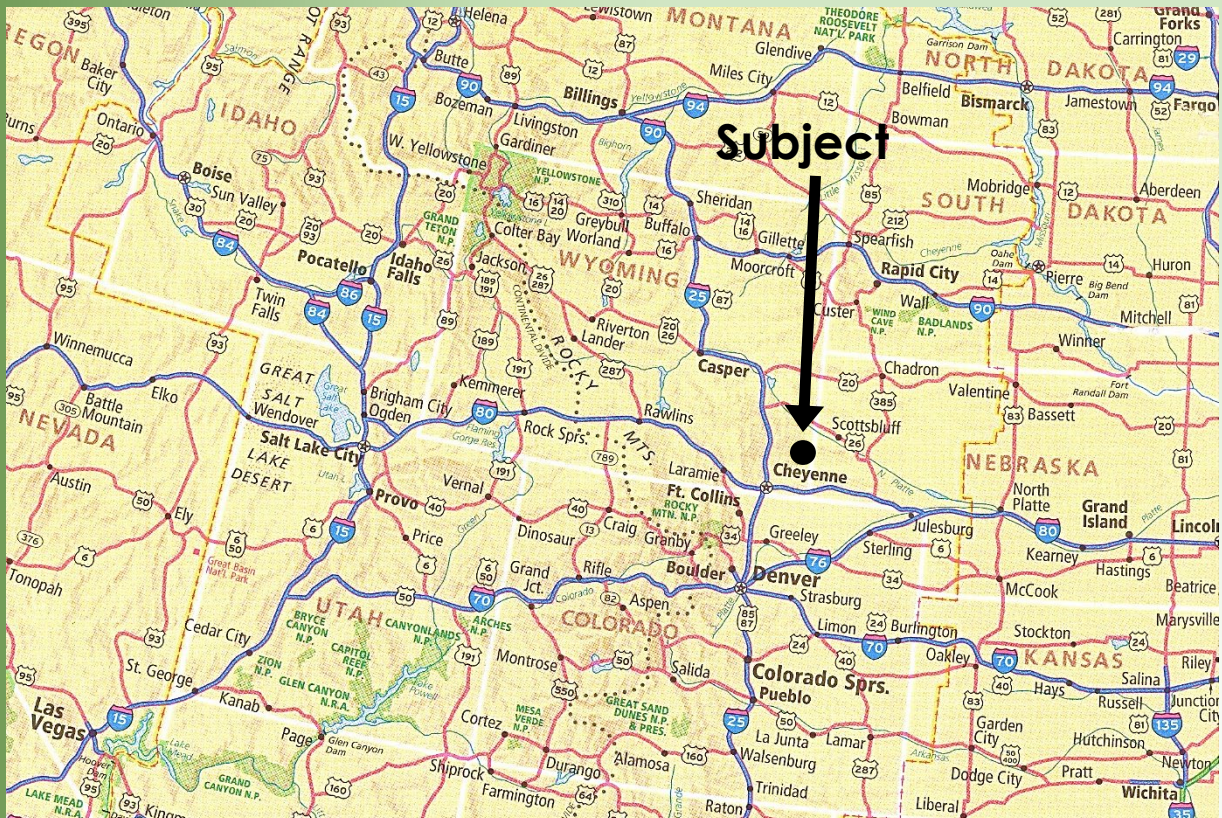
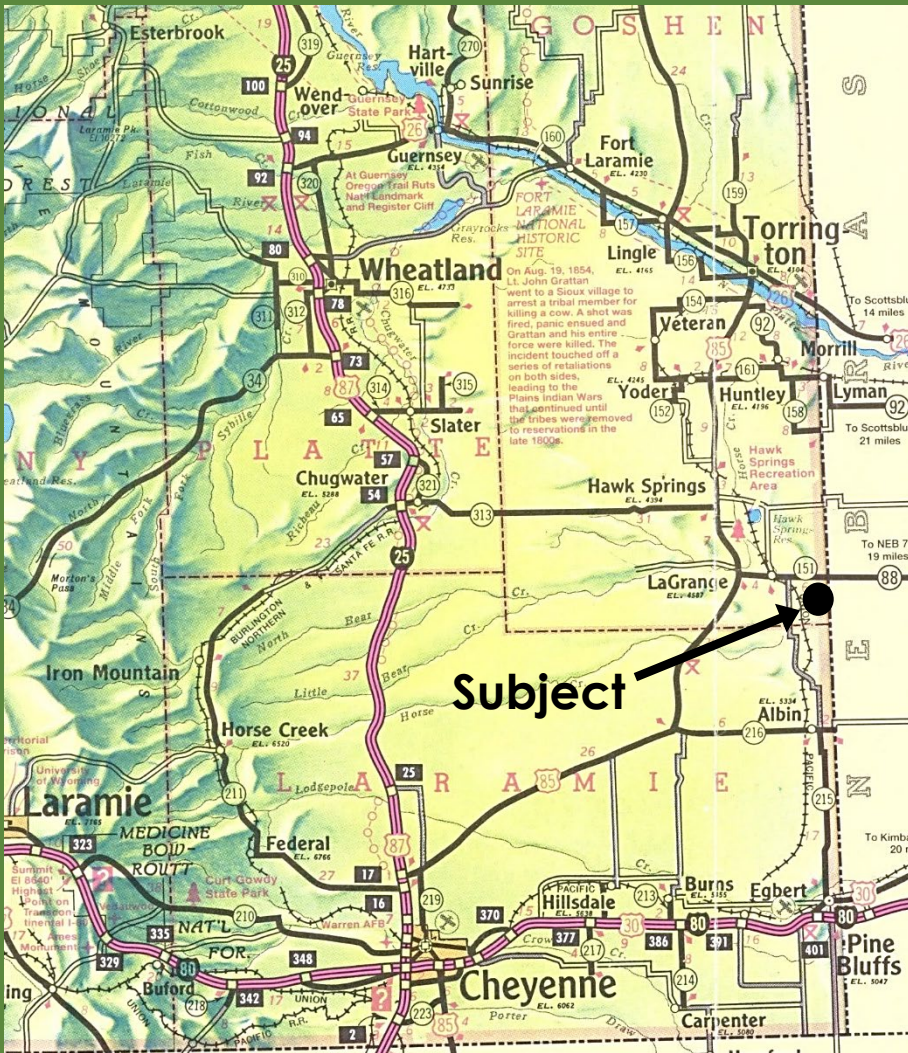


South Bend Trail Ranch LaGrange, WY

LOCATION MAPS:

DISCLAIMER:

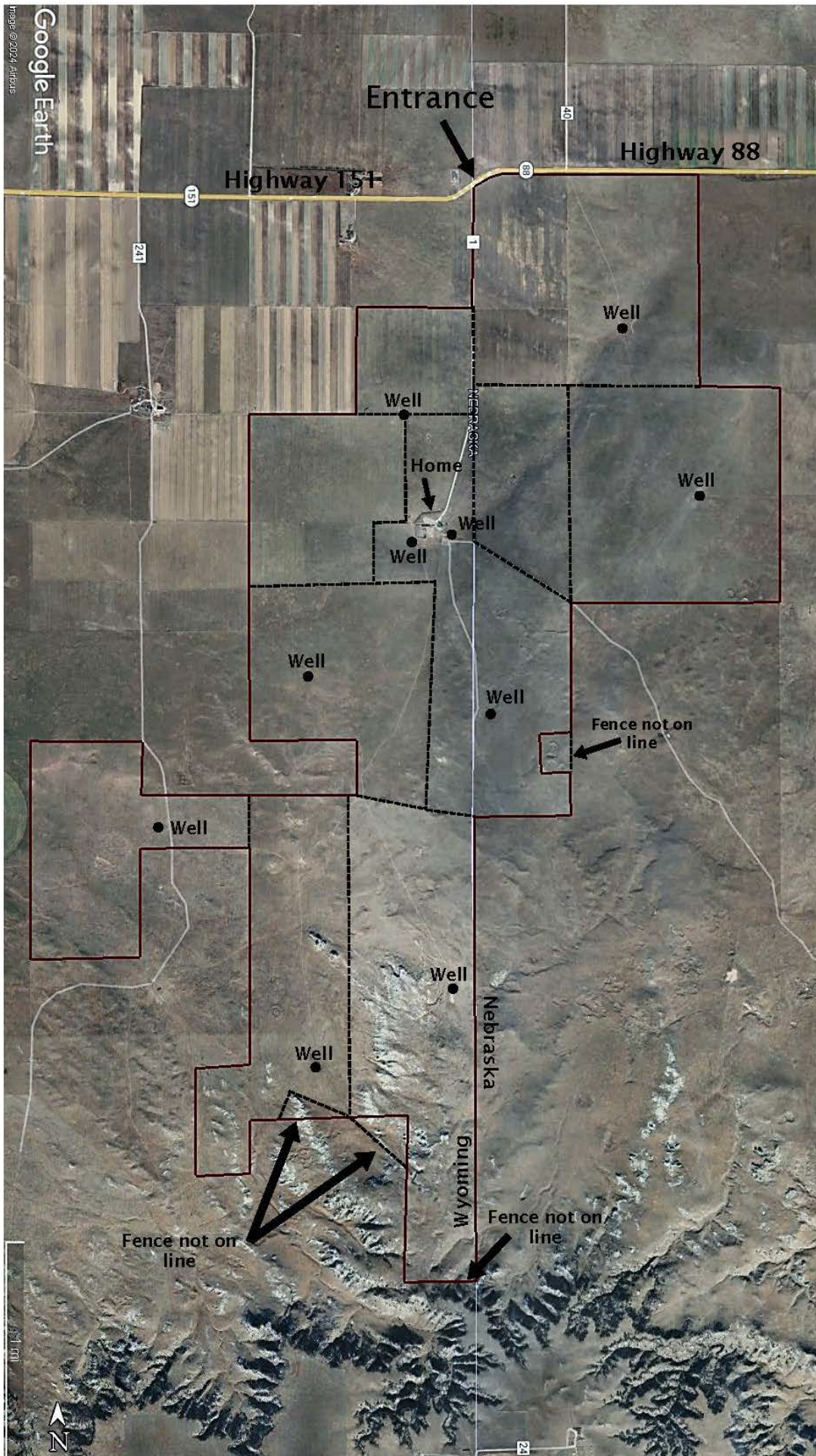
All maps and other information, as presented, are for informational purposes only. Accuracy is not guaranteed; fence lines may or may not correspond with property boundaries. Buyer is responsible for verification of all facts to their satisfaction.



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Approximate location of property line, interior fences, and wells

Some of the perimeter fences are not on the exact property line.

Well..... ●

Interior fence -----