

YOUNG'S HIGHWAY 154 FARM

92 ± ACRES

\$320,000.00

**70 ACRES OF
WATER RIGHTS
FROM THE
GOSHEN
IRRIGATION
DISTRICT**



Casey Essert, Land Broker
(307)532-1750

**LOVE THE LAND.
RESPECT THE WATER.**

EMPIRE REALTY, INC.
2010 WEST B STREET
TORRINGTON, WY 82240
OFFICE: (307)534-2222

YOUNG'S HIGHWAY 154 FARM

PRICE & TERMS

\$320,000.00

****Minimum Earnest Money Deposit of \$10,000.00**

****Proof of available funds**

REAL ESTATE TAXES

2024 Estimated.....\$1,084.38



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ACREAGE

**Based on Goshen County records

70± Acres Gravity Irrigated

22± Acres Rangeland

92± Acres Total



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LOCATION

This property is located approximately 10 miles southwest of Torrington, WY along Highway 154.

IRRIGATION WATER

The Goshen Irrigation District delivers irrigation water to the Young Farm. There are 70 acres of water right. The 2024 operating and maintenance fee was \$28.00 per acre. There was a special assessment and account fee of \$575.00



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IMPROVEMENT

None

WATER WELLS

None



WILDLIFE

Experience wildlife on this property, where deer roam freely and the habitat is perfect for pheasants, geese & ducks.

HOME SITE POSSIBILITIES

Find your dream home location on the southern slope of this farm, overlooking the Cherry Creek Valley. Ideal access via farm-to-market Highway 154.

YOUNG'S HIGHWAY 154 FARM

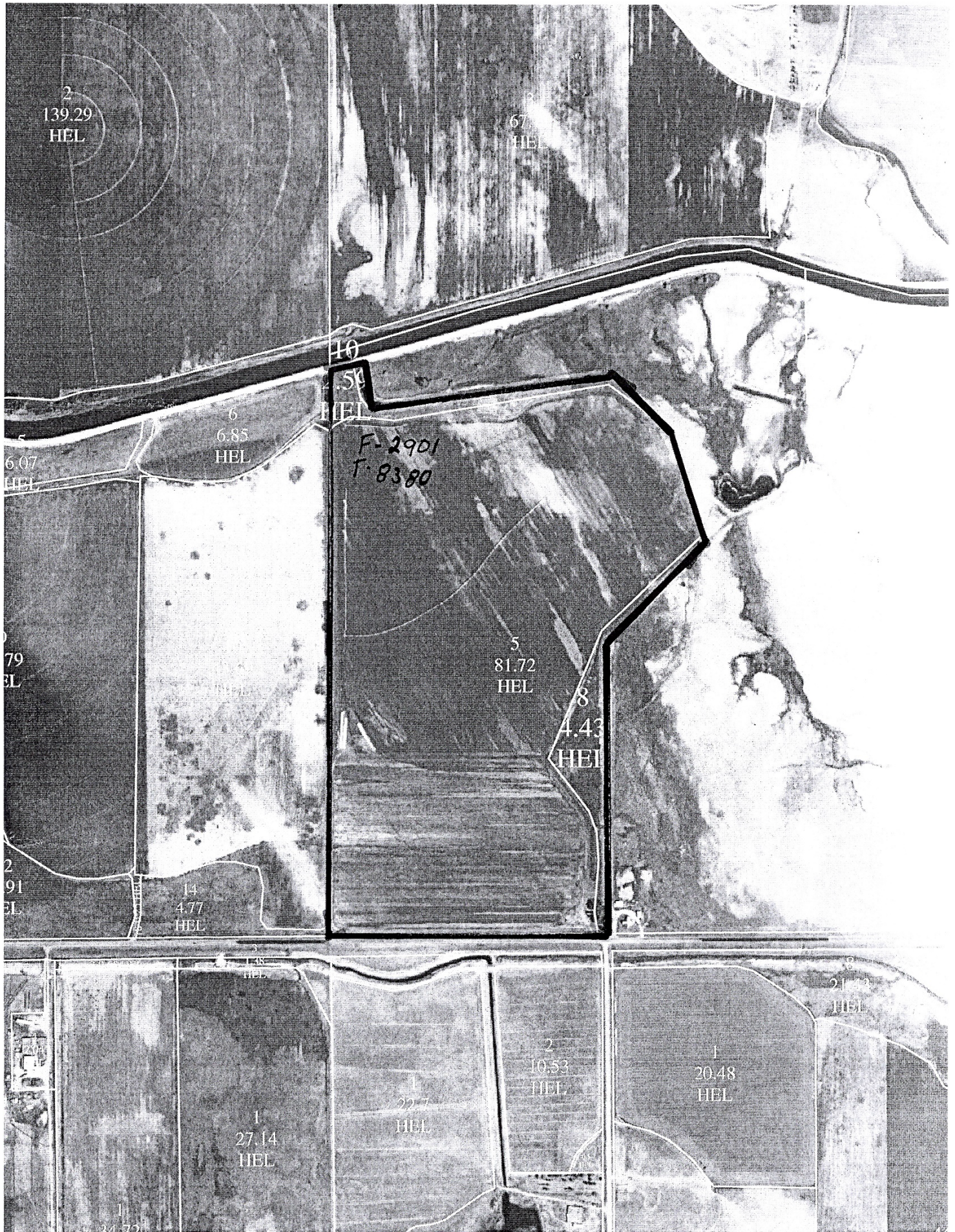
MINERAL RIGHTS

The asking price includes all mineral rights the seller owns.



ABOUT THE PROPERTY

The Young Family purchased this farm in 2008 as a retreat for recreation, wildlife viewing, and hunting. Its easy access made it enjoyable to visit and watch the crops grow. They have leased the farmland to neighbors in the community over the years. Alfalfa and corn were the primary crops grown.



2
139.29
HEL

67
HEL

10
2.58
HEL

6
6.85
HEL

F-2901
T-8380

5
81.72
HEL

8
4.43
HEL

14
4.77
HEL

3
1.21
HEL

1
27.14
HEL

22.7
HEL

2
10.53
HEL

1
20.48
HEL

8
21.23
HEL

Highway 154 Farm

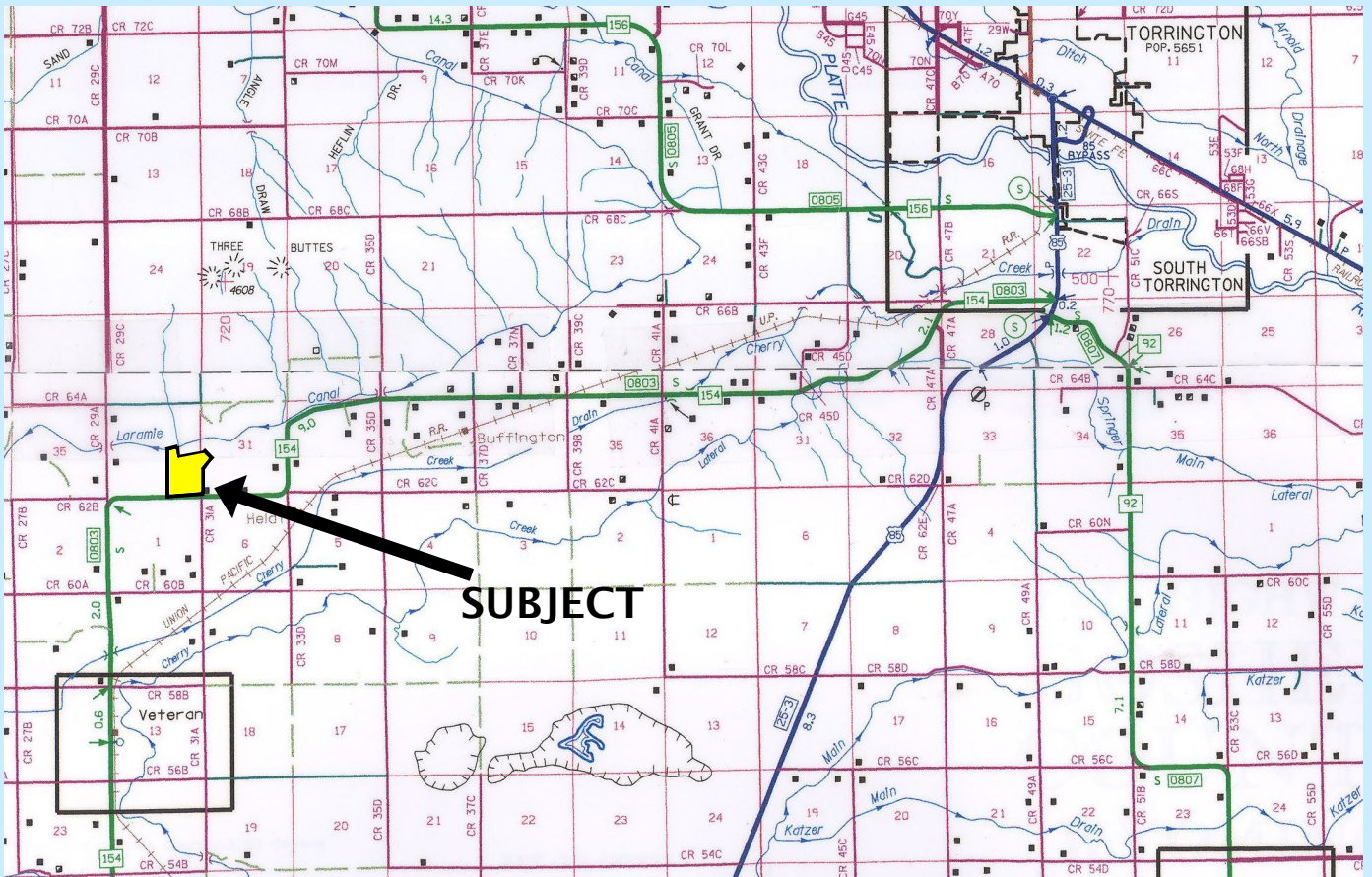
Subject

State Highway 154

State Highway 154

Road 31

YOUNG'S HIGHWAY 154 FARM



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.

