

Highland Ridge Ranch

Wyoming State Lease

State Owned Land

Selling the Leasehold Right

\$185,000.00



Representing the sale is
Casey Essert, Land Broker
(307) 532 – 1750

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

Highland Ridge Ranch

Wyoming State Grazing Lease

Price:

\$185,000.00

What's For Sale:

Selling the leasehold right for grazing on a section of land owned by the State of Wyoming. For grazing and agricultural purposes. Grazing Lease #1-8329



Size:

640 Acres

How Does the Lease Work:

- The term of the lease is 10 years
- Renewal date for the lease is 2035
- The 2025 rental for the use of the premises is \$1,456.68.
- Annual rentals are due before January 1st annually.
- Grazing Lease 1-8329. Section 16, T24N, R62W.
- For more specifics, please see W.S.36-5-101. Or call the Wyoming Board of Lands in Cheyenne, WY. **(307)777.6358**

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Present Day Use:

The current Lessee typically grazes 40-45 head of cow-calf pairs from June to October. The property is fenced as one pasture with one stock well in the center.

Grasses:

The pasture predominantly consists of high-quality summer hard grasses, with a mix of some Western wheat grass.



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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.



