

Grant Farm



327 Acre Combination Farm
Zimmatic Pivot, Huge Chief Bldg, Grain Shed,
Grain Bins, 2 Feedlots, 2 Bedroom Home
Goshen Irrigation District Water Right

Premier Properties

1942 East D Street
Torrington, Wyoming

PROPERTY DESCRIPTION

This combination farm is located within 5 miles of Torrington, WY. This 326.96 acre farm has 301 Goshen Irrigation District Water Rights which 125 acres are irrigated with a 7-tower Zimmatic Pivot. Remainder of farm irrigates very well with gated pipe (included with sale). The farm features 2 wells, a water hydrant to West field, and a 15 HP pump and motor to utilize drain ditch water.



LOCATION

The farm is approximately 5 miles west of Torrington. The property sits along State Highway 156 which is accessed by turning west off of State Highway 85 South of Torrington.

CORN AND GRAIN STORAGE

There is a large 40 x 100 foot Chief metal building with cement floor and walls, as well as a grain package for division and storage.



Also notice the Balen round top feed shed with cement floor. Located next to the feed shed are 2 grain bins. The larger bin will hold 7800 bushel of grain or corn while the smaller one has a 1200 bushel capacity



FEEDLOTS

The farm features 2 separate feedlots serviced by 2 separate wells.. The 2 lots will feed a total of 1200-1400 head of cattle.

CROPS

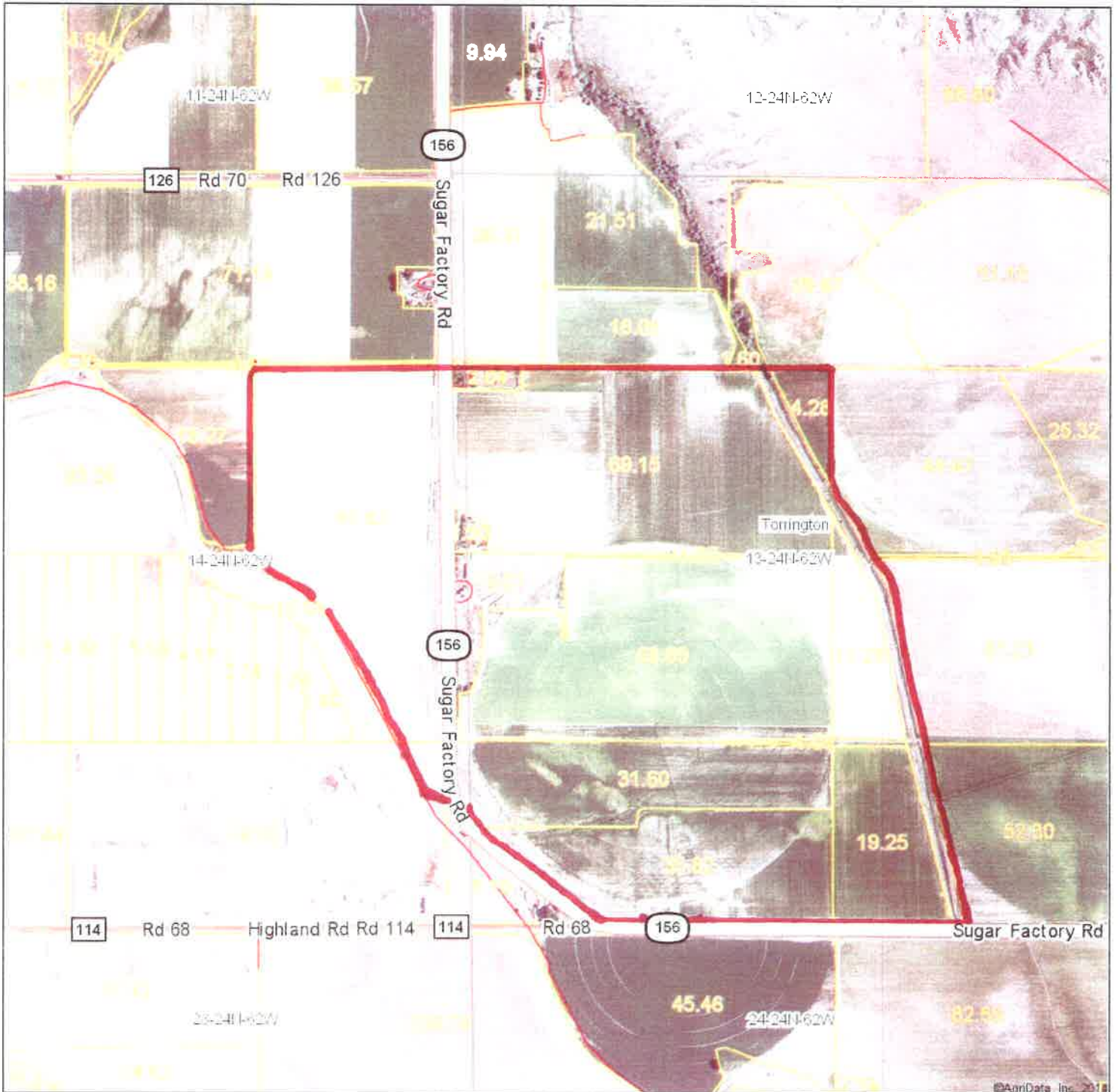
Currently the owners have been raising corn, sorghum, and dry beans on the property. This top producing farm has a USDA proven yield of 164 bushel corn, based on a 4 year average of 174.77 bu/acr. In the past, this farm has also raised excellent alfalfa yielding 3-4 cuttings per season with a 6 to 7 ton per acre production.

IMPROVEMENTS

The farm features a cozy 2 bedroom home which was remodeled in 2009. The home currently rents for \$700 per month. The home feature a shady, fenced yard with underground sprinkler system.



Aerial Map



Premier Properties

1912 East D Street
Torrington, Wyoming
888-582-1117
www.wyso-realestate.com

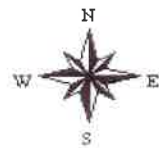
Maps Provided By



13-24N-62W
Goshen County
Wyoming

map center: 42° 3' 11.47, 104° 15' 49.27

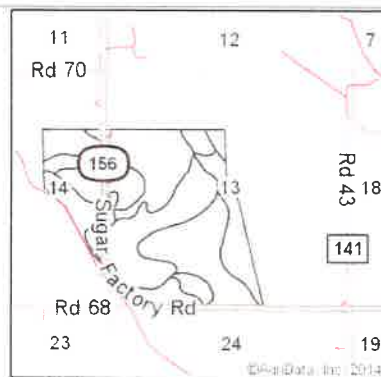
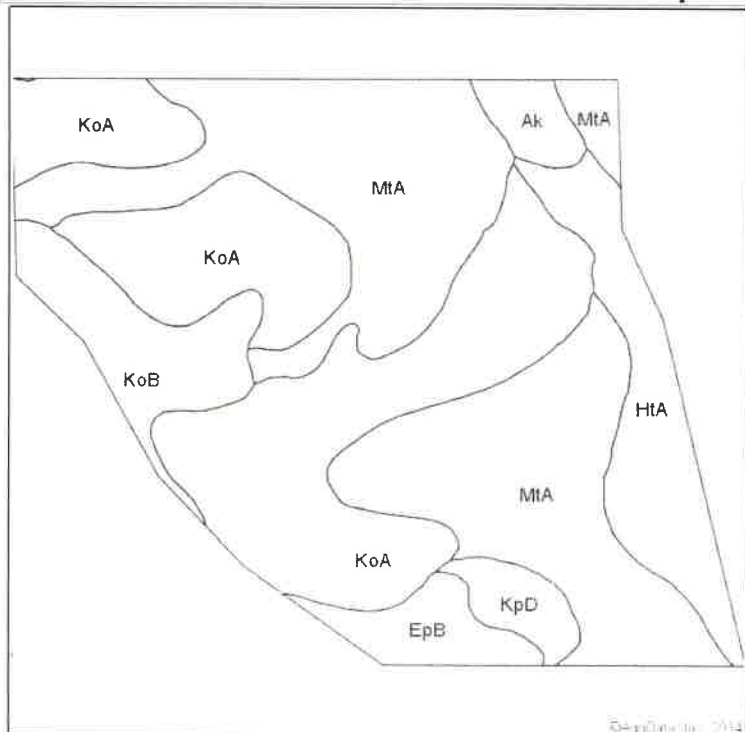
scale: 12654



4/4/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Soil Map



State: **Wyoming**
 County: **Goshen**
 Location: **13-24N-62W**
 Township: **Torrington**
 Acres: **327.09**
 Date: **3/6/2014**

Premier Properties
 1947 East D Street
 Torrington, Wyoming
 832-832-1111
 www.premierproperties.com



Maps Provided By:
surety
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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Alfalfa hay Irrigated	Barley Irrigated	Corn Irrigated	Dry beans Irrigated	Oats Irrigated	Sugar beets Irrigated
MtA	Mitchell silt loam, 0 to 3 percent slopes	128.27	39.2%	IVe	IIIIs						
KoA	Keota silt loam, 0 to 3 percent slopes	115.75	35.4%	IIIe	IIc	3.5	50	80	35	65	18
HtA	Heldt silty clay, 0 to 3 percent slopes	32.21	9.8%	IVs	IIIIs						
KoB	Keota silt loam, 3 to 6 percent slopes	24.31	7.4%	IIIe	IIIe						
EpB	Epping silt loam, 0 to 6 percent slopes	11.93	3.6%	VIIe	VIIe						
KpD	Keota-Epping silt loams, 6 to 15 percent slopes	7.90	2.4%	VIe	VIe						
Ak	Alkali and saline land	6.72	2.1%	VIIIs	VIIIs						
Weighted Average						1.2	17.7	28.3	12.4	23	6.4

Area Symbol: WY615, Soil Area Version: 9, Established: 12/19/2013 08:47:32 PM
 Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Farm Information

Legal Description:

13-24-62 N/2SW PART, W/2SE PART, S/2NW PART 14-24-62 SENE, SE PART(326.96A)

Mineral Rights: There are none available.

Goshen Irrigation District (GID);

2013 Goshen Irrigation Taxes: \$7827.50

Real Estate Taxes:

The 2013 Annual Real Estate Taxes: \$3,369

Listing Price: \$1,700,000.00

Listing Agent: Val Grant Cell: 307-534-5802

One of the owners is a licensed realtor.

PREMIER PROPERTIES

1942 EAST D STREET

TORRINGTON, WYOMING

82240

307-532-4447

WWW.WYO-REALESTATE.COM