



Denney-Stricker Ranch



Premier Properties

1942 East D Street

Torrington, Wyoming

307-532-4447

www.wyo-realestate.com

The Ranch Location

The Denney-Stricker Ranch is located in central Goshen County, Wyoming, the largest Ag producing county in Wyoming. The County Seat of Goshen County is Torrington a town of over 5,000 residents. Torrington is the home one of the largest livestock auction facilities in the nation, a well respected junior college and all of the necessary equipment and irrigation equipment dealers required for all of the local Ag producers plus a shopping area and medical facilities that draws from all of the county plus all surrounding areas.

The combined cities of Gering and Scottsbluff, Nebraska are located approximately 50 miles East of the Ranch with a population of over 20,000 residents. In addition to a major shopping area, a junior college, regional hospital there is a commercial airport with daily passenger service to Denver International Airport.

The Ranch consists of a total of approximately 2,500 Acres of deeded lands. Approximately 313 Acres irrigated (with 300 Acres of this under pivot), are adjudicated for irrigation water from Goshen Irrigation District, the largest irrigation District In the State of Wyoming



The Veteran, Wyoming post office is located approximately twelve miles Southwest of Torrington on State of Wyoming Highway 154. From Veteran the Denney-Stricker Ranch is located approximately two miles west on County Rd 56 to County Rd 25. From County Rd 25 the Ranch extends to the West approximately 4 miles.

Improvements

This land is in one contiguous property. Three of the pastures are cross-fenced with central watering tanks for rotational grazing. All pastures have steel or rubber watering tanks.

The attached map indicates three pivots. All pivot systems are late model Valley systems. The Southeast pivot irrigates 108.67 Acres and another 12 Acres are flood irrigated. Currently this land is in it's second year of Roundup Ready Alfalfa and the stand is excellent.

The middle (West) pivot covers approximately 123 Acres and the South half of this pivot just had the first year of corn while the North half is in an older stand of Alfalfa. Another 9.8 Acres of irrigated grass is located next to this pivot.

The North pivot covers 68 Acres and is in a stand of one and two year old Alfalfa. These pivots are all in good repair and ready to perform. The irrigation water is provided by three electric pumps. Two of these pumps have a filtering pit.

A yield of over five tons per Acre per year is customary production for Alfalfa that is pivot irrigated. Approximately 1,500 tons of Alfalfa can be harvested from this operation.

In addition to the three pivots there is a 48x120 calving barn with a set of corrals connected to the barn along with

enclosed working corrals. A 24x48 lean-to calving barn, established windbreaks and a metal grain bin make up the balance of the improvements.



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Combination Ranches with good quality grazing land and a large production of winter feed under later model pivot irrigation systems and a good cattle working set up are difficult to find, especially under the current economic conditions.

Producing beef has never been as lucrative as it has been during the past few years. The fact that this Ranch is located in Wyoming is a definite plus with the lowest Real Estate taxes of any state and no state Income Taxes. MSN listed Wyoming the most favorable state in the nation for those involved in any type of business.

Legal Description:

TOWNSHIP 23 NORTH, RANGE 63 WEST OF THE 6TH P.M. GOSHEN CO., WY

Section 19: All

Section 20: All

Section 21: Pt W2, Pt S2 lying west and south of irrigation canal

Section 29: W2

TOWNSHIP 23 NORTH, RANGE 64 WEST OF THE 6TH P.M., GOSHEN CO., WY

Section 24: NE, E2NW, S2

Acres: Goshen County Assessor lists a total of 2,496.92 Acres

Mineral Rights: Sellers to retain 50% of available mineral rights for a period of 20 years or as long as commercial production exists.

Real Estate Taxes: \$5,293.12 (estimated for 2015)

Water Rights: 289.30 Acres under Goshen Irrigation District (GID)

Listing Price: \$2,500,000.00

Listing Agent: Bob Van Newkirk 307-532-1596

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Torrington, Wyoming

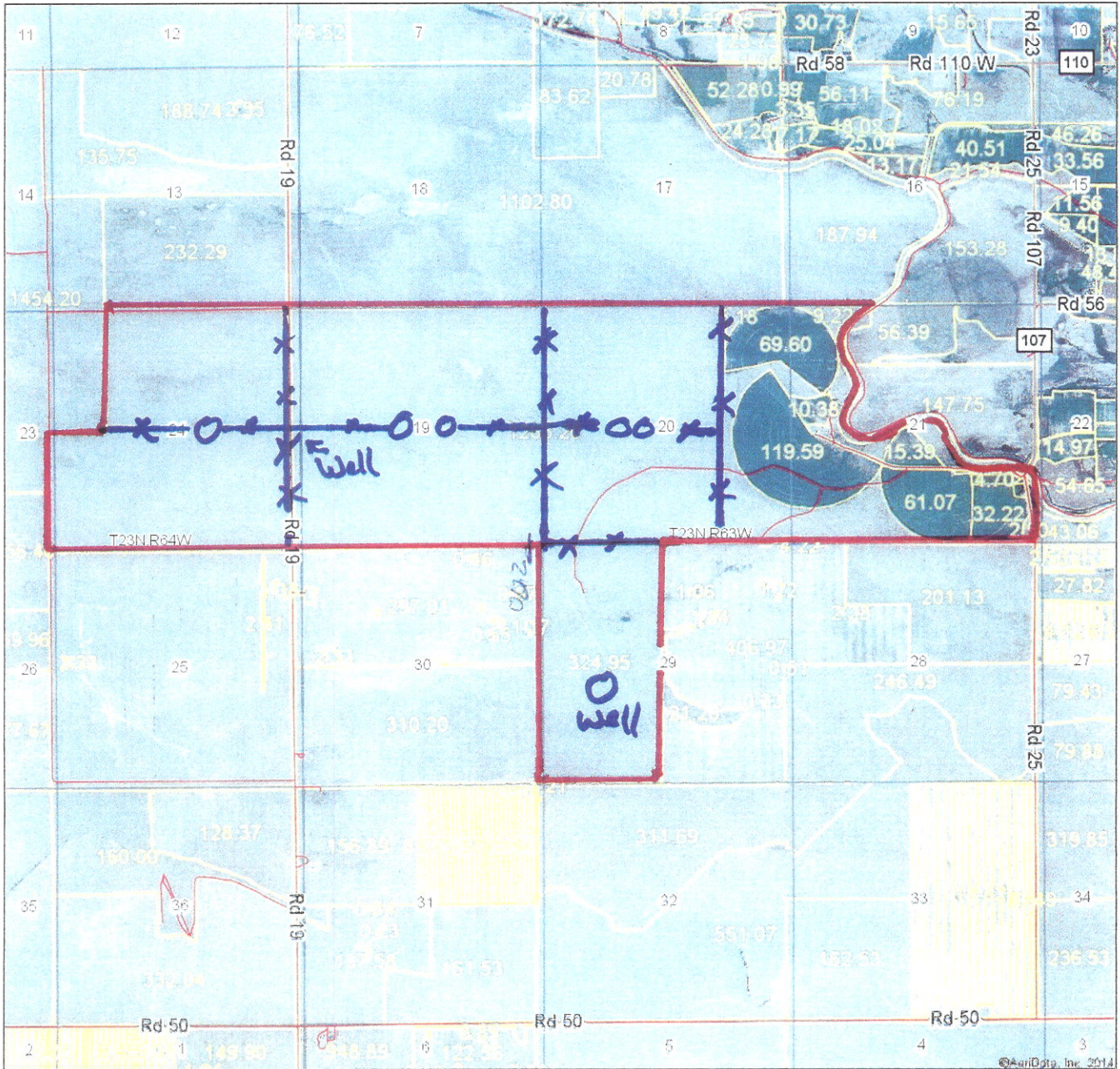
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Aerial Map



48.2 98.3 x 0.2

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1942 East D Street
Lorington, Wyoming
888-532-1147
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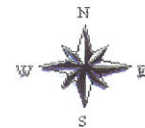
Maps Provided By:



20-23N-63W
Goshen County
Wyoming

map center: 41° 56' 40.09, 104° 27' 29.59

scale: 39005



1/9/2015

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