

Open A Bar 2 Ranch, LLC
Lyman, NE



Listing Agent: Bob Van Newkirk, 307-532-1596

Premier Properties

1942 East D Street

Torrington, WY 82240

www.wyo-realestate.com



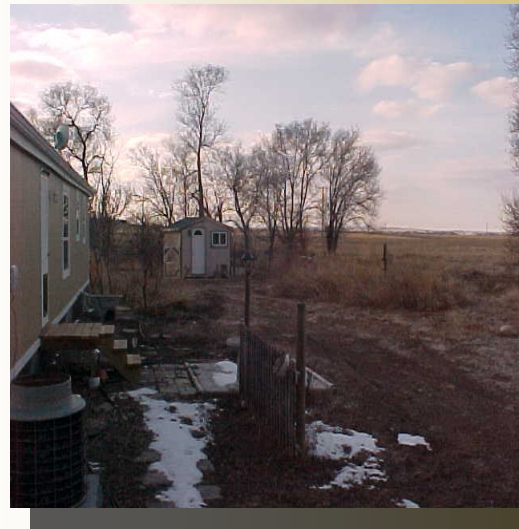
**This is a nice 3 Bed-
room 2 bathroom home
with many nice fea-
tures.**

**The interior of the
house has a nice open
design with charming
updates.**





Nice new Cleary building with three garage doors, concrete floor, and a studio. There are other good structures on the land.





159.9 Acres with 90 acres of irrigation water from the Gering-Fort Laramie District. There are corrals with an automatic water, and the Kiowa Creek runs through the property year round.

Open A Bar 2 Ranch, LLC

Lyman, NE

This is a nice smaller farm with 159.9 Acres. The property has some good improvements and has a great deal of potential. There are 90 Acres of irrigation water from the Gering-Fort Laramie District. The Kiowa Creek flows through the property all year which is a good habitat for migratory water fowl.

Legal Description

Township 22 North, Range 58 West of the 6th P.M., Scottsbluff CO

Section 24: NW4

Total Deeded Acres: 159.9

Mineral Rights: Selling 100% of the owners interest

Water Rights: 90 Acres/Gering-Fort Laramie Irrigation District

Water Taxes: \$2,250.00/yearly

Property Taxes: \$5,258.00

Listing Price: \$450,000.00

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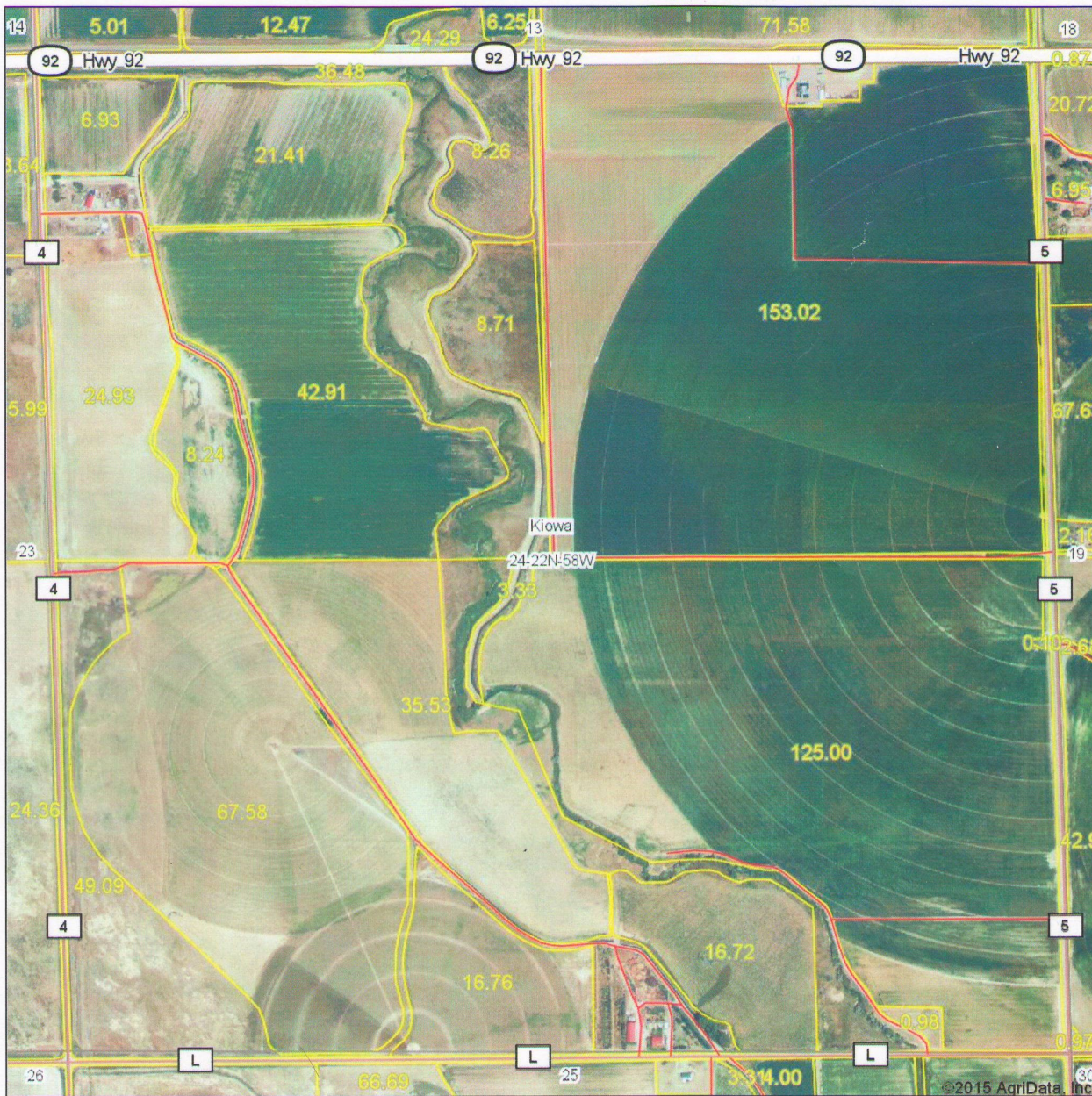
1942 East D Street

Torrington, WY

307-532-4447 or 1-888-532-4447

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Aerial Map



Premier Properties

1942 East D Street
 Torrington, Wyoming
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Maps Provided By:



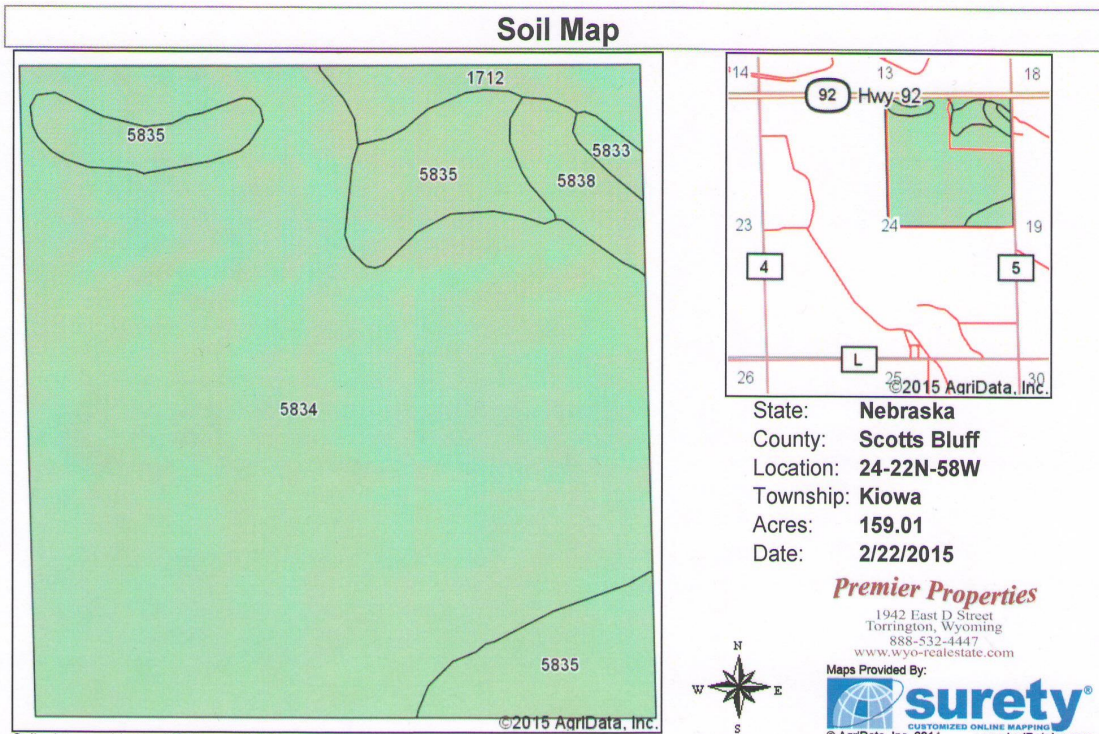
24-22N-58W
Scotts Bluff County
Nebraska

map center: 41° 51' 50.91, 103° 59' 41.5
 scale: 9465



2/22/2015

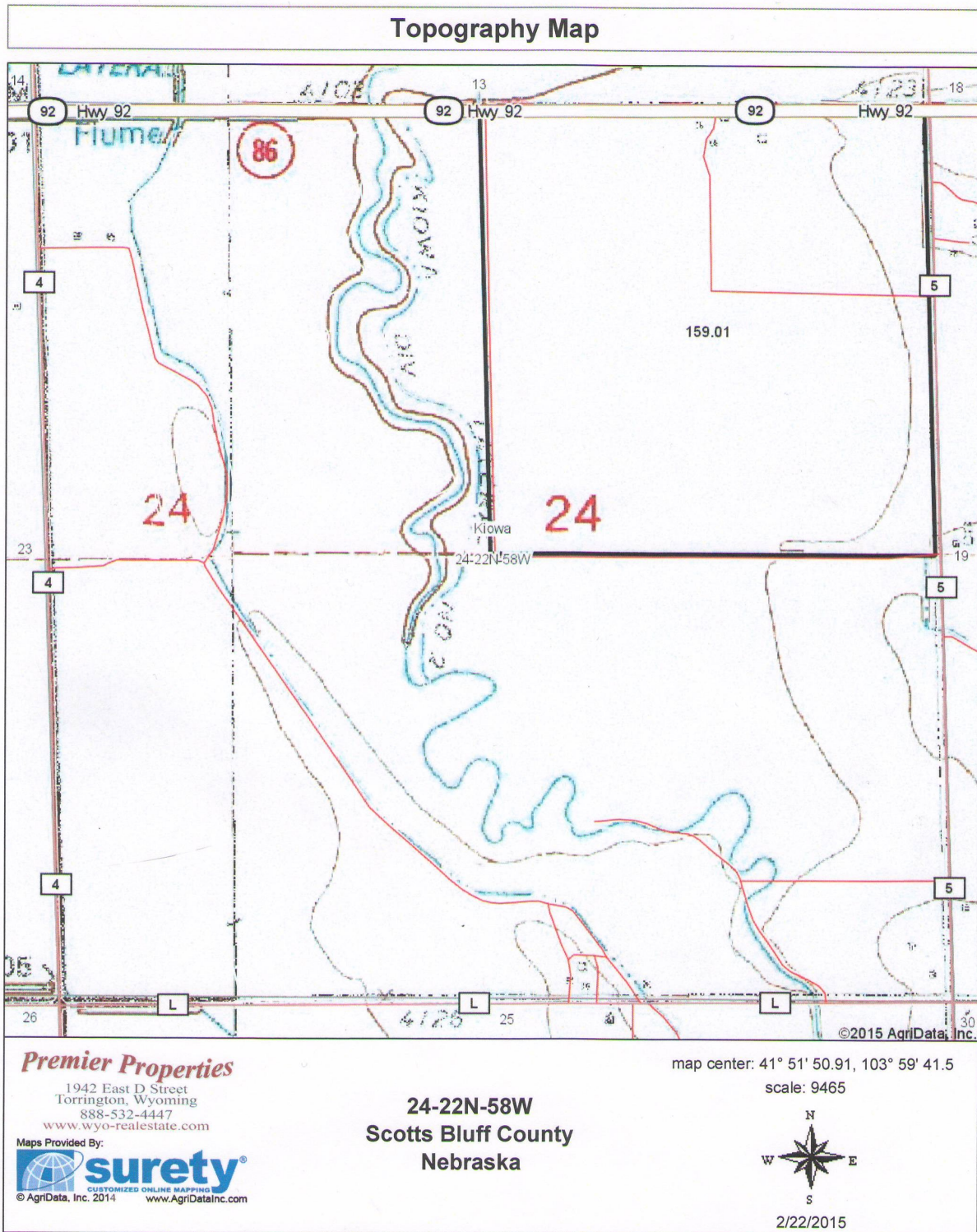
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



Area Symbol: NE157, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	SRPG	Alfalfa hay Irrigated	Dry beans Irrigated	Corn Irrigated	Oats Irrigated	Pasture Irrigated	Irish potatoes Irrigated	Sugar beets Irrigated	
5834	Mitchell silt loam, 0 to 1 percent slopes	126.10	79.3%	IIIc	I	48	6	39	129	66	10	475	24	
5835	Mitchell silt loam, 1 to 3 percent slopes	21.37	13.4%	IIIe	Ile	47	5	37	123	63	10	441	23	
1712	Otero-Bayard fine sandy loams, 0 to 3 percent slopes	5.80	3.6%	IIIe	Ile	41	4	29	129	55	8	388	19	
5838	Mitchell silt loam, 6 to 9 percent slopes	4.58	2.9%	IVe	IVe	44	5	30	130	54	7	340	14	
5833	Mitchell fine sandy loam, 6 to 9 percent slopes	1.16	0.7%	IVe	IVe	42	4	29	115	58	6	300	16	
Weighted Average							47.5	5.7	38	128.1	64.8	9.8	462.1	23.3

Soils data provided by USDA and NRCS.



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