

VNK Trust Pasture Laramie County, Wyoming

There are 313.39 Acre M/L well sodded Brome Grass pasture is located approximately eleven miles Southwest of Pine Bluffs, Wyoming. The North side of this property adjoins wheat growing farmland. The South Side adjoins State of Wyoming leased land that is covered with pine trees and canyons.

This land was formerly enrolled in the Conservation Reserve Program (CRP) and supports one of the best stands of Brome Grass in the area. The Subject Property is leased for the 2018 grazing season however, a new owner would be able to assume the landlord's position on the grazing lease.

The current owner has a set of continuous pipe fencing corrals adjoining this pasture along with a very productive solar stock well which he would allow the new owner to utilize both corrals and stock water.



Legal Description:

TOWNSHIP 12 NORTH, RANGE 60 WEST, LARAMIE CO., WYO
Section 9: Part of E2 [313.39 Ac]

Laramie County, Wyoming Real Estate Taxes: \$185.42

Listing Price: \$235,000.00

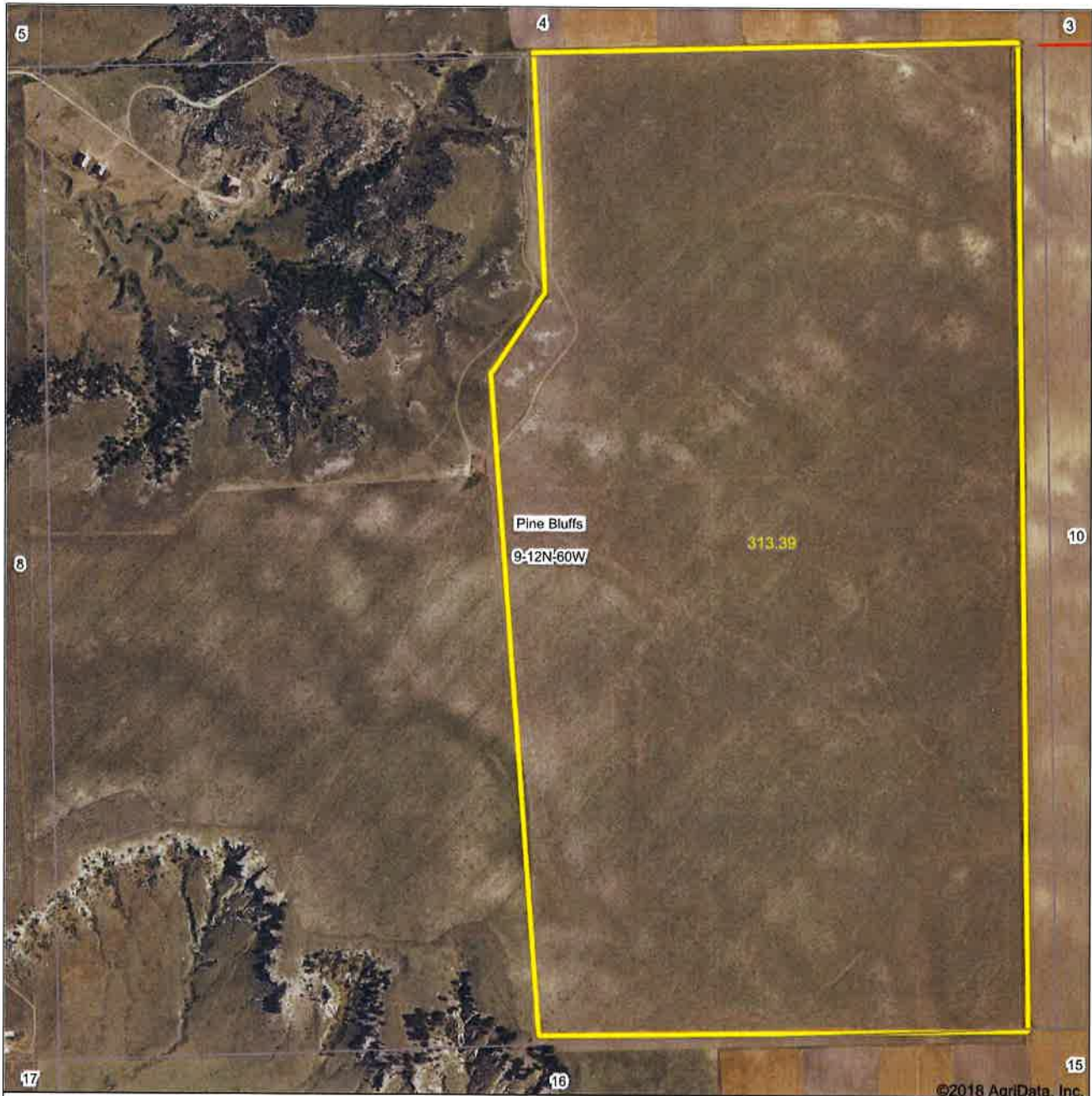
Listing Agent: Bob Van Newkirk
Cell: 307-532-1596
bob@wyo-realestate.com

Notice: The listing agent is related to the Sellers.

PREMIER PROPERTIES
1942 EAST D STREET
TORRINGTON, WYOMING
307-532-4447

www.wyo-realestate.com

Aerial Map



Premier Properties

1942 East D Street
Torrington, Wyoming
888-532-4447
www.wyo-realestate.com

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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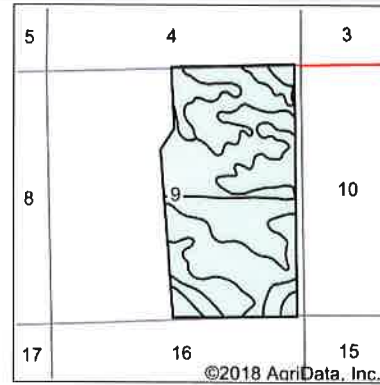
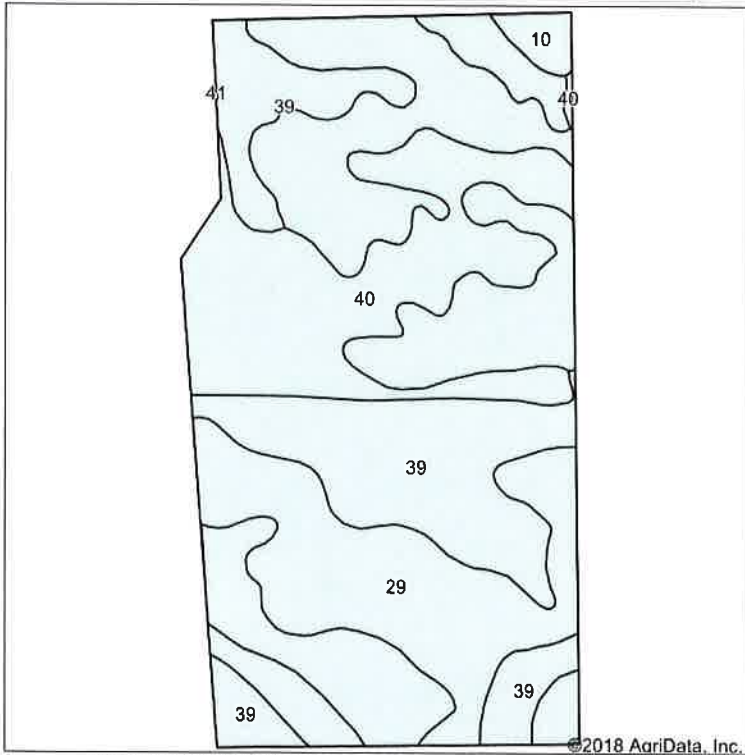
9-12N-60W
Laramie County
Wyoming

map center: 41° 1' 25.14, -104° 5' 42.03
scale: 9385



5/7/2018

Soils Map



State: **Wyoming**
 County: **Laramie**
 Location: **9-12N-60W**
 Township: **Pine Bluffs**
 Acres: **313.39**
 Date: **5/7/2018**

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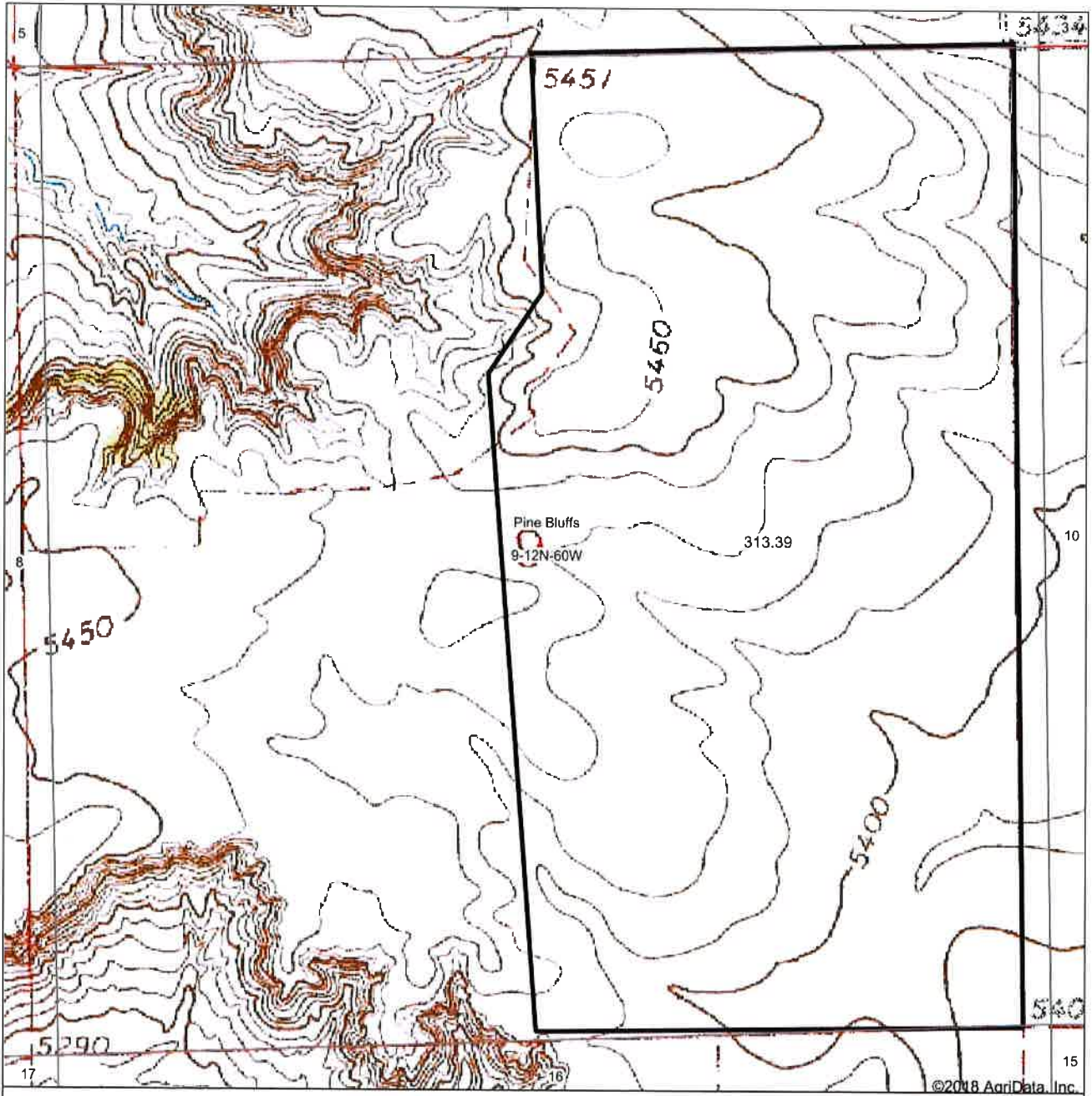
Area Symbol: WY621, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Alfalfa hay Irrigated	
29	Nucla fine sandy loam, 0 to 3 percent slopes	137.59	43.9%		IVe	IIIe	4.5
39	Treon fine sandy loam, 6 to 10 percent slopes	105.49	33.7%		VIe	VIe	
40	Treon-Aberone-Treon thin solum fine sandy loams, 6 to 15 percent slopes	66.28	21.1%		VIe	VIe	
10	Ascalon loam, cool, 3 to 6 percent slopes	4.03	1.3%		IIIe	IIIe	
Weighted Average							2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Map

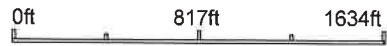


Premier Properties

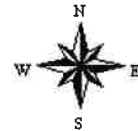
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