

VNK TRUST FARM

Narrows Drive
Torrington, Wyoming

This flood irrigated farm is located approximately 3 miles west of the Sugar Factory in Torrington, Wyoming adjoining an upscale residential subdivision that has some of the higher end homes in the area which lends itself to a future housing development.

Directions: From the Sugar Factory go west on Wyoming Highway #156 three miles to Road 43 then north ½ mile to the southwest corner of the farm located on the east side of Road 43. Road 43 forms the west boundary of the farm. Go north approximately 3/8 of a mile to Narrows Drive. Narrows Drive forms the north boundary of the farm. Narrows Drive is a private road that can be used by the owner and tenant farmers of the farm as well as three home owners residing along this road.

Farm Description: There is a total of 78.77 Deeded Acres with approximately 4 Acres not being farmed. Approximately 2 Acres on the East end of the farm is being used for hay and pipe storage with another 2 Acres of a native grass mound in the farmland that would make a wonderful home site.

Currently there is one field that has been raising sorghum or corn and another field that is in fourth year Alfalfa. The soils map indicate that 69.2% of the soils are Dunday and Dwyer loamy fine sands and, 27.5% are Mitchell silt loam. These two soil classes make up 96.7% of the soils in this farm and, are some of the most productive soils in our area.



Irrigation: Irrigation water is supplied from Goshen Irrigation District (GID) the largest supplier of Irrigation water in Wyoming. An 82 Acre adjudicated water right is attached to this farm. Water is delivered to the Southwest corner of the farm through an underground pipeline. From there the water enters gated pipe that runs along the west boundary irrigating a large portion of the farm or water enters an underground pipeline which delivers the water to a riser located northeasterly to furnish water to the eastern portion of the farm.

The current owners had this underground line installed to prevent water loss and the use of gated pipe to the back fields.



This is a unique farm located fairly close to Torrington with easy access. The farm has an excellent water right from a dependable irrigation district and with a larger amount of water than the number of irrigated Acres. The same, excellent tenant farmer is available to crop share the farm for the 2019 growing season.

Irrigation: 82 Acres of GID water for an annual assessment of \$2,373.00.

Real Estate Taxes: \$853.58

Legal Description: TOWNSHIP 18 NORTH, RANGE 61 WEST, OF 6TH PM
Section 18: N2 Part (78.77 Ac)

Mineral Rights: Sellers own 100% of the available mineral rights and will convey 50% to the Buyers and retain the remaining mineral rights for a period of 25 years or as long as there is commercial production.

Listing Price: The farm is listed for \$285,000.00

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

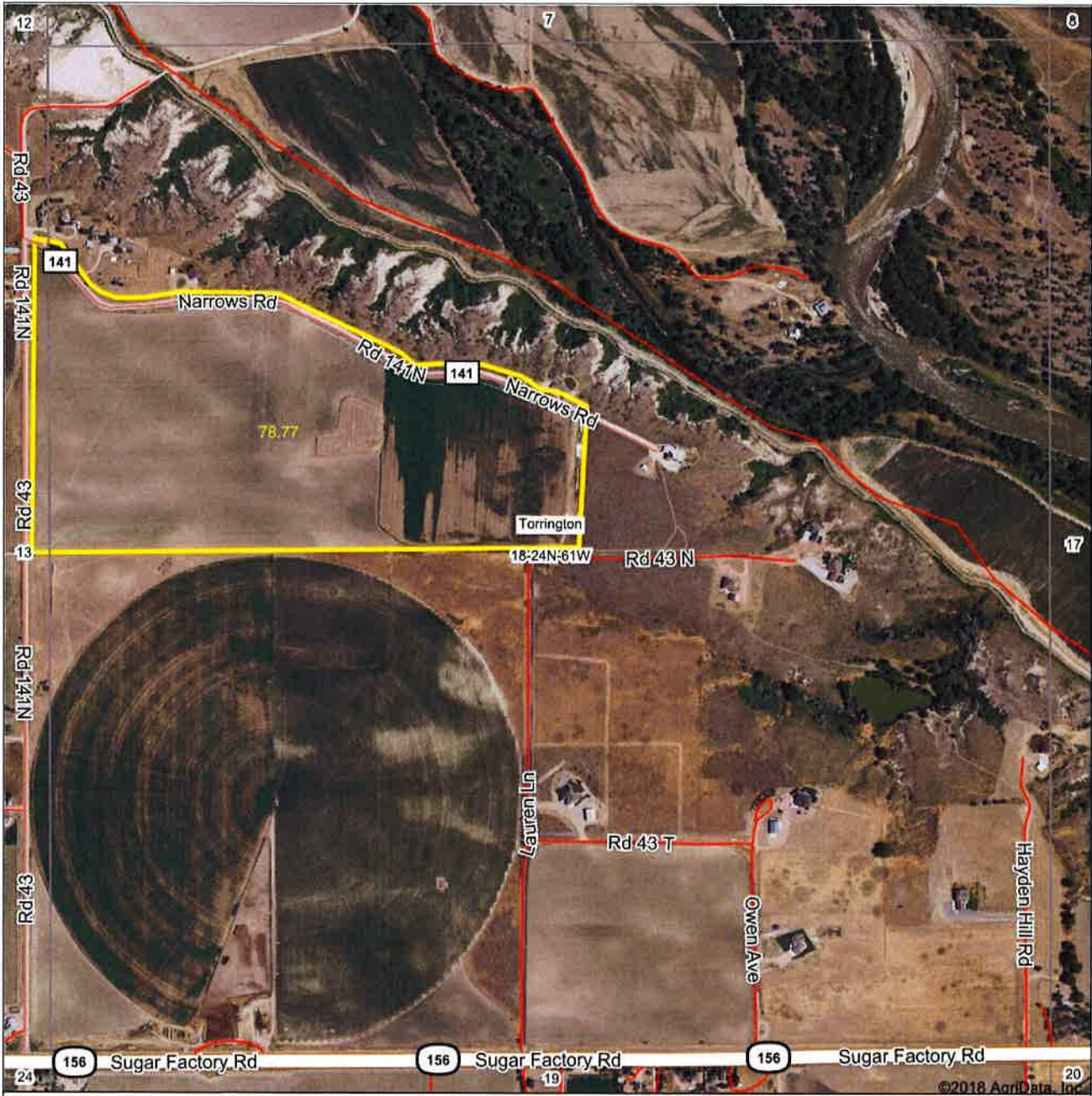
Note: The Listing Agent is one of the owners of this farm.

Premier Properties
1942 East D Street
Torrington, Wyoming 82240

www.wyo-realestate.com

307-532-4447

Aerial Map



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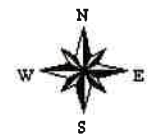
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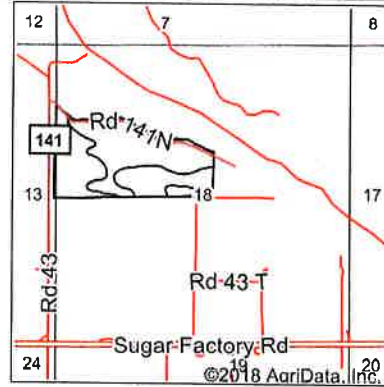
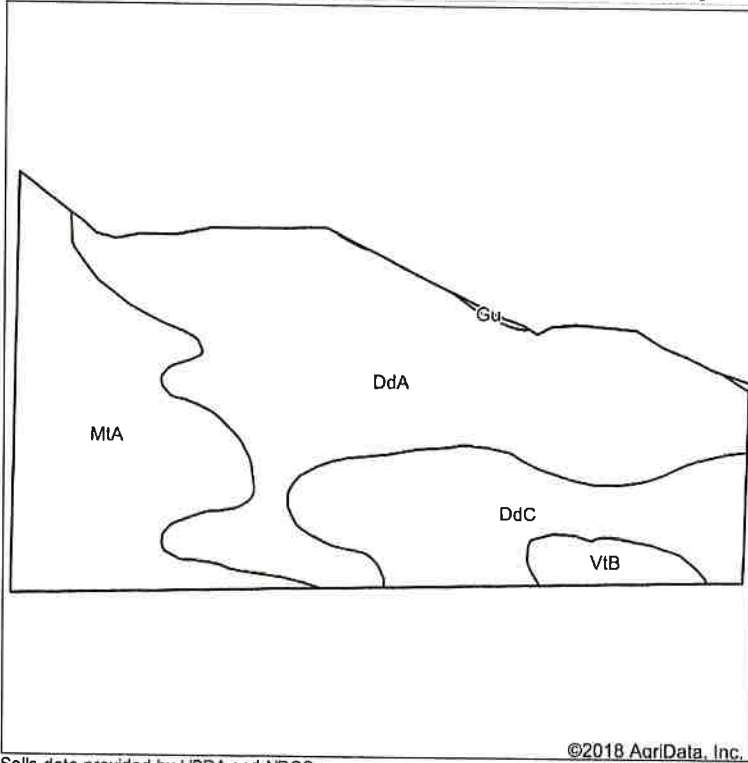
18-24N-61W
Goshen County
Wyoming

map center: 42° 3' 10.95, -104° 14' 12
scale: 9384



12/17/2018

Soils Map



State: **Wyoming**
 County: **Goshen**
 Location: **18-24N-61W**
 Township: **Torrington**
 Acres: **78.77**
 Date: **12/11/2018**

Premier Properties
 1942 East D Street
 Torrington, Wyoming
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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: WY615, Soil Area Version: 14						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	*n NCCPI Soybeans
DdA	Dunday and Dwyer loamy fine sands, 0 to 3 percent slopes	38.97	49.5%	Vle	IVs	11
MtA	Mitchell silt loam, 0 to 3 percent slopes	21.70	27.5%	IVe	IIIs	18
DdC	Dunday and Dwyer loamy fine sands, 3 to 10 percent slopes	15.49	19.7%	Vle	IVe	11
VtB	Vetal fine sandy loam, 0 to 4 percent slopes	2.43	3.1%	IVe	IIIe	18
Gu	Gullied land	0.18	0.2%	VIII	VIII	0
Weighted Average						*n 13.1

*n: The aggregation method is "Weighted Average using major components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.