

Premier Properties

LET US BE YOUR EXCLUSIVE REALTOR

1942 East D Street, Torrington, Wyoming 82240



[check for more photos](#)

Location : 5415 Road 31

Veteran, WY

* 543.39 Total Deeded Acres

* 320 Acres of Non-Irrigated Pasture

* 214.6 Acres of Irrigated Farm Ground with a Center Pivot System/Goshen Irrigation District

* 3 Bedroom 1 bath home with a 2 car garage

* 300 head feedlot

* 36' x 48' Shop with 16' x 48' and 10' x 32' calving sheds

Legal Description : 1/2 Mile South of Veteran Wyoming to Road 57 Call for legal

Description : The Johnson's have been using this property as a 125 mother cow/calf operation. Weaned calves are wintered in the feed lot. All irrigated land which is 175 acres under pivot with 40 acres of flood irrigated land includes GID water right. This ground is seeded to grass with approximaetly 300 acres of dry pasture. Nice well kept 3 bedroom 1 bath home with a 2 car garage. The property also included a 1440 SQ.FT. shop and a feed lot that holds approximately 300 head of cattle.

Taxes : 3570

Water Rights : Yes

Priced at : \$1,300,000.00

Active Listing

Listing Agent : [Dick Keller](#)

[Contact Dick Keller](#)

Reinke Center Pivot covers 50 acres

Lockwood Center Pivot covers 125 acres

Pumping costs for a three year average from 2016 through 2018

\$6,871.00 per year

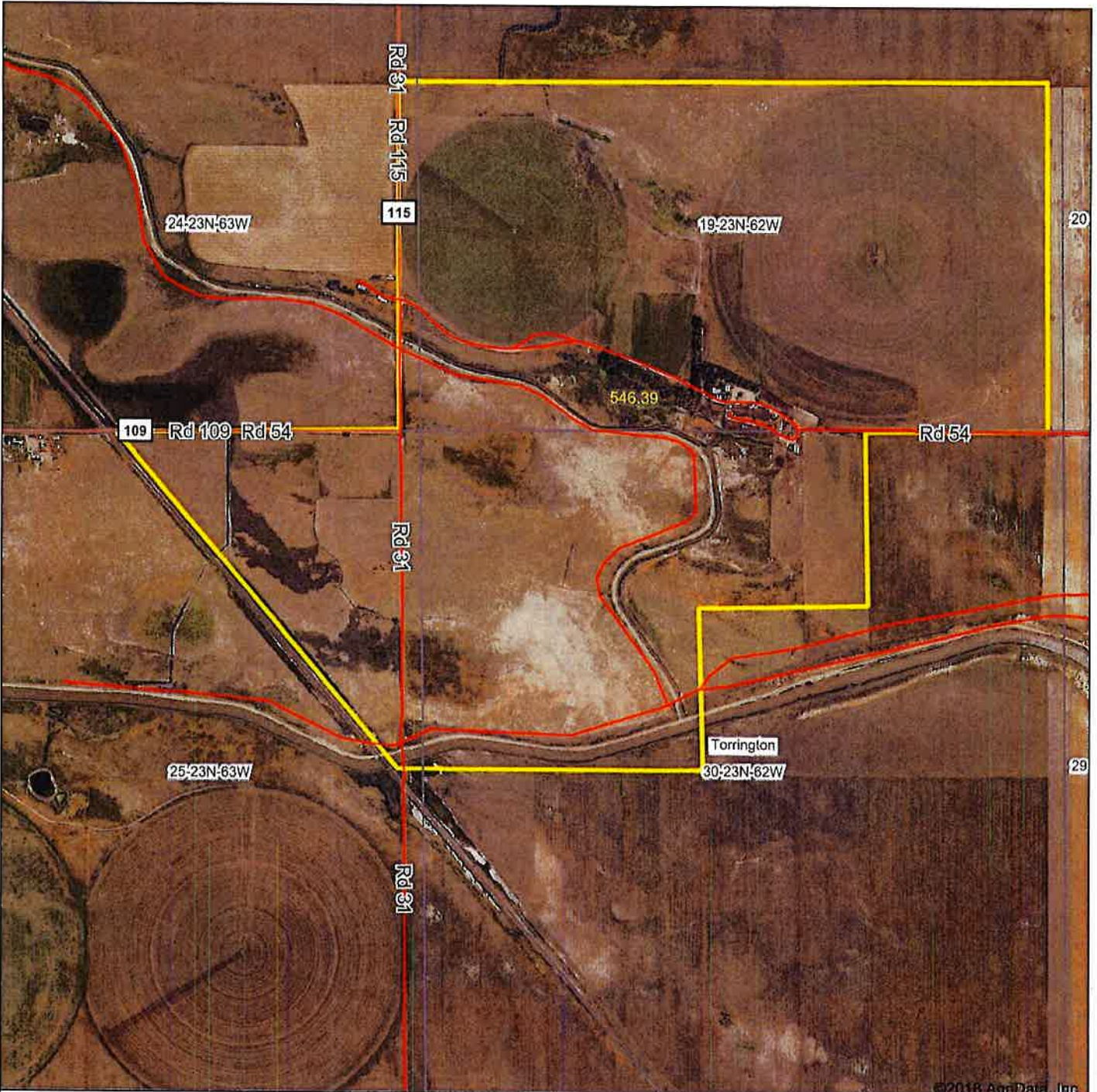
Water Rights from Goshen Irrigation District \$5,700.00 per year







Aerial Map



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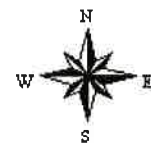
Maps Provided By:



30-23N-62W
Goshen County
Wyoming

map center: 41° 56' 29.52, -104° 21' 30.55

scale: 13690



6/29/2018

Hail History Map



Hail Dates

Crop Year: 2018

- 6/18/2018 Minimal
- 6/15/2018 Slight
- 6/7/2018 Minimal
- 5/27/2018 Minimal

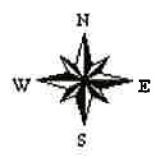
Acres: 546.39 Goshen County, WY

Date: 6/29/2018

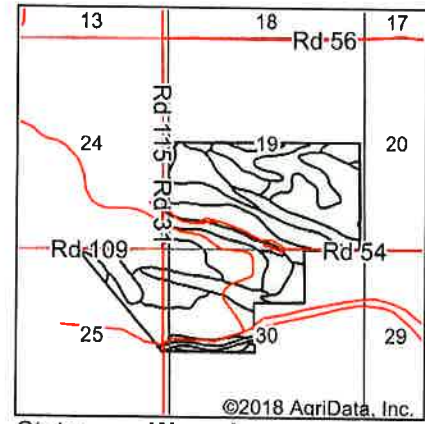
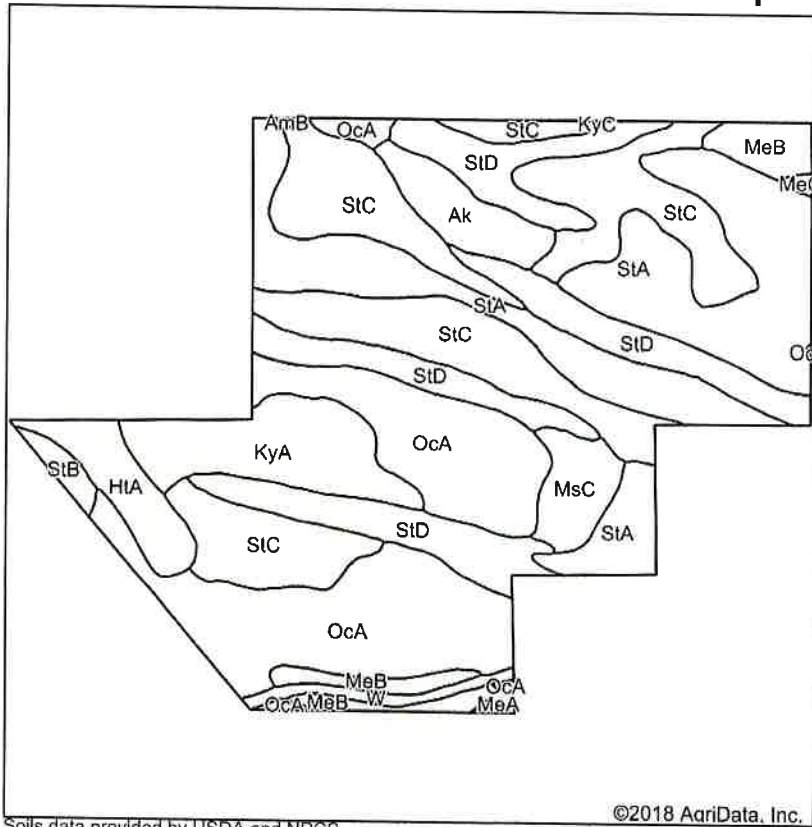
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- Minimal 10% chance of hail, very small and sporadic
- Slight 20% chance of hail, small and widely scattered
- Possible 35% chance of hail, scattered small or sporadic large up to 1"
- Likely 75% chance of hail, lots of small hail or sporadic large up to 1.75"
- Severe 90% chance of hail, plenty of small or large up to 2.75"
- Extreme 98% chance of hail, plenty of small hail or large up to 4"
- No Data



Soils Map



State: **Wyoming**
 County: **Goshen**
 Location: **30-23N-62W**
 Township: **Torrington**
 Acres: **546.39**
 Date: **6/29/2018**

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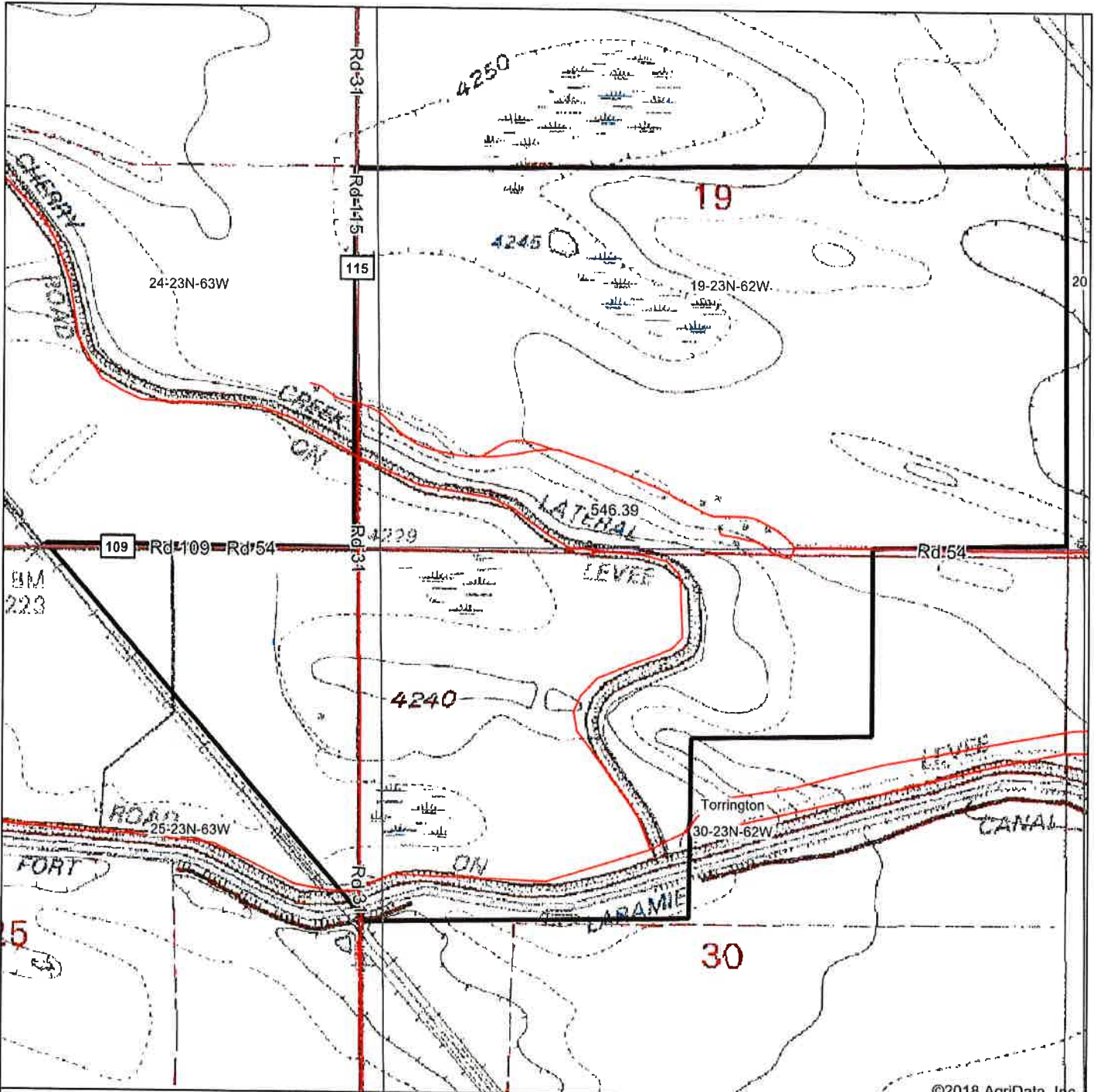
Area Symbol: WY615, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Alfalfa hay Irrigated	Barley Irrigated	Corn Irrigated	Grain sorghum Irrigated	Winter wheat Irrigated
StC	Satanta loam, 3 to 6 percent slopes	125.24	22.9%	IIIe	IIIe					
StA	Satanta loam, 0 to 1 percent slopes	114.15	20.9%	IIe	I	6		179	118	66
OcA	Orella clay, 0 to 3 percent slope	111.88	20.5%	VIIIs	VIIIs					
StD	Satanta loam, 6 to 10 percent slopes	81.56	14.9%	IVe	IVe					
KyA	Kim clay loam, alkali, 0 to 1 percent slopes	35.33	6.5%	IVe	IIIe					
MeB	Manter and Anselmo fine sandy loams, 3 to 6 percent slopes	18.90	3.5%	IVe						
HtA	Heldt silty clay, 0 to 3 percent slopes	17.26	3.2%	IVs	IIIs					
Ak	Alkali and saline land	16.23	3.0%	VIIIs	VIIIs					
MsC	Mitchell-Shingle loams, 3 to 10 percent slopes	14.09	2.6%	IVe	IVe					
W	Water	5.36	1.0%							
StB	Satanta loam, 1 to 3 percent slopes	4.12	0.8%	IIe	IIe	6		177	116	65
MeA	Manter and Anselmo fine sand loams, 0 to 3 percent slopes	1.20	0.2%	IVe	IIIc					
MeC	Manter and Anselmo fine sandy loams, 6 to 10 percent slopes	0.80	0.1%	IVe	IVe					
AmB	Anselmo and Dwyer soils, 3 to 6 percent slopes	0.27	0.0%	VIe	IVe	1	12			
Weighted Average						1.3	*-	38.7	25.5	14.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Map



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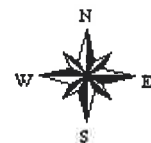
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0ft 1086ft 2172ft



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Goshen County
Wyoming



6/29/2018