

# *Kutsch Ranchette*



*Premier Properties*

*1942 East D Street*

*Torrington, WY*

**[www.wyo-realestate.com](http://www.wyo-realestate.com)**

**307-532-4447**

## Kutsch Property

**This 50 Acre Property is located approximately eight miles Southwest of Torrington, Wyoming. This is a native grass pasture operation with a good set of improvements.**

**Going South of Torrington approximately one mile on US Hwy #85 to the Veteran Highway, State Highway #154. Then West on Hwy #154 six miles to Rd 37 then one mile South to Rd 62 and one half mile West to Kutsch driveway.**

**The property is divided into two fenced pastures with stock water to each.**

**A roping arena is located west of the house. There is a holding pen with a return alley back to the chute area.**



**A 22x53 open faced shed has three separate stalls and one stall which is used for hay storage. There is also a larger foaling stall. All stalls have access to electricity for water heaters. The barn was built by the owner as were all buildings on the property. The barn has access to easily feed and water each stall with access to a larger corral for exercise.**

**A metal sided and metal roofed tack shed is located near the barn and corrals. A large pad of railroad ties with a hitching rail makes an ideal place to saddle, unsaddle, shoe and trim their horses.**

**The interior of this tack shed is finished and is in good shape. One side of the tack shed is storage for saddles, bridles, ropes and etc.**

**The second side of the building is used for storage of tools and medicine.**



**There are nine frost free hydrants on the property which provides stock water in all areas.**

**A small open faced shed is located near the house with a water hydrant and electrical plug in near the watering tank.**

**This unit is wired with an overhead light which enables the owners to check on the occupant of the shed.**

**The domestic/stock water well according to the State Engineer's office has a depth of approximately 60' and when tested produced approximately 25 gpm.**

**A 30x30 finished oversized two car garage is a short distance from the house. A corner of this garage is finished with electric heat.**



The comfortable home contains 1,663 Sq Ft located all on the main floor. The original home was built in 1970 with the title surrendered in 2008. The home has been completely remodeled with some tasteful additions. A completely new kitchen, with a large living room with bay window and master suite has been added to the existing home.



This is one of the cleanest and well cared for Acreages in our area. There is little upkeep with this property with no irrigation to worry about, only native grassland.

All of the improvements are in good condition and very functional for the new owner.

Address: 3549 Road 62

Torrington, Wyoming 82240

Legal Description: TOWNSHIP 23 NORTH, RANGE 62 WEST , GOSHEN CO. WY

Section 4: Lot 03, SENW Part [50.87 Ac]

2014 Real Estate Taxes: \$1,375.71

Listing Price: \$312,000.00

Listing Real Estate Broker: *Premier Properties*

*1942 East D Street*

*Torrington, Wyoming 82240*

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