

The Dellos Lake Farm

Table Mountain, Wyoming

156.7 Acres
FOR SALE



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Price

\$440,000.00

Four Hundred And Forty Thousand Dollars

Location

The Dellos Lake Farm is situated in the bosom of Goshen County's finest wildlife habitat, 7 miles south of Huntley, Wyoming. Torrington is the county seat and is 20 miles north and Scottsbluff, Nebraska is 22 miles to the east. The improvements are 1 mile off Highway 158.

Acreage Summary

(Approximate, based on Goshen County & FSA records)

85 acres m/l irrigated farm land

68.2 acres m/l pasture, trees & pond

3.5 acres m/l farmstead

156.7 Acres m/l Total

Wildlife Habitat & Hunting

There are few farms in the area that offer the trees and habitat that are present on The Dellos Lake Farm. There are several massive mature tree rows that provide shelter for pheasants, deer, ducks & geese. The Brickers implement farming practices that are wildlife friendly. Enjoy duck hunting on the tree lined pond.

Livestock & Hay

Tremendous opportunity for livestock & hay production. The property has a fenced pasture area plus irrigated grass & alfalfa fields. The tree rows provide great natural winter protection.

Home & Garage

Relish the views of nature from the beautiful 4 bedroom 1 $\frac{3}{4}$ bath raised ranch style home. Recently remodeled with new appliances, tile, vanity, lighting, kitchen, paint & more. This lovely home offers a contemporary finish wrapped with natural wood trim & original hardwood floors. There are approximately 1,800 sq. ft. on two levels, plus, a large entry room and covered deck. Live comfortably with central air, auto sprinklers & auto garage doors. This home is immaculate and ready for immediate occupancy. Attached to the house is a wonderful 30' x 32' garage & workshop. Also, there is a poured concrete foundation adjoining the house for an addition.

Real Estate Taxes

2009 real estate taxes are \$1,302.00

Irrigation Water Rights

Excellent irrigation water from The Goshen Irrigation District. There are 84.9 irrigatable acres of water rights with the 2008 assessment being \$1,663.00.

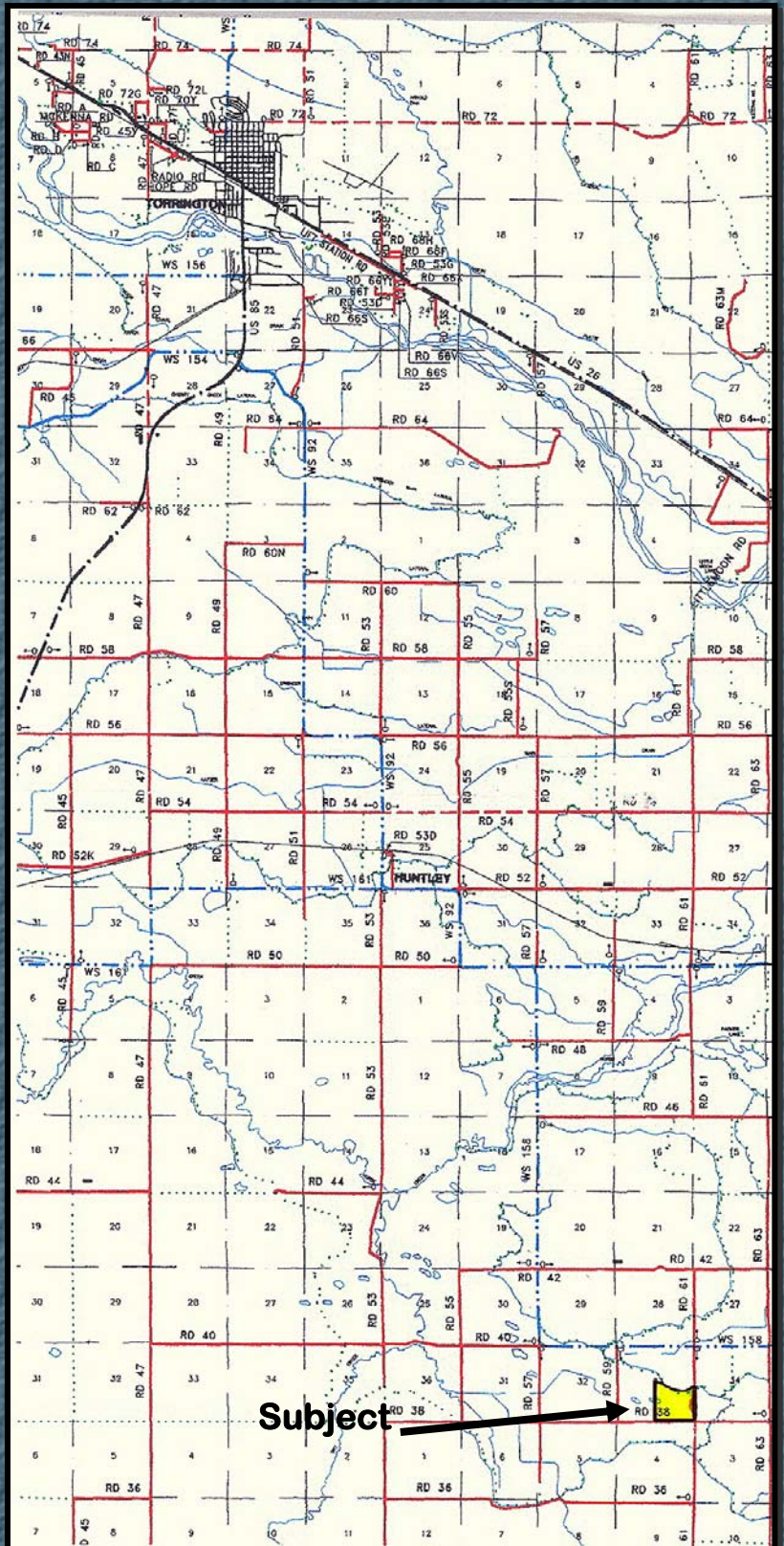
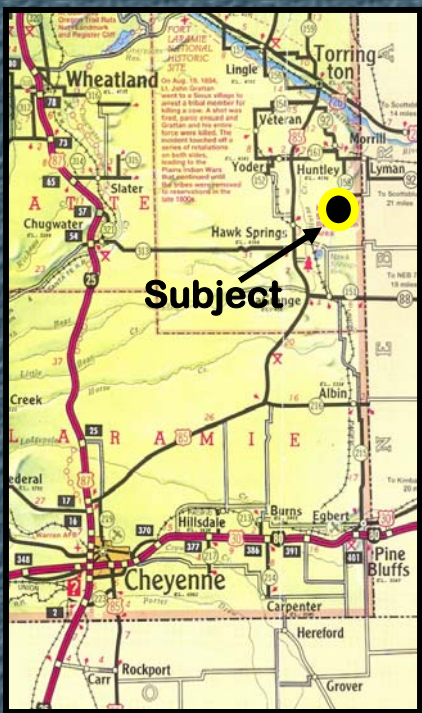
Mineral Rights

All that the Seller owns or hereafter acquires, if any, are included in the asking price.

NOTICE TO BUYERS: Wyoming Real Estate License Law requires that the listing Broker and all licensees associated with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage Disclosure prior to any showings. Please ask your agent to provide you with such Disclosure Form. Empire Realty with its sales staff is an agent of the seller in this listing. Empire Realty does not offer sub-agency. All information provided by Empire Realty, Inc. or their sales representatives in connection with this property was acquired from sources deemed reliable and is believed to be accurate and reliable, however, we do not warrant it's accuracy or completeness. Empire Realty, Inc. recommends that every item of interest to the purchaser (i.e. water laws, mineral laws, acreage, zoning, and use regulations, state, federal and private permits, square footage, elevation, carrying capacity, etc.) be independently verified by the purchaser's attorney. The net usable acreage total may vary from the legally described acreage total. The existing property line and/or fence lines may vary from the legally described property lines. Seller makes no warranties with regard to all the fenced or unfenced property lines or acreage amounts.

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All maps and other information, as presented, are for informational purposes only. Accuracy is not guaranteed, fence lines may or may not correspond with property boundaries. Buyer is responsible for verification of all facts to their satisfaction.

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