

# Goshen County Farm

## Table Mountain

### Huntley, Wyoming



*Empire*  
**REALTY**  
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## Price

**\$645,000.00**

**Six Hundred Forty Five Thousand Dollars**

## USDA Acreage Summary & Payment

DCP Cropland.....248.5 Acres  
Base.....106.9 Acres  
Total Deded.....408.0 Acres  
2009 Payment.....\$2,020.00

## Real Estate Taxes

2009 Real estate taxes.....\$3,292.00

## Improvements

- ❖ Primary Residence: Very nice 4 bedroom 1 bath raised ranch.
- ❖ Second Residence: Nice 3 bedroom 1 bath raised ranch.
- ❖ Shop: Good
- ❖ Labor House: Old
- ❖ Cattle Barn/Loafing Shed: Good
- ❖ Corrals: Good
- ❖ 2 Car Garage: Good
- ❖ Storage Shed: Old
- ❖ Grainary: Old
- ❖ Storage Shed: Old

## Mineral Rights

Seller to retain 50% for 20 years after closing or for as long as there is production.

## Regarding the Property

This farm has been in the same family for nearly 90 years. It is in excellent condition. The Sellers have historically raised 50 head of mother cows plus raised outstanding irrigated crops on the beautiful sandy loam soils.

## Irrigation Water Rights

Strong water rights from the Goshen Irrigation District. There are 196 irrigable acres of water rights. The 2010 annual assessment is \$3,774 or \$19 per acre.

## Location

The subject is located in the Table Mountain community just south of Huntley, Wyoming. Torrington, Wyoming is the major trading center and is located 20 miles north of the farm. Scottsbluff, Nebraska is 22 miles east.  
See map page.

**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 its 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.



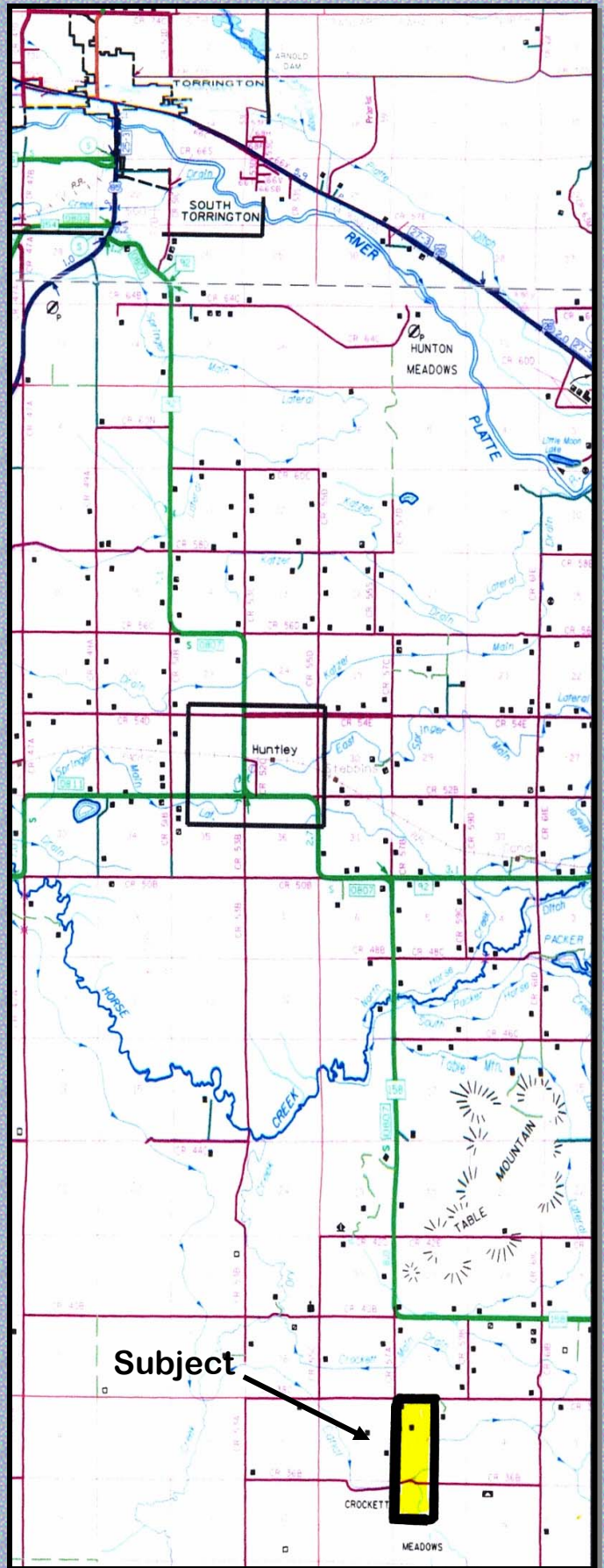
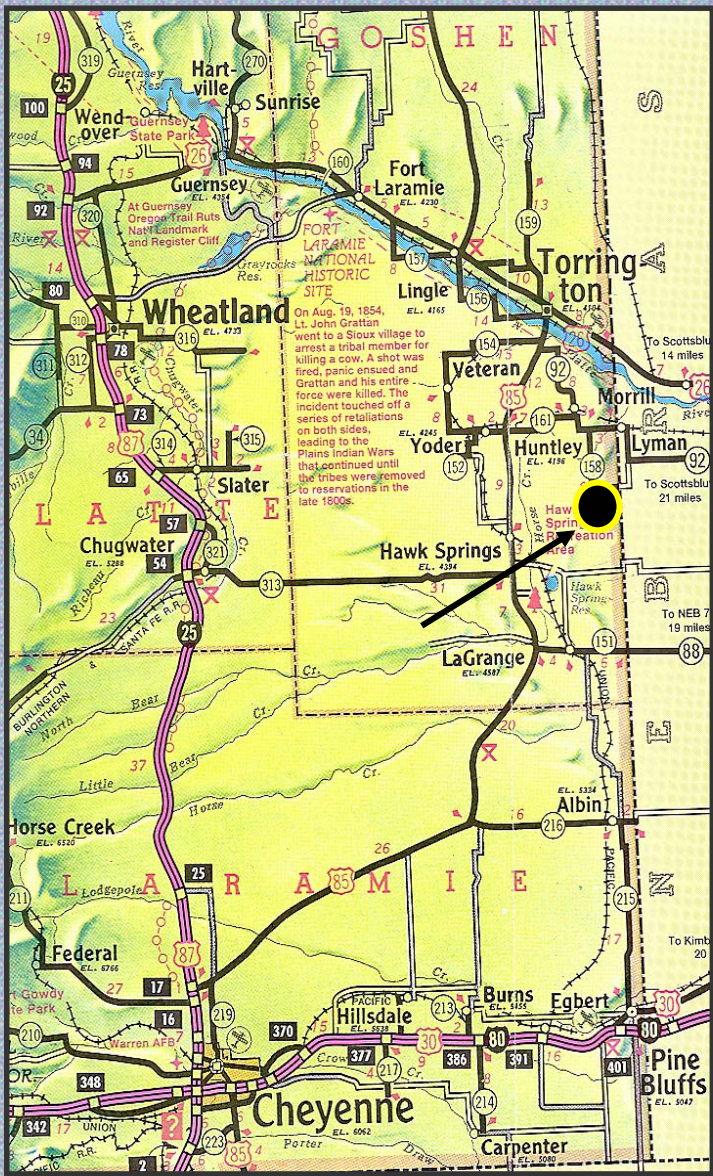
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# Goshen County Farm Table Mountain Huntley, Wyoming 408 Acres MAPS

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.



Goshen County  
Farm  
Table Mountain  
Huntley, Wyoming  
Topographic Map

