

MLS #20080038

Kerns Ranch Lingle, Wyoming



**1,495 M/L Acres on
Rawhide Creek**



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Kerns Ranch

Lingle, Wyoming



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Location: The Kerns Ranch is located six miles north of Lingle, Wyoming on Rawhide Creek. The ranch is situated on the northern edge of the North Platte Valley. Travel six miles north of Lingle on Highway 85 then go ½ mile east on Tea Kettle Road. Please see attached map.

Ranch Diary: The Sellers have been utilizing this ranch as a cattle & feed operation. They typically produce alfalfa/grass hay while grazing cattle on several different paddocks. There is a tremendous opportunity to expand upon this approach by exploiting the creek as a source of live stock water. The irrigation wells and associated pipelines are strategically designed to provide optimal use of the water.



Minerals: Seller will retain ownership for the first 10 year period after closing or for as long as there is active production.

Real Estate Taxes: Estimated 2006 taxes are \$5,185.00.



Irrigation Systems:

Northeast big pivot: 1970's Valley
Northwest hay pivot: 1999 Zimmatic
Southeast pivot: 1999 Zimmatic
Southwest pivot: 1970's Valley
South pivot: 1970's Valley

Irrigation Water Rights

Creek: Adjudicated @ 4.17 cfs (1,800 g.p.m.)
Priority April 1976
Bowman #5: Adjudicated @ 150 g.p.m.
Priority December 1976
Damrow #8: Adjudicated @ 750 g.p.m.
Priority January 1992
Damrow #9: Adjudicated @ 600 g.p.m.
Priority April 20 1993
Damrow #10: Adjudicated @ 825 g.p.m.
Priority January 1992
Jess Skinner: Adjudicated 650 g.p.m.
Priority January 1961



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Kerns Ranch Lingle, Wyoming

Pumps and Motors

Creek:	30 h.p. pumping directly from creek	
Bowman 35:	5 h.p.	45 ft.
Damrow #8:	50 h.p.	90 ft.
Damrow #9:	30 h.p.	85 ft.
Damrow #10:	40 h.p.	90 ft.
Jess Skinner	20 h.p.	90 ft.

Rawhide Creek: This natural live water channel wanders through the ranch for approximately 1 ½ miles. Beautiful sub-irrigated meadows and trees adjoin this creek. Great native habitat for deer, ducks, & geese. Rawhide Creek provides a very reliable source of water for irrigation and livestock.

Improvements: None, other than the irrigation pumps, motors, & center pivots.

State of Wyoming Lease: The Sellers will transfer approximately 18 acres of State Lease land to the Buyer. This is to accommodate that portion of the northeast pivot that traverses the State of Wyoming land.

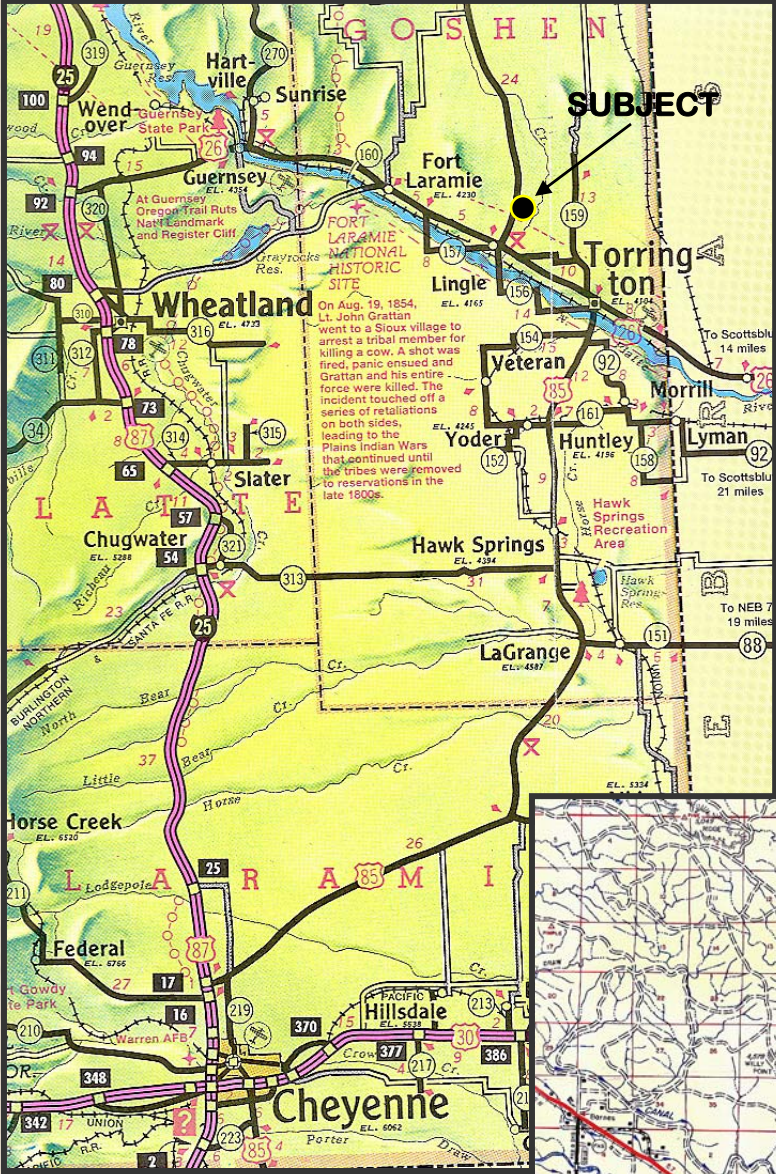
Acreage Summary (These figures are approximate and based on FSA maps and the Sellers general knowledge of the property).

775 acres m/l center pivot irrigation
242 acres m/l native grass
140 acres m/l sub-irrigated pasture
300 acres m/l creek bottom
20 acres m/l unusable pasture
18 acres m/l State Lease
1,495 acres m/l Total Acres

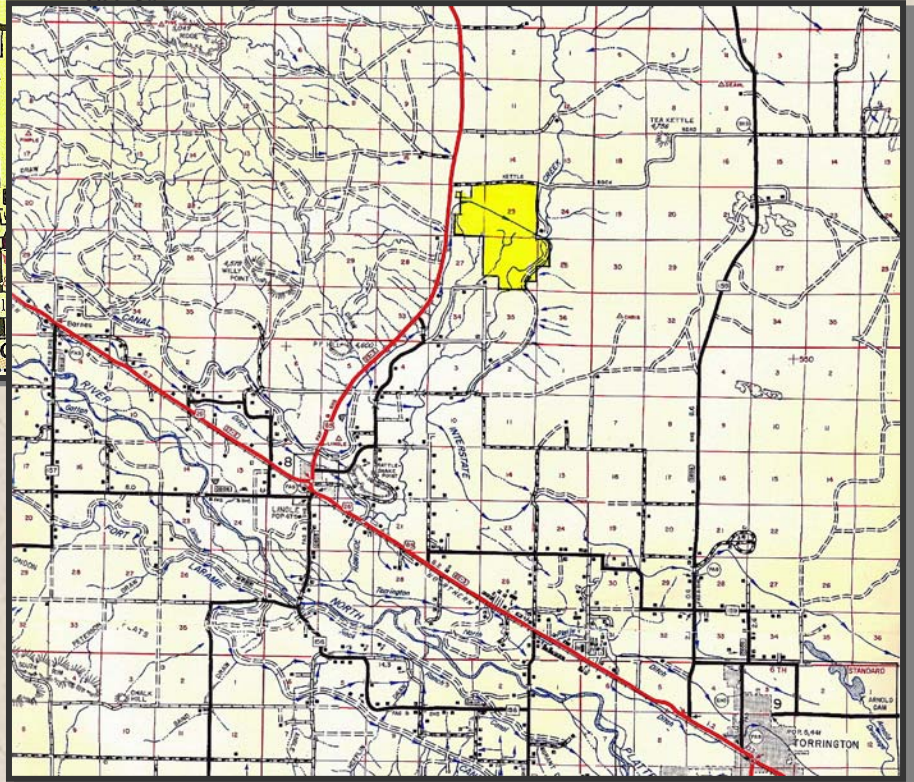
Price: \$1,690,000.00 One Million Six Hundred Ninety Thousand

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Kerns Ranch Lingle, Wyoming



Location 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.