

School House Ranch

Yoder, Wyoming

Location: The School House Ranch is located along the south edge of Yoder, Wyoming. Yoder has a population of 140 and is home to Southeast Goshen School. Torrington, Wyoming is 14 miles northwest of the property. Please see map on reverse.

Acreage (Approximate):

150 m/1 flood irrigated acres
220 m/1 non-irrigated pasture
<u>7 m/1 improvements, ditches</u>
377 m/1 Acres Total

Real Estate Taxes: 2009 estimated real estate taxes.....\$1,718.00

Mineral Rights: Seller is reserving 50% of all mineral rights.

Improvements:

- *Old raised ranch style home with 3 bedrooms & 1 bath. Habitable, but in need of repairs.
- *Open face loafing/shop building
- *Chicken Coop
- *Old grainry building

Water Rights: There are 223 shares of water rights from Bump Sullivan Reservoir.

PRICE: \$320,000.00 THREE HUNDRED TWENTY THOUSAND DOLLARS



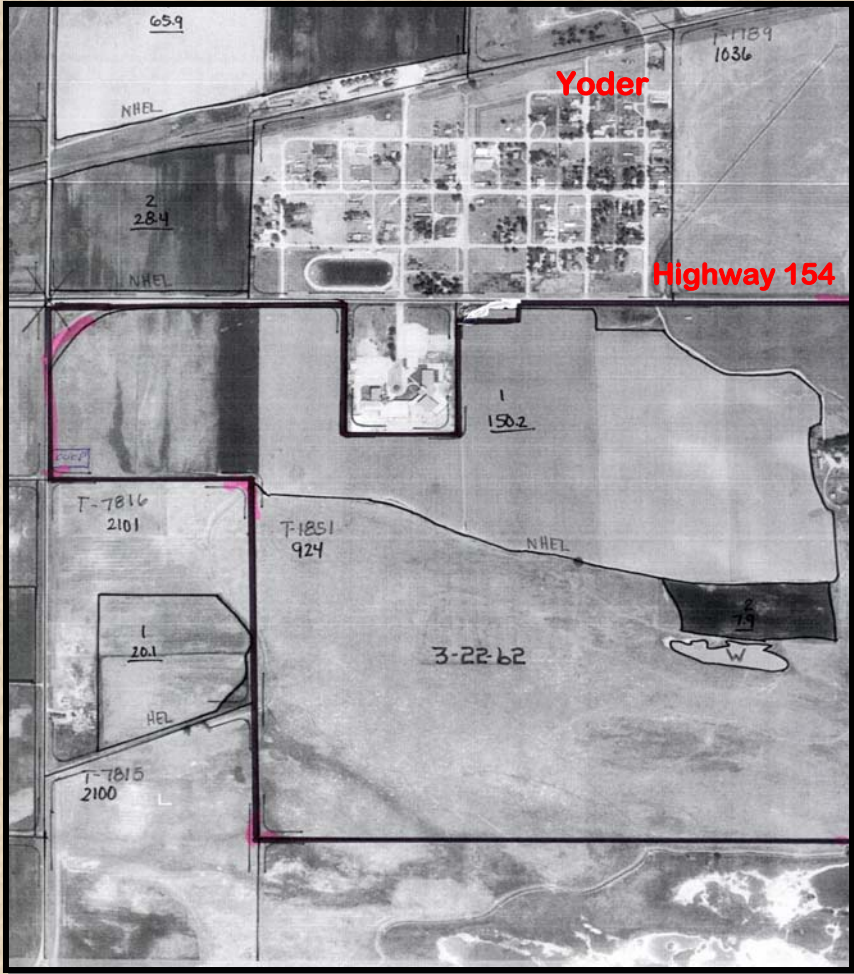
Casey Essert/Broker
RLI, GRI

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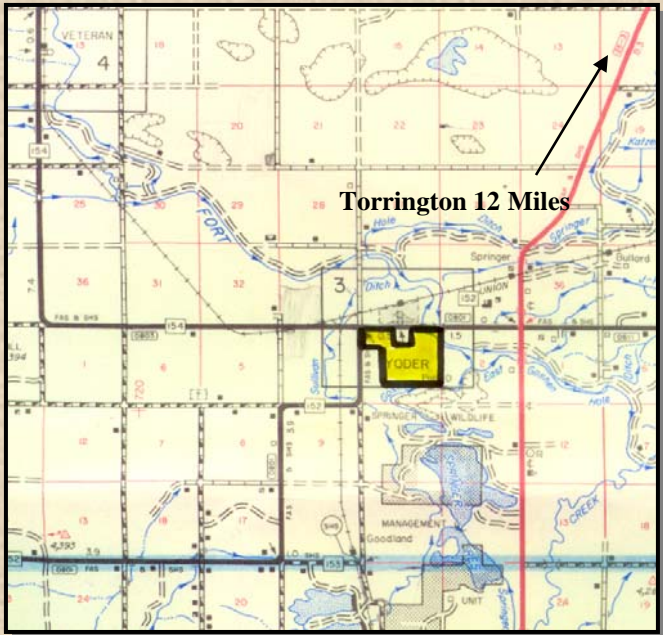
Website: www.buyaranch.com

Email: empire@netcommander.com

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**School House Ranch
Yoder, 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.