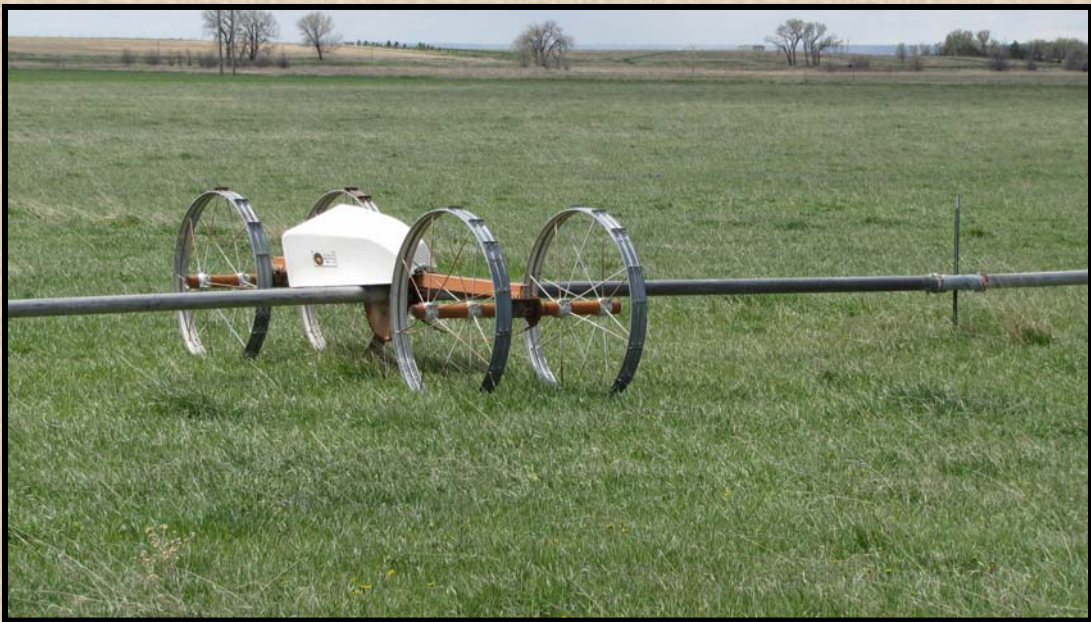


South Buttes Farm Veteran, Wyoming

240 Acres



Casey Essert/Broker
2010 West B Street * Torrington, Wyoming 82240
307-534-2222 * 1-888-340-3276 (Farm)
Email: empire@netcommander.com
Website: www.buyaranch.com



South Buttes Farm Veteran, Wyoming

Price

\$395,000.00 Three Hundred Ninety Five Thousand

Location

This property is located 12 miles southwest of Torrington, Wyoming just $\frac{1}{4}$ mile off Highway 154 (The Veteran Highway). The town of Veteran is 2 miles south of the subject.

Regarding The Property

The South Buttes Farm is used for grazing mother cows on its dense grass/alfalfa hay meadows and alfalfa hay production. Convenient use of the center pivot and side roll sprinkler on the fields provides for substantial hay/grass production. The heavy soils naturally retain moisture and requires less irrigation water. This is an easy farm to operate.



Acreage Summary

Based on FSA & County Records

187 acres irrigated

54 acres sub-irrigated & non irrigated grass

241 Acres Total



Real Estate Taxes

Estimated 2010.....\$1,363.00

Water Rights

Secure irrigation water from the Goshen Irrigation District. There are 187 irrigable acres of water rights with the 2010 assessment being \$19.00 per acre.

Mineral Rights

The Seller is retaining all the mineral rights that he owns which appears to be 25-50%

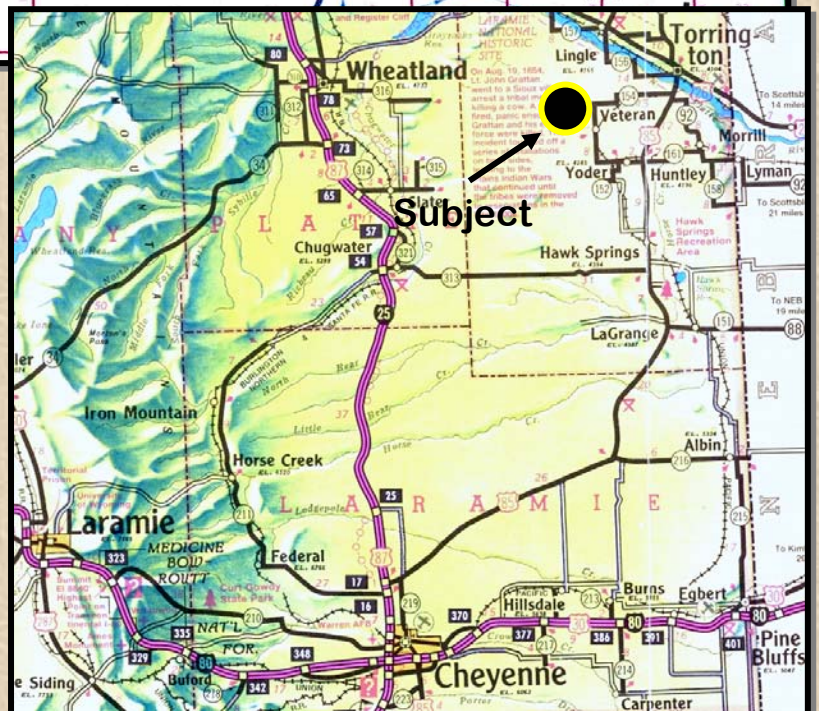
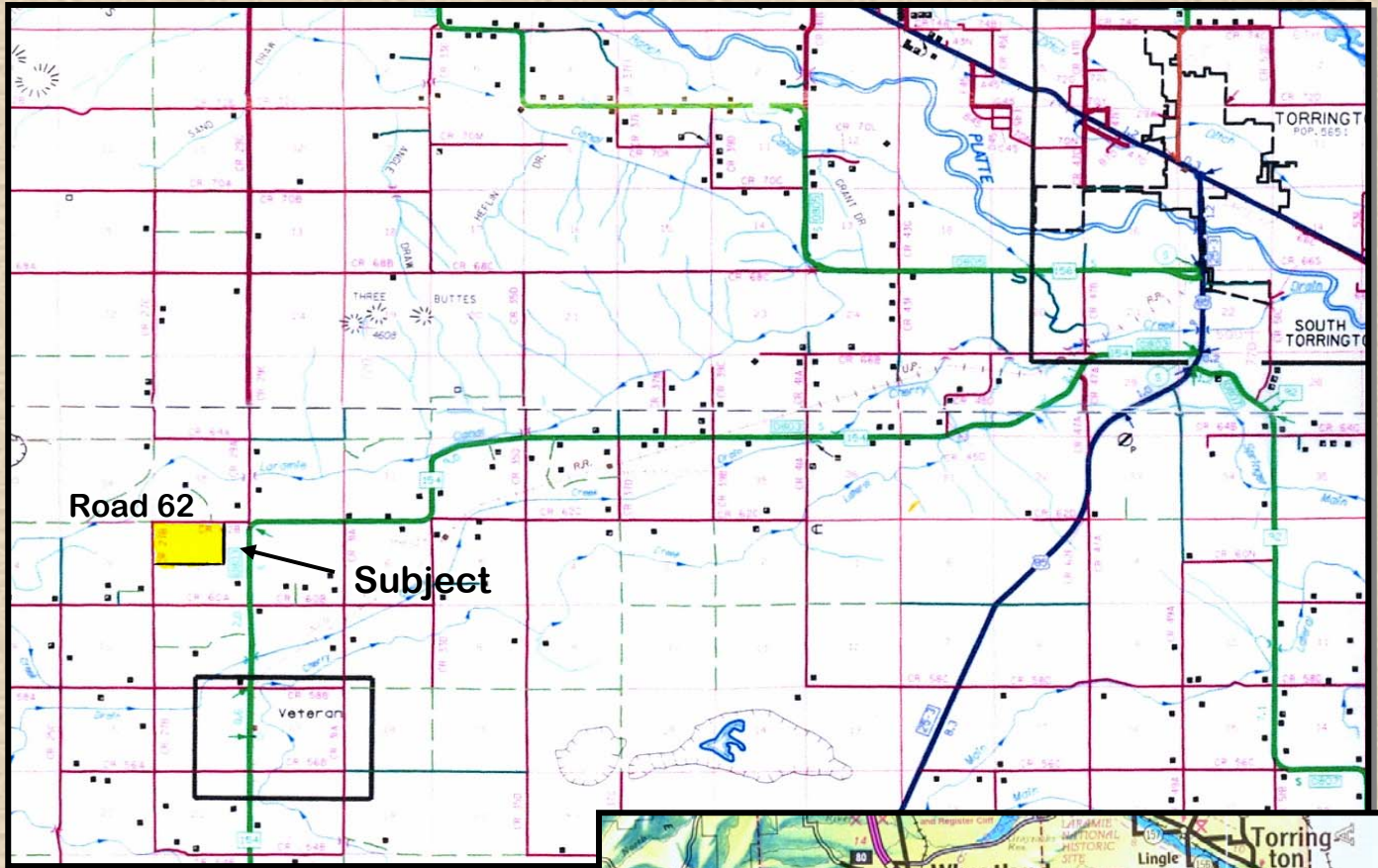
Other Improvements

None

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.

Empire Realty, Inc. * 2010 West B Street * Torrington, Wyoming 82240 * 307-534-2222

South Buttes Farm Veteran, Wyoming 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.

South Buttes Farm FSA Map

034

035

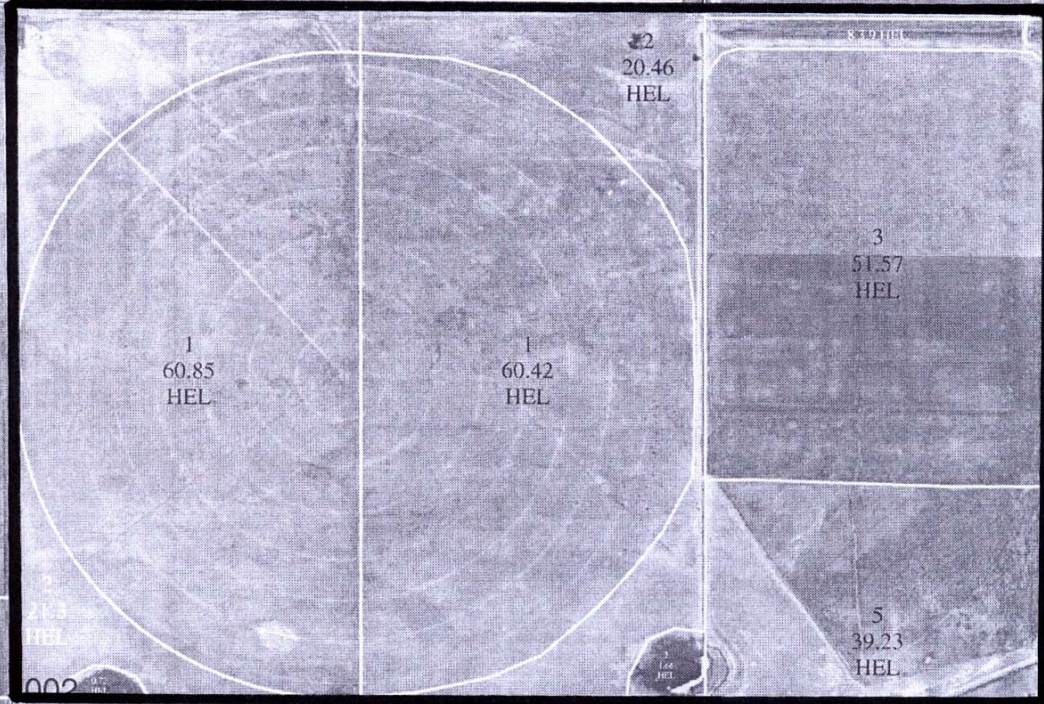
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