

Conrad Farm/Ranch Veteran, Wyoming

\$2,200,000.00

2,272 Acres



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Conrad Farm/Ranch

Veteran, Wyoming



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Price
\$2,200,000.00

Location
 What a great community! This property is located near the small village of Veteran, Wyoming, (Post Office only – coffee in back daily). Torrington is 16 miles northeast via good county and state maintained roads.

Mineral Rights
 All that the Seller owns is included in the asking price which appears to be 751 acres.

Water Rights
Deeded: 284 acres under Goshen Irrigation District...\$19.00 per acre
State: 160 acres under Goshen Irrigation District...\$19.00 per acre

Acreage
 (Approximate based on Goshen County Records)
 1,750 acres range land
 286 acres irrigated
 166 acres irrigated (State)
 66 Acres rangeland (State)
 4 acres improvements
 2,272 Acres Total Acres

Improvements

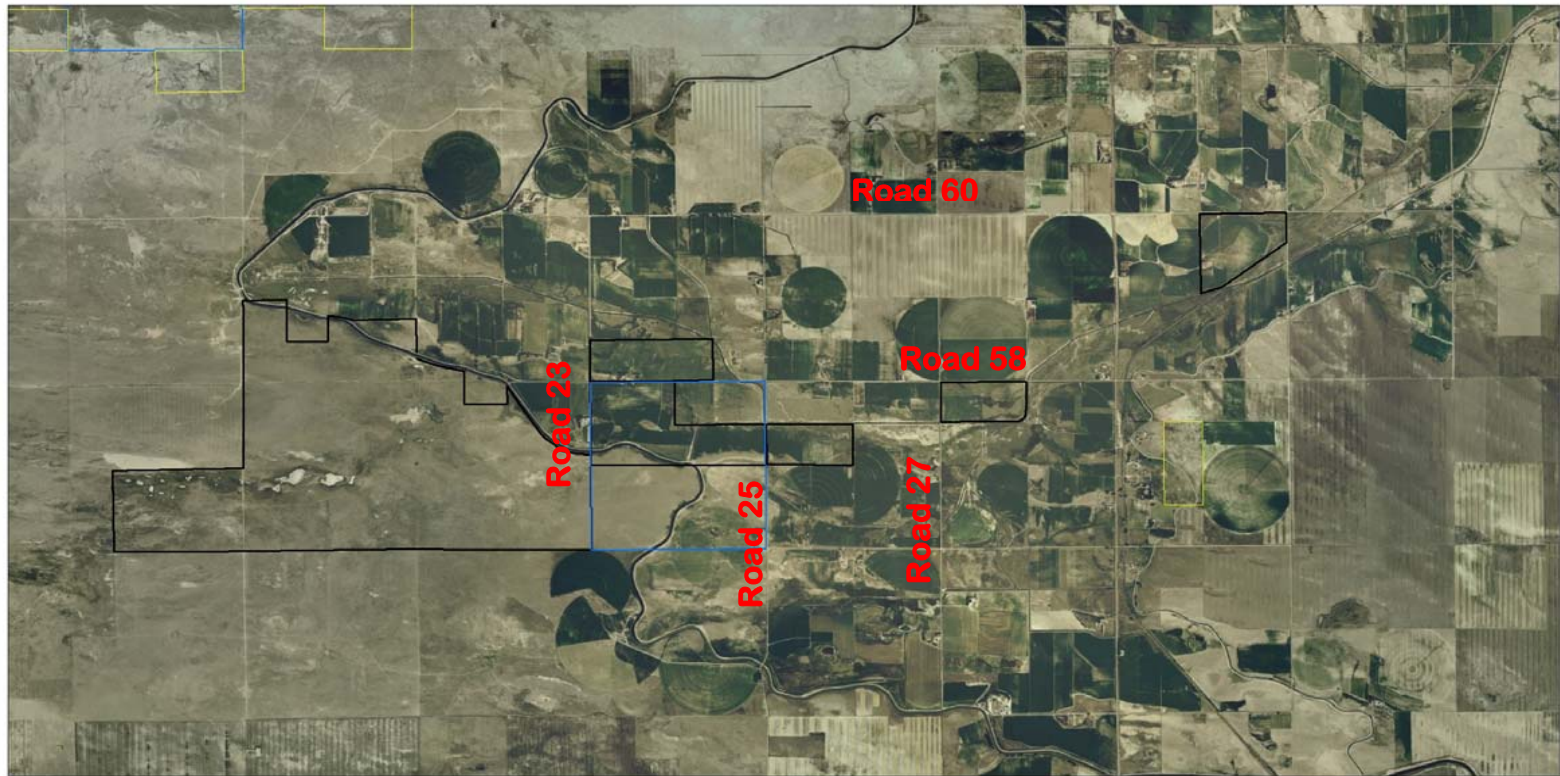
-Summer House	-Residence	-Cattle Shed
-Grain Bins	-Quonset	-Corrals
-Tool Shed	-Loafing Shed	-Cattle Barn
-Garage	-Center Pivot	-Steel Building

Operation
 The Conrad property is primarily a hay and cattle operation. There are excellent soils for meadows, hay production and native grass pastures. A full set of improvements compliment this property which is located in the heart of outstanding cattle & hay country.

Real Estate Taxes
 2010 taxes.....\$3,961.00

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Legend	
Ownership	
SURFACE	
Bureau of Land Management	Yellow outline
State	Blue outline
Ranch Boundary	Black outline

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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.

