

40 Acre Ranch

Hawk Springs, Wyoming

Direct Flow Water Rights



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Price

\$80,000.00 Eighty Thousand Dollars

Acreage (Approximate)

41.31 Acres

Location

This property has favorable access from Highway 85 at the Hawk Springs, Wyoming junction. Travel one mile east of Hawk Springs on an oiled farm to market road. Torrington, Wyoming is 20 miles to the north and Cheyenne, Wyoming is 65 miles south.

Mineral Rights

All the mineral rights that the seller owns pertaining to the property is included in the asking price. Minerals are leased.

Real Estate Taxes

2010 real estate taxes.....\$316.61

Water Rights

This farm has 39 acres of direct flow water rights from Horse Creek. Delivered to the property through the Mid Willow Ditch. 1903 priority. Permit #WR5519.

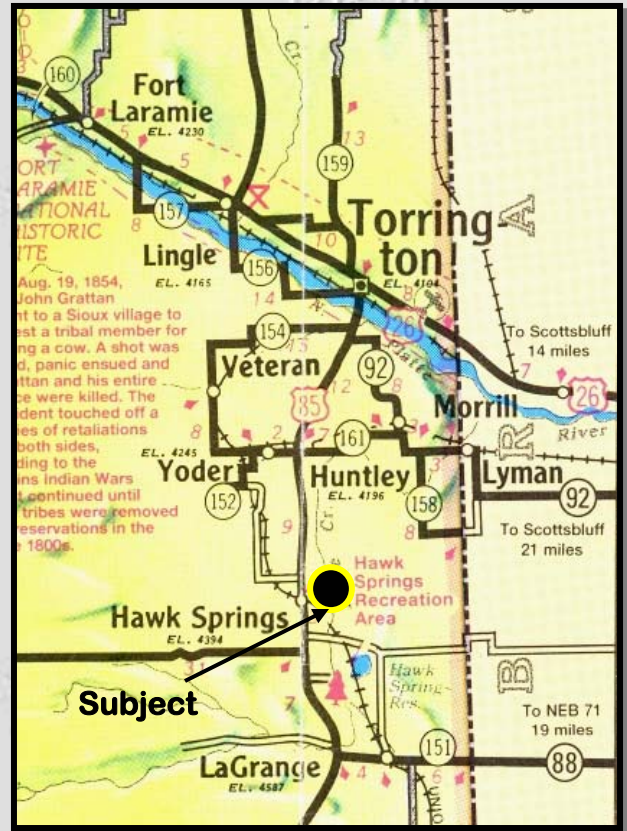
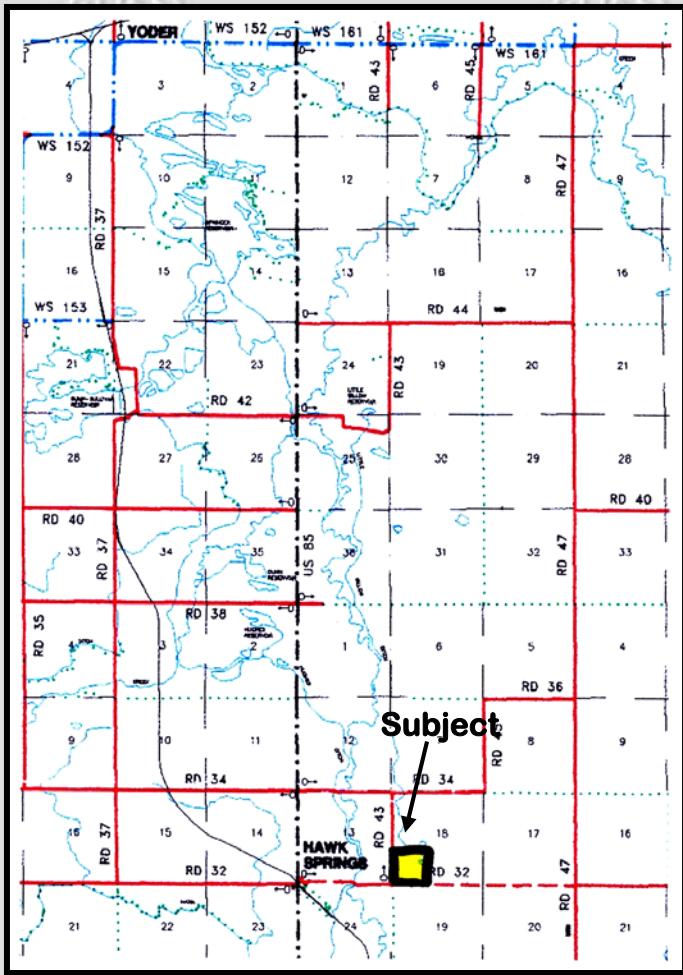
About The Property

The property is fenced into two paddocks for rotational grazing. It also allows for rotational irrigation and haying.

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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.