

132 Acre Grass Ranch

Goshen County, Wyoming

Live Water



Casey Essert/Broker
RLI, GRI

2010 West B Street * Torrington, Wyoming 82240

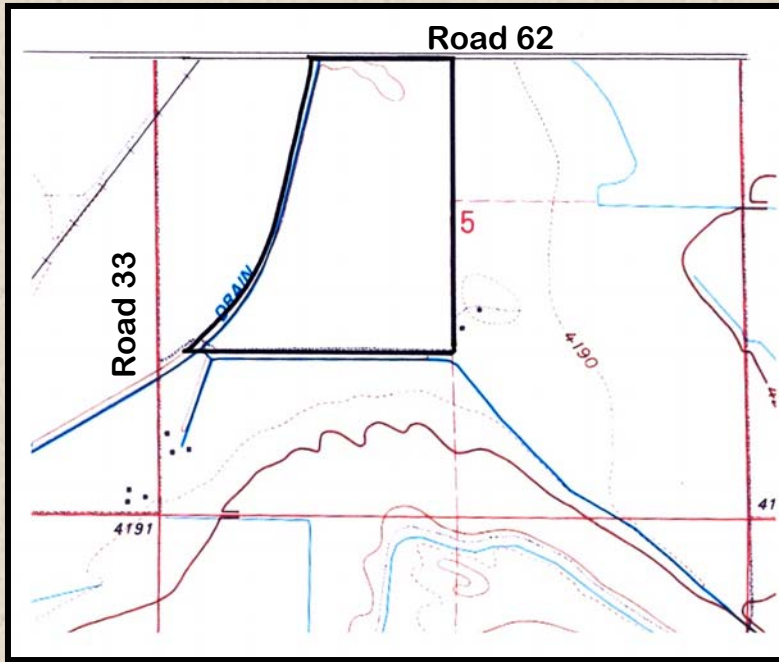
1-888-340-FARM(3276) * 307-534-2222

Email: empire@netcommander.com

Website: www.buyaranch.com

132 Acre Grass Ranch

Goshen County, Wyoming



Price

\$79,200.00

Seventy Nine Thousand Two Hundred Dollars

Property Description

Non-irrigated pasture with over ½ mile of Cherry Creek providing live water. This is a nice pasture that may need attention to the fences. Easy access only ¼ mile off Highway 154. No improvements.

Possession

Upon Closing

Legal Description

All that lying east of a line running 100 ft. west and parallel to the center line of the Cherry Creek Drain Ditch. Lots 3, 4, S1/2NW1/4, N1/2SW1/4 T23N R62W

Acreege

132 acres according to Goshen County Assessor

Oil Lease & Mineral Reservation

Seller is reserving ½ of what seller owns. Oil, gas and mineral rights are leased.

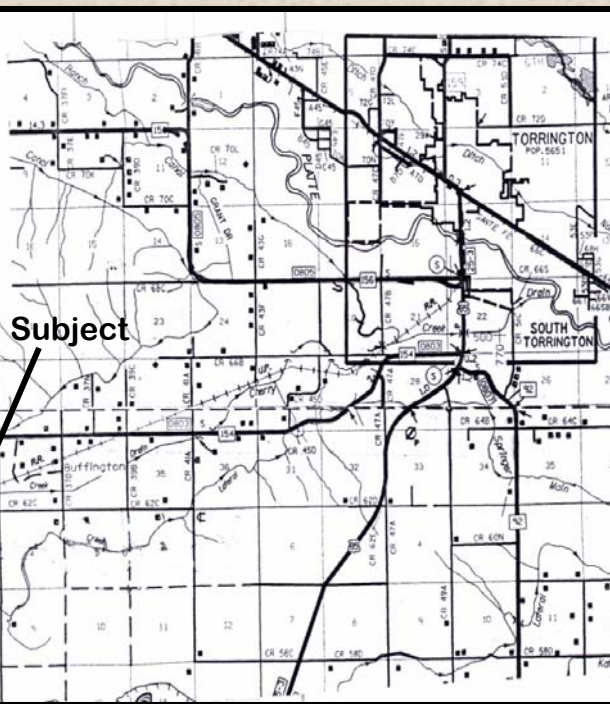
Real Estate Taxes

\$64.00 for 2011

Location

From Bomgaars on the south edge of Torrington travel 9 miles west on Highway 154 (Veteran Road) then ¼ mile east on Road 62

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.



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