

# *Reichert Farm*

## Highway 156

## Torrington, Wyoming

*510 Acres Deeded*  
*640 Acres State Grazing Lease*



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#### Price

**\$1,200,000.00 One Million Two Hundred Thousand Dollars**

#### Location

Just up off the southern banks of the North Platte River you will find this high production farm and grass property. Torrington, Wyoming is only 7 miles to the east and Lingle, Wyoming is only 6 miles to the west.

#### Acreage Summary

(Approximate)

272 Acres irrigated deeded  
234 Acres grass deeded  
640 Acres state grazing lease  
4 Acres improvements  
1,150 Acres Total

#### Real Estate Taxes

2011.....\$3,130.79

#### Water Rights

273 acres of reliable irrigation water rights from the Goshen Irrigation District. The 2012 assessment is \$5,500.00 (\$20.00 per acre). Supplemental supply from Reichert Draw.

#### Improvements

\*Valley center pivot                      \*feeding pens  
\*Gated pipe                                    \*Loafing shed  
\*Equipment shed                            \*2 Grain storage bins  
\*Garage

#### State Grazing Lease

640 Acres. Lease No. 1-8329  
244 Aums. Annual rent \$1,132.16

#### City of Torrington Grazing Lease

120 Acres  
\$100 Per year

#### Mineral Rights

The mineral rights are leased.  
Seller will retain 1/2 of what Seller owns

#### About the Property

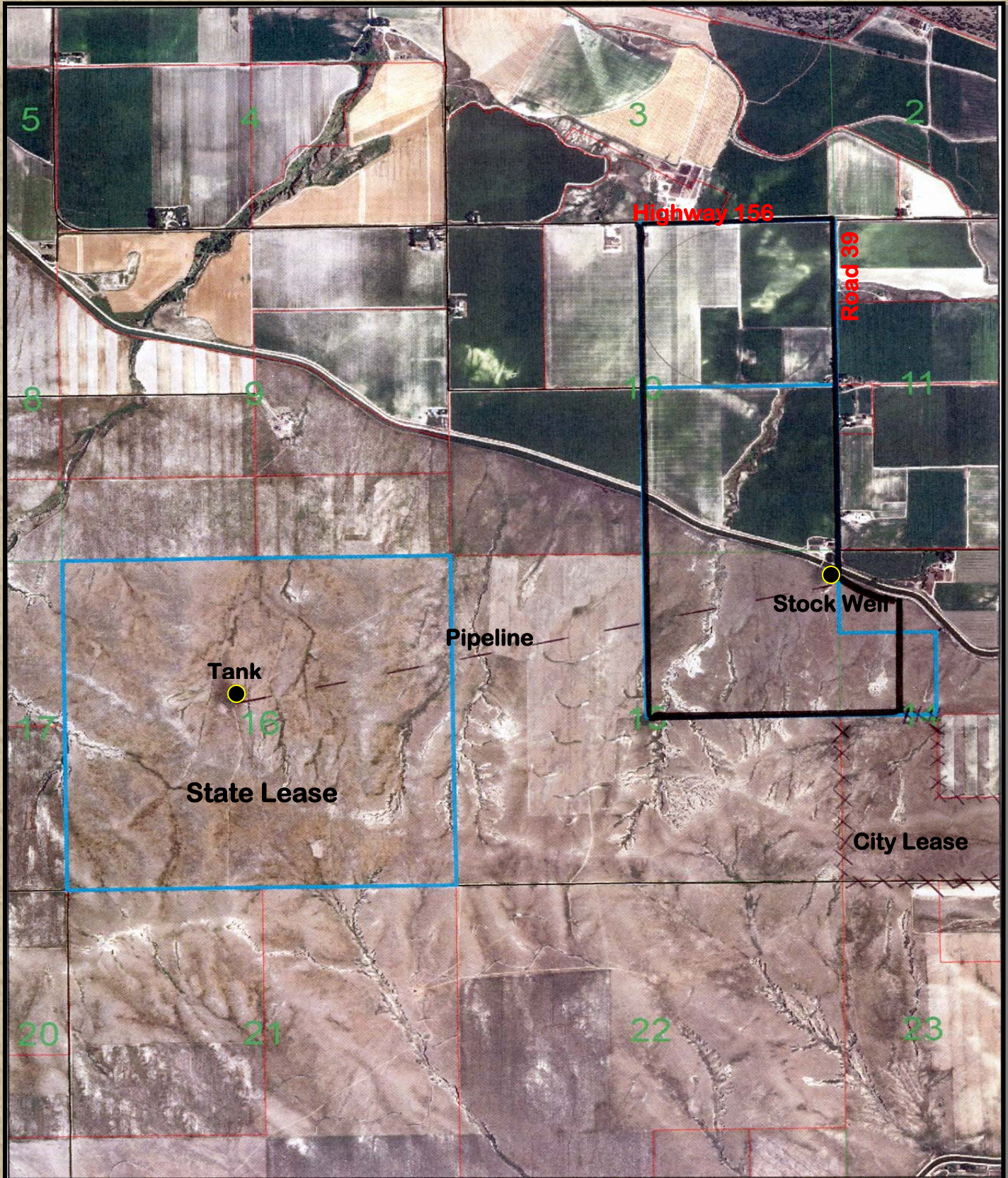
Mitchell Silt Loam soils on this 1,150 acre farm/ranch property located just south of the North Platte River near Torrington, Wyoming. There are 272 fertile irrigated acres with full water rights from the Goshen Irrigation District. 2010 Valley full circle center pivot, plus all the gated pipe for the long run flood irrigated fields. Cash lease in place. Grain storage & feeding pens. Includes 640 acres state grazing lease and 510 acres deeded. The property is cash leased for 2012.

**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 its 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**

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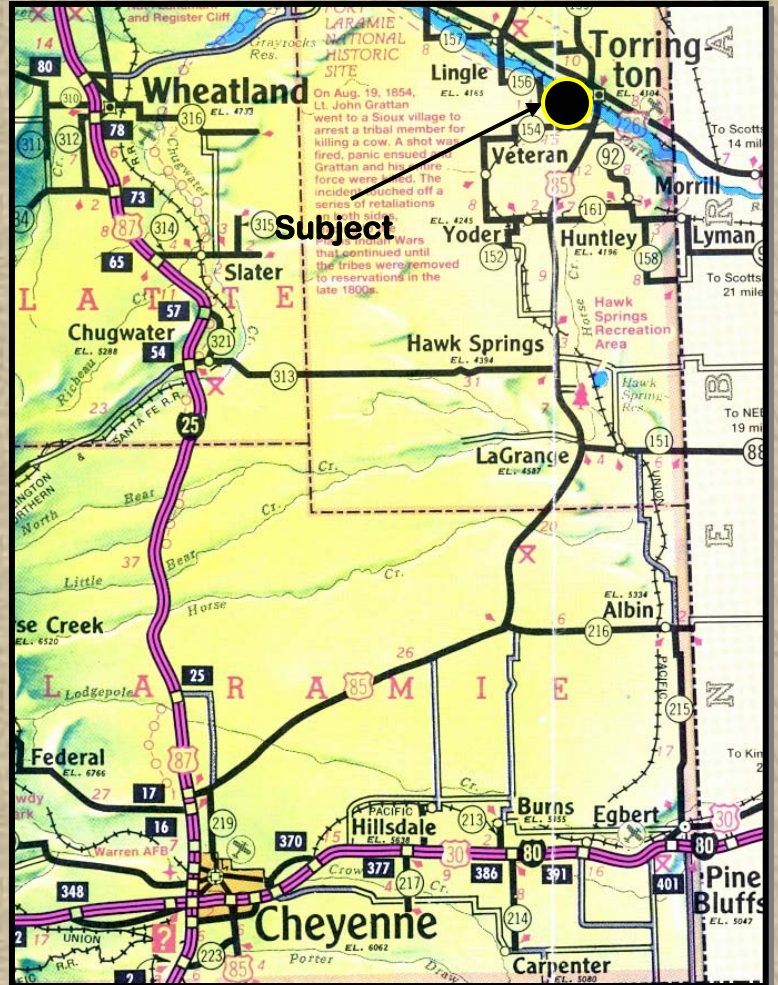
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All maps and other information, as presented, are for informational purposes only. Accuracy is not guaranteed; fence lines may or may not correspond with property boundaries. Buyer is responsible for verification of all facts to their satisfaction.

