

# Wyo West North Platte River Ranch

## Lingle, Wyoming

**\$1,200,000.00**

### ***Farm & Hunting River Property***



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## Price

\$1,200,000.00

## Acreage (Approximate)

236 Acres m/l Irrigated

283 Acres m/l Non-Irrigated

519 Acres m/l Total

## Soils/Topography

Mostly rich Haverson soils on the tilled ground. The farm land produces top yields on any valley crops. Plus heavily wooded river bottom land with lush grass, sandbars and live water.

## Water Rights

Exceptional irrigation water from both surface (ditch) and wells.

Goshen Irrigation District \$20/acre... 174.3 acres

New Grattan Ditch.....\$7.00/acre... 64 acres

Bright Well #1. Priority 1940. 1,300 g.p.m. Permit U.W. #9

Sterkel Well #1. Priority 1950. 850 g.p.m. Permit U.W. #68

## Location

This property is cradled in the North Platte Valley in the heart of the fertile lands of London Flats. It is on the south banks of the river between Lingle and Fort Laramie, Wyoming. The county seat of Goshen County is Torrington, Wyoming which is 12 miles to the east down river.

## Mineral Rights

Seller shall reserve 50% of what the Seller owns.

Minerals are leased

## Real Estate Taxes

2011 Real Estate taxes.....\$2,470.00

2012 Goshen Irrigation District.....\$3,536.00

2011 New Grattan Ditch.....\$440.00

## Improvements

- 2008 Zimmatic Pivot
- 50 x 100 steel canopy for hay storage
- 50 x 140 steel equipment shed
- Older feeding corrals

## Wildlife/Hunting

Combine the live water in the North Platte River and the wooded river bottom ground with the fertile farm fields and you get spectacular wildlife habitat. An Agreement with the Game & Fish creates a waterfowl sanctuary on the waters of the North Platte River which enhances the habitat. This Agreement prohibits waterfowl hunting within 300 yards of the river banks. Beyond the bounds, the waterfowl hunting is the best in the region. The quiet areas on the river bottom provides nice hunting opportunities for deer, turkey and other typical river bottom species. No current hunting lease.

## 1031 Like-Kind Exchange

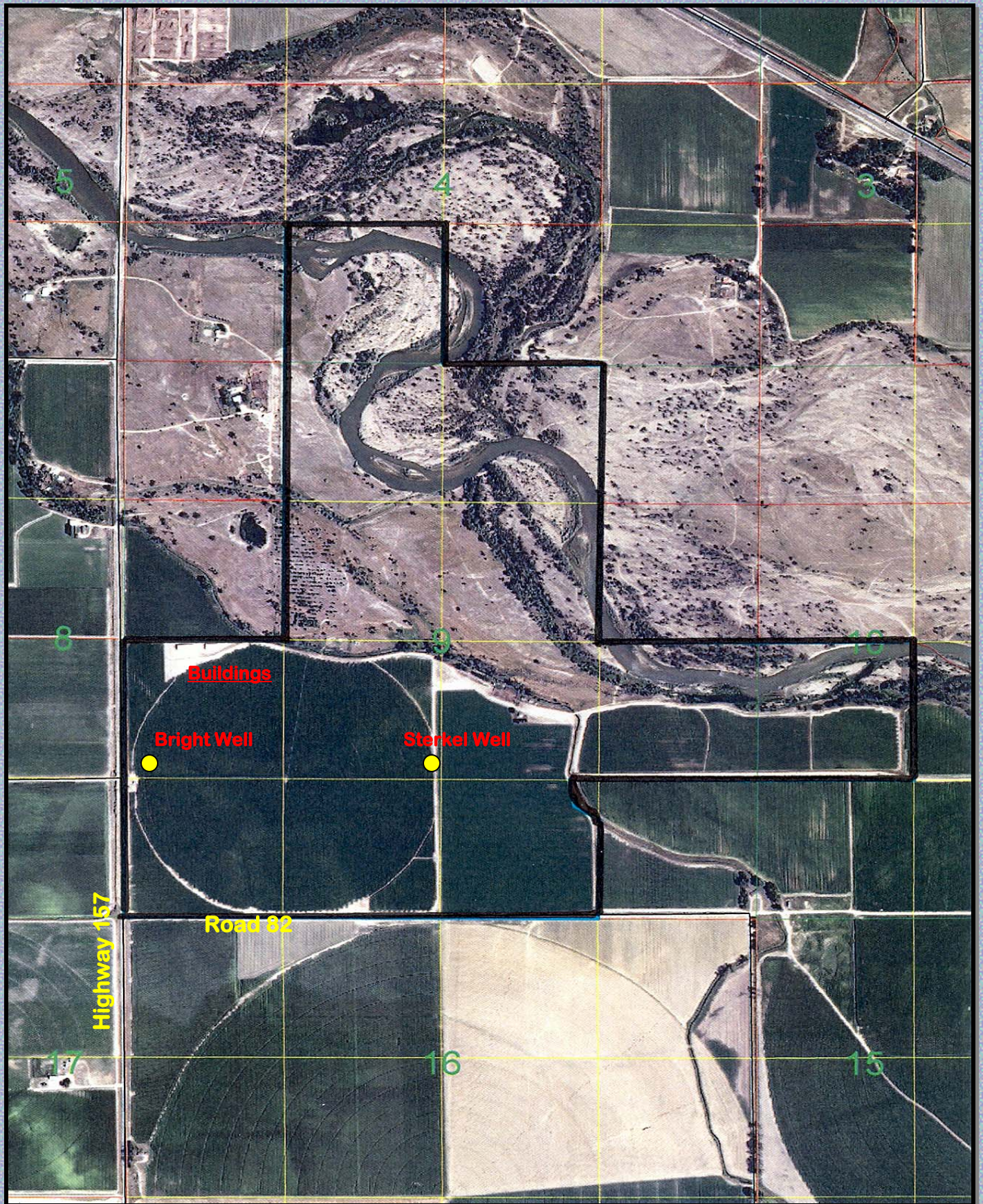
Seller reserves the right to effectuate a Like-Kind Exchange

## Farm/Grazing Lease

Under a 2012 farm/grazing lease

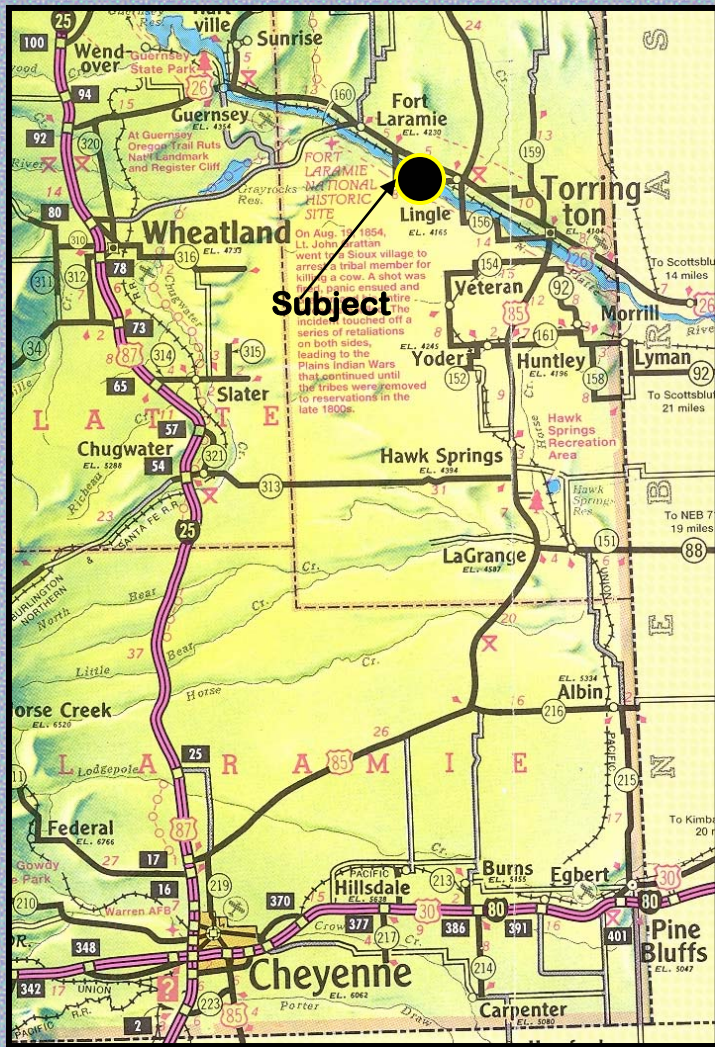
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All maps and other information, as presented, are for informational purposes only. Accuracy is not guaranteed; fence lines may or may not correspond with property boundaries. Buyer is responsible for verification of all facts to their satisfaction.

