Wyoming Hay & Livestock Farm

Fremont County, Wyoming

OK, your search may be over! This is a terrific Ranch, with views, irrigation, live water, and is approximately 35 minutes from town it is only minutes from the blacktop!

Location: This farm is located approximately 35 miles northwest of Riverton, Wy on North Muddy Road in Fremont County. This location is also in the highly rated Wind River School District, at Pavillion approximately 21miles from the farm. Riverton has most all services necessary for agricultural producers with multiple equipment dealers, livestock auction barn, hospital, regional airport with Denver connections, three grocery outlets and Central Wyoming College. Fremont County is considered to be in west central Wyoming not far from the mountains with Casper 2.5 hours east and Jackson just over 3 hours west.



Size and Description: 1187 Acres with 438 acres of irrigated lands which are irrigated via 2 center pivots along with gated pipe on nearly all of the other irrigated lands. The farm has some varying terrain as a result of small benches sloping southward towards North Muddy Creek along with some Russian olive trees providing some cover and windbreaks creating good areas for calving in. The way this farm lays out it would convert very well to an all inside cattle operation. Most of the irrigated lands are currently seeded to alfalfa hay with plans to seed approximately 60 acres to silage corn for the 2017 growing season. The irrigated portion of farm is cross fenced and the bulk of the dryland pasture is fenced separate from the irrigated lands. Multiple pastures have live stock water which runs throughout the winter. Fields are shaped is such a manner so there are good runs with minimal short and point rows for farming.

Irrigation: Midvale Irrigation District is a Federal Bureau of Reclamation project, known as a reliable water source with all irrigators receiving the same amount of water. Water originates from the Wind River and Absarokee Mountains with 3 storage reservoirs Bull Lake, Pilot Butte and Dinwoody. Approximate water cost is $7650 or $17.50/ac/year. There are multiple head gates delivering water to the farm and it does not share any head gates or have adjoining farms irrigation water flowing through it. The gated pipe and center pivots are in good shape.



Improvements: The improvements are moderate with one three bedroom home, a small feedlot capable of handling approximately 500 calves, livestock scale and several sheds.



Taxes: For 2016 the real estate taxes were $6440.30 and the old mobile home $12.49. There are taxes due to Fremont County for business equipment however this number will vary according to the amount of equipment used on the farm, the rates are very reasonable.

Pricing: $1,340,000 with the Seller requesting buyer cooperation in a 1031 Tax free Exchange.

- **Comments:**

- **This farm has a very good history of hay production and has grown small grains, beans, corn and irrigated pasture. It is an excellent winter base for a cow herd with low snow fall in this location allowing for cattle to be grazed much of the winter and is a very good farm to calve on. Since this place has moderate improvements any new construction will be suited to the Buyer's needs and add value to the farm. Most years 3 hay cuttings can be had or 2 larger cuttings leaving good regrowth for winter pasture. Fremont County has an excellent reputation for producing high quality hay that is sold to places as far off as Texas. Given its end of the road location and adjoining Muddy Creek the farms landowner hunting tags will allow for selection of excellent deer and antelope to be harvested. Elevation is approximately 5400 feet with 4 distinct seasons' lots of sunshine and views of the Owl Creek Mountains lying to the north of this place.**

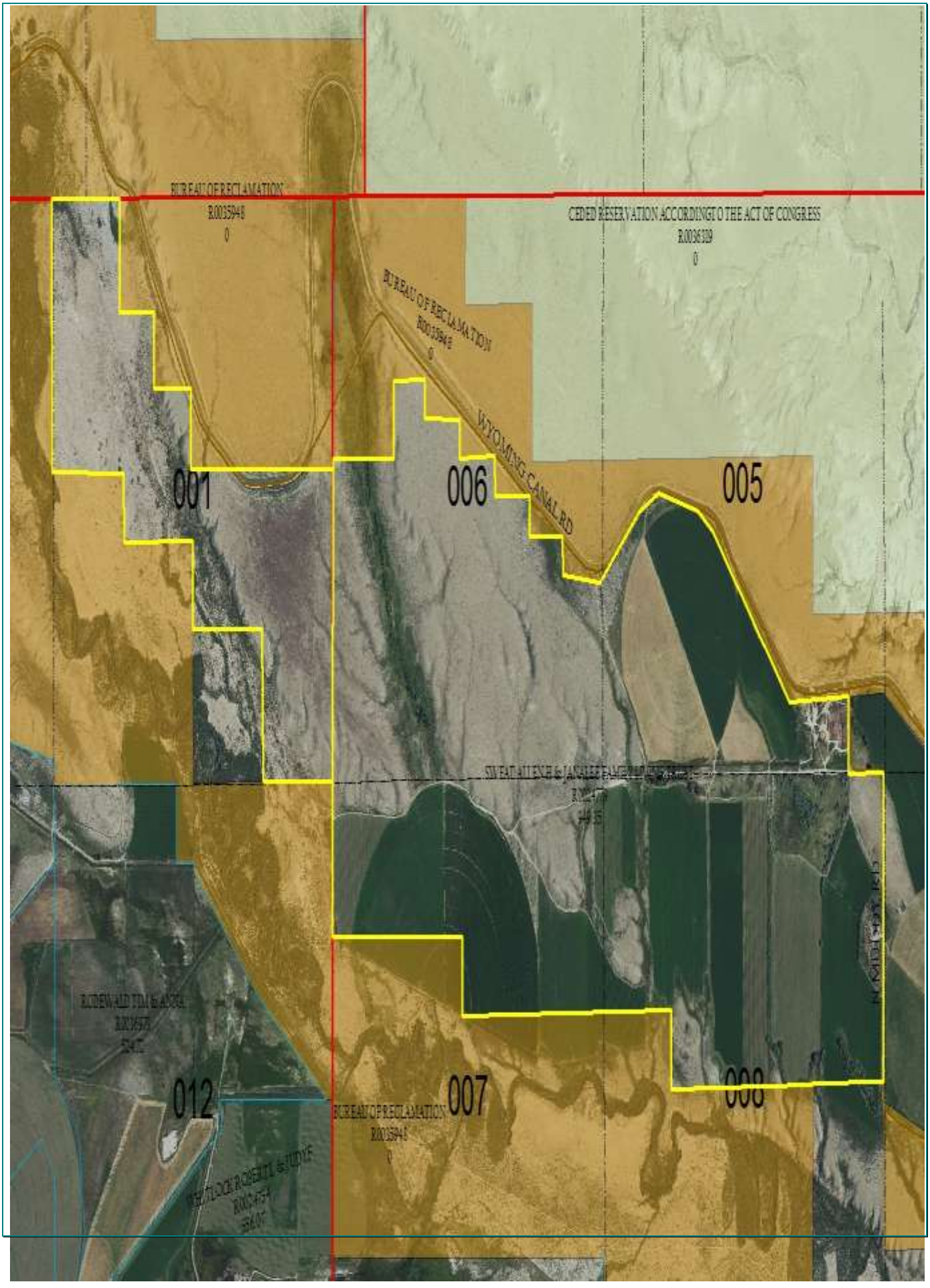


Owner: Sweat Family Trust
Listing Broker: Frank Deede, RuraLands Real Estate

Additional information on this ranch is available from RuraLands. Inspection appointments must be arranged through RuraLands who will co-op with all real estate firms. Sub-agency is not offered.

Frank Deede, Broker
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The information on this property is from sources deemed reliable but is not guaranteed or warranted by the seller or his representatives. Any prospective purchasers are advised to perform due diligence prior to purchase. Wyoming State real estate law requires all parties to be advised of the agency relationships created. Prospective purchasers will be required to sign an agency agreement and advisement form. This offer is subject to errors, omissions, withdrawal or change of price without notice. Inspections are by appointment only.


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