



Jerry Sloan

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Sloan AgLand

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Farm & Ranch Real Estate Sales

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*Licensed in
Nebraska &
Wyoming*

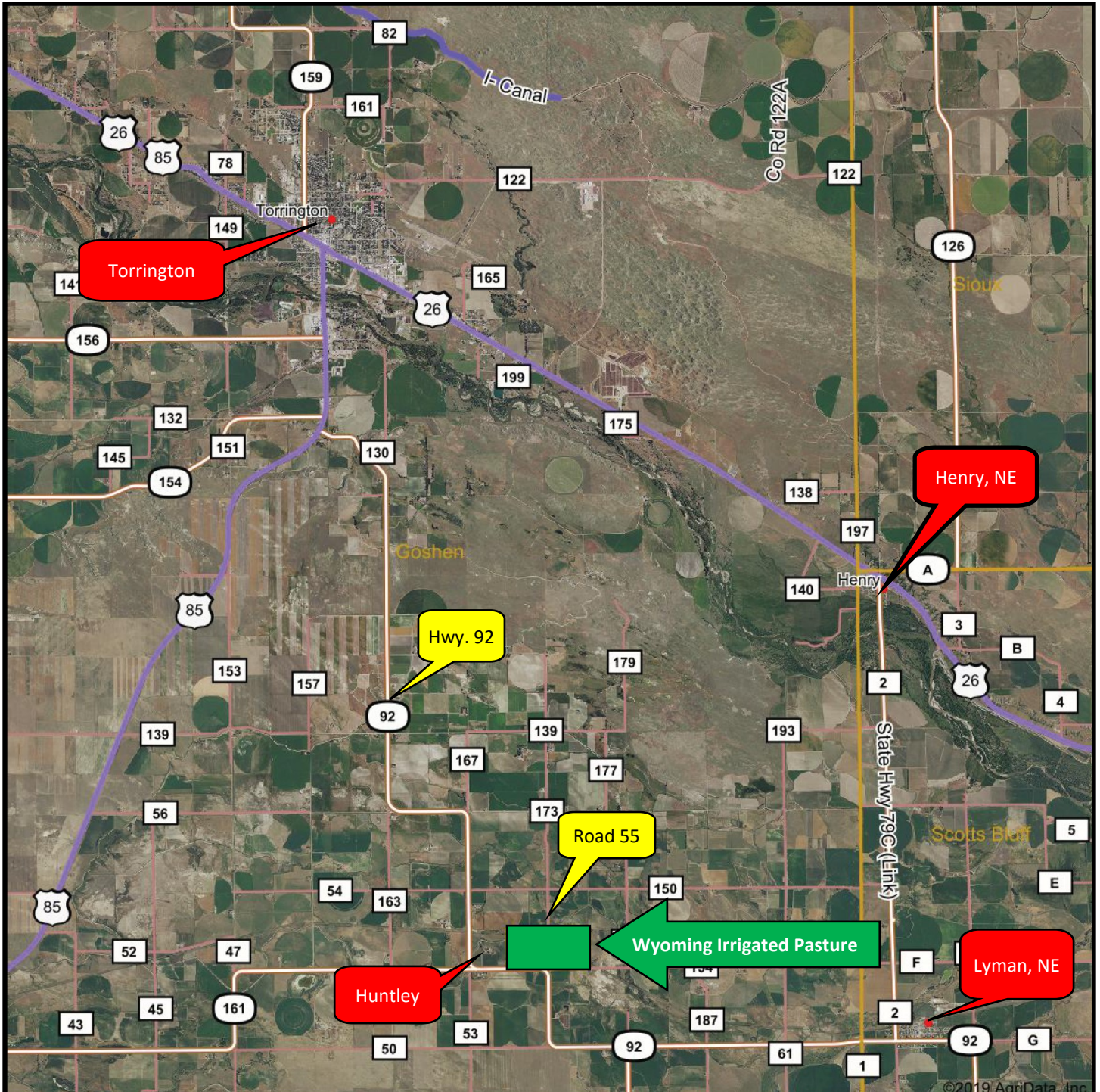
Goshen County, Wyoming Land For Sale



Wyoming Irrigated Pasture

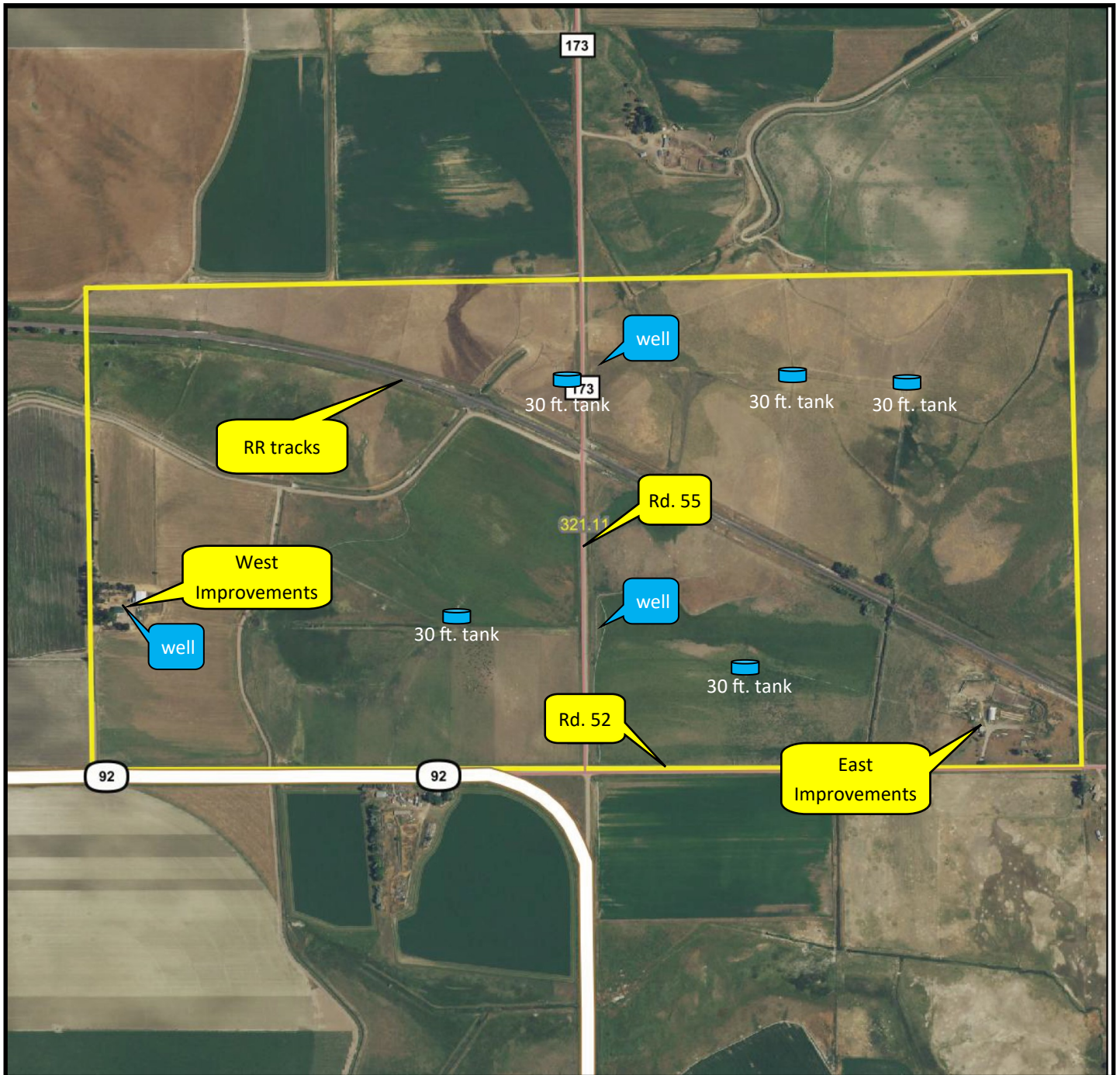
- ◆ **297 +/- acres of irrigated pasture for sale** in Goshen County, Wyoming on the east side of Huntley or 10.5 miles south of Torrington, WY.
- ◆ **Livestock Water:** 3 submersible wells, 5 - 30 ft. tanks and 3 rubber tire tanks.
- ◆ **Surface Water Rights:** 218.3 acres of surface water rights under Goshen Irrigation District.
- ◆ **West Improvements:** 1,956 sq. ft. 4 bedroom, 2 bath house; 2,688 sq. ft. Cleary pole barn; corrals; submersible well on east side of house.
- ◆ **East Improvements:** 768 sq. ft. house; 2,052 sq. ft. Quonset; corrals.
- ◆ **Real Estate Taxes:** \$2,928.49.
- ◆ **Legal Description:** Lots 3 & 4, E1/2SW1/4 (Less 10 acres RR) Section 30-T23N-R60W of the 6th P.M and SE1/4 (Less 12 acres RR) Section 25-T23N-R61W of the 6th P.M, Goshen County, Wyoming.
- ◆ **Asking Price is \$1,100,000.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com.

Wyoming Irrigated Pasture location map



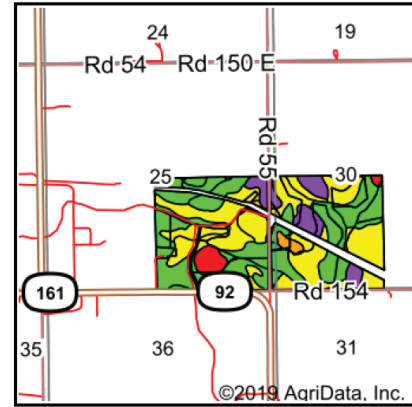
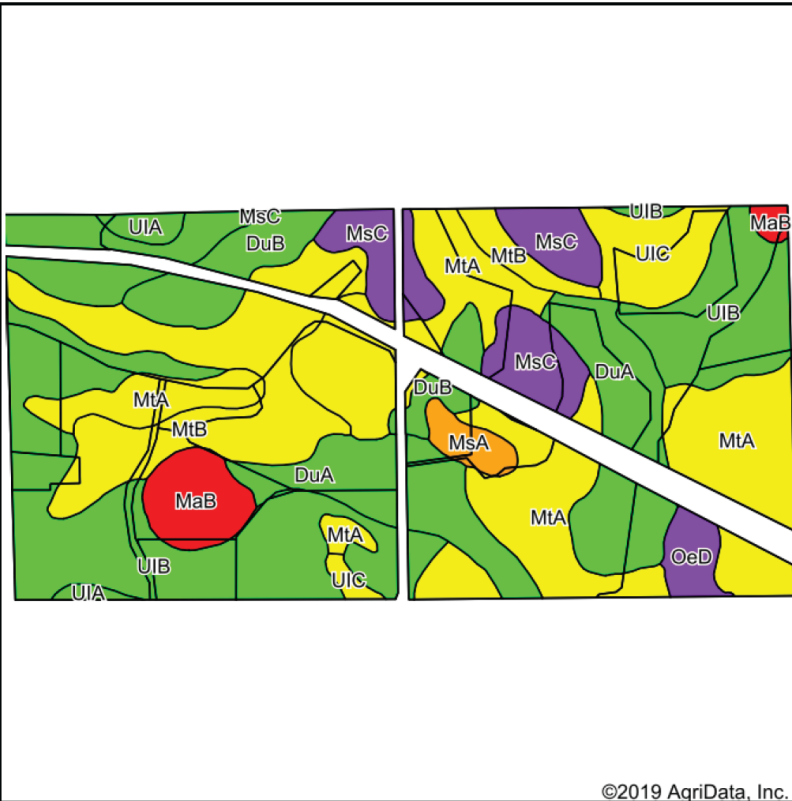
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as a general guideline, and not intended as survey accurate.

Wyoming Irrigated Pasture aerial map



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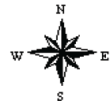
Wyoming Irrigated Pasture Soils map



State: **Wyoming**
 County: **Goshen**
 Location: **25-23N-61W**
 Township: **Torrington**
 Acres: **297.81**
 Date: **10/10/2019**

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Maps Provided By: **surety**
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Soils data provided by USDA and NRCS.

Area Symbol: WY615 Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class	Irr Class	*n NCCPI Corn	*n NCCPI Small Grains
UIB	Ulysses loam, 1 to 3 percent slopes	79.23	26.6%		IIIe	Ile	11	23
MtA	Mitchell silt loam, 0 to 3 percent slopes	72.07	24.2%		IVe	IIIIs	7	13
MtB	Mitchell silt loam, 3 to 6 percent slopes	39.80	13.4%		IVe	IIIe	7	13
DuA	Duroc loam, 0 to 1 percent slopes	37.15	12.5%		IIIc	Ilc	9	23
MsC	Mitchell-Shingle loams, 3 to 10 percent slopes	21.33	7.2%		Ve	Ve	5	10
DuB	Duroc loam, 1 to 3 percent slopes	14.62	4.9%		IIIe	Ile	9	23
UIC	Ulysses loam, 3 to 6 percent slopes	12.00	4.0%		IIIe	IIIe	8	20
MaB	Marsh and wetland, 0 to 5 percent slopes	10.13	3.4%		VIII	VIII	0	0
OeD	Orella and Epping soils, 3 to 15 percent slopes	4.48	1.5%		VIIe	VIIe	2	4
MsA	Mitchell-Shingle loams, 0 to 3 percent slopes	3.91	1.3%		Ve	IVe	6	11
UIA	Ulysses loam, 0 to 1 percent slopes	3.09	1.0%		IIIe	Ile	8	20
Weighted Average							*n 8	*n 16.9

*n: The aggregation method is "Weighted Average using major components"
 Soils data provided by USDA and NRCS.

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