

Sloan AgLand

Jerry Sloan, Broker

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Land For Sale

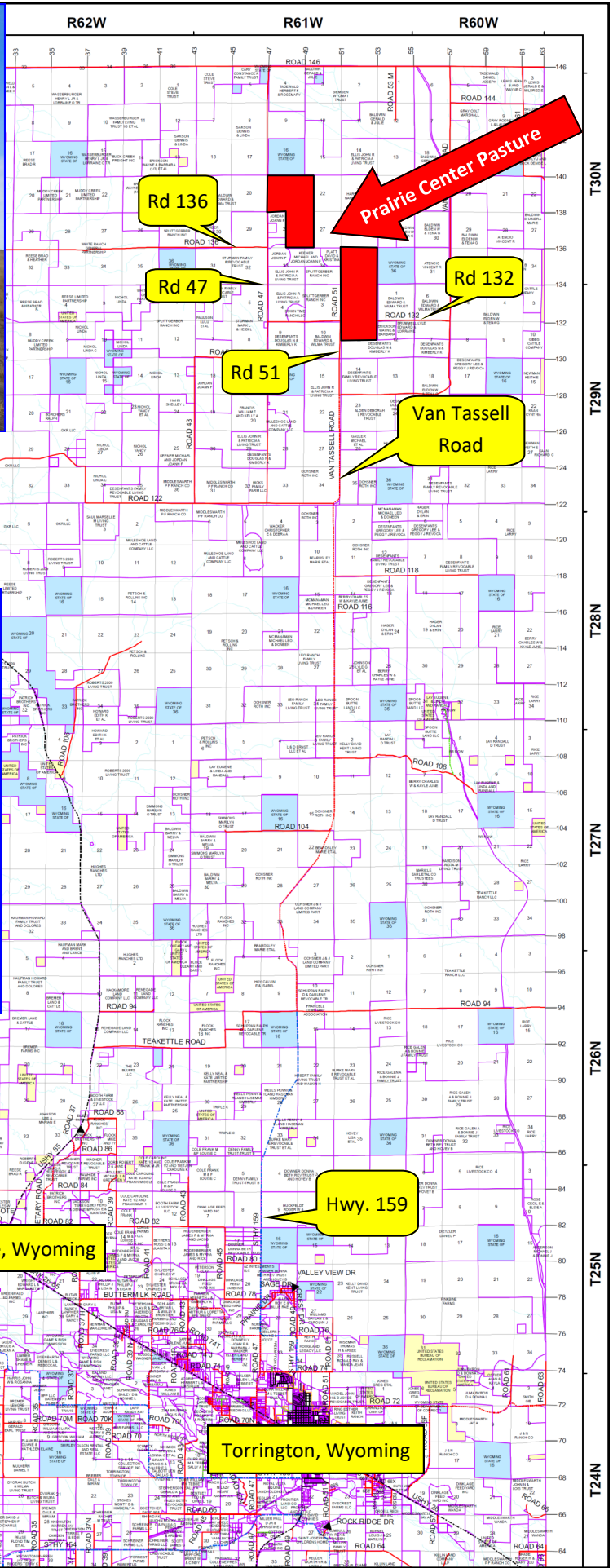
Prairie Center, Wyoming Pasture



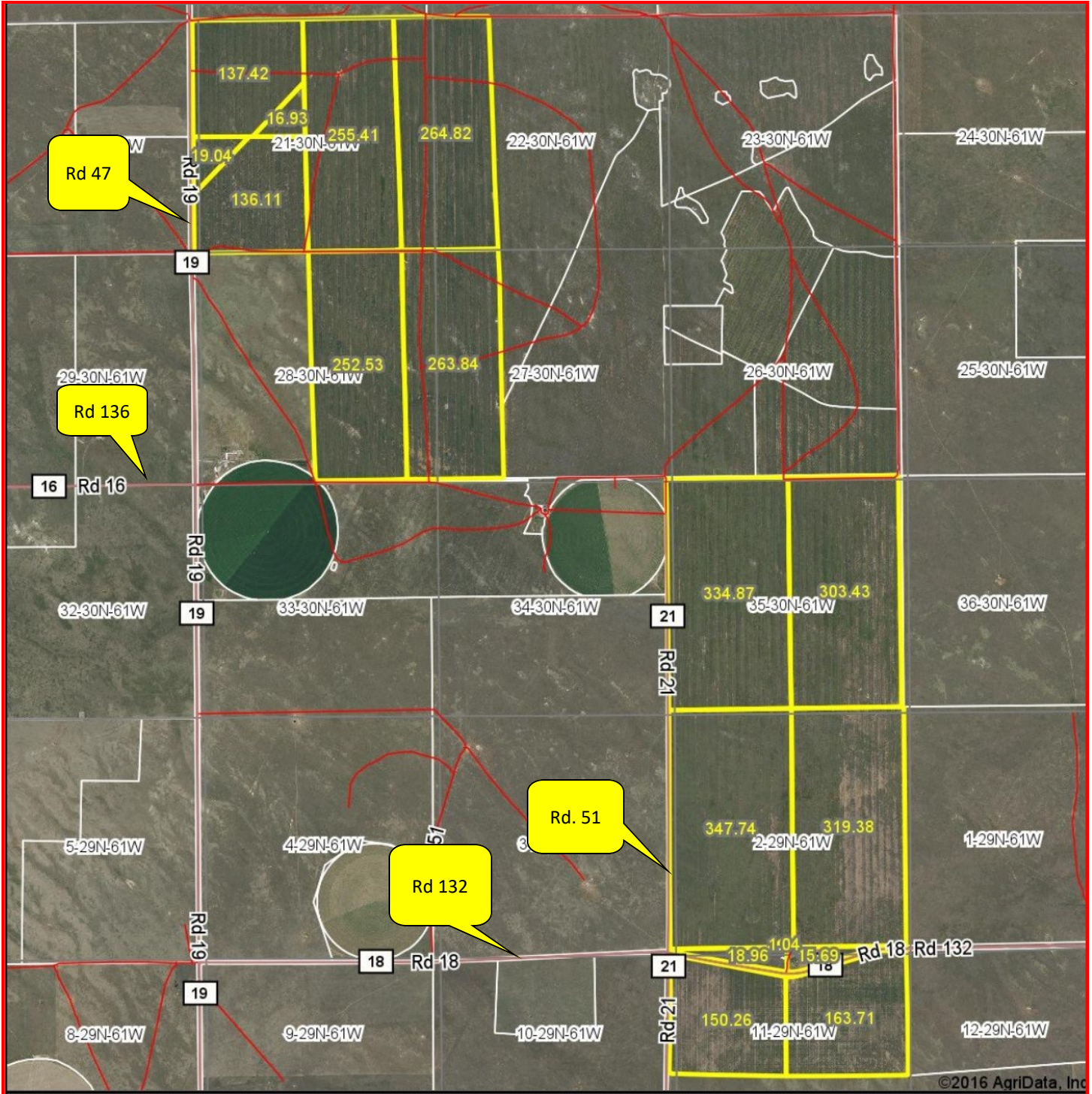
- ◆ **3,000 +/- acres** 30 miles north of Torrington, Wyoming, with **981 acres** enrolled in the **Conservation Reserve Program (CRP)** expiring 9-30-2021 and the balance in expired CRP grasses.
- ◆ **CRP annual payment** of \$27,661 expire 9/30/2021.
- ◆ **Wildlife: Mule Deer.**
- ◆ **3 submersible wells** and 5 tanks for livestock water.
- ◆ 50' x 70' steel shop building.
- ◆ **2020 Real Estate Taxes** - \$5,114.18
- ◆ **Legal Description:** All Section 21; W1/2W1/2 Section 22; W1/2W1/2 Section 27; E1/2 Section 28; All Section 35-T30N-R61W and All Section 2; N1/2Section 11-T29N-R61W of the 6th P.M, Goshen County, Wyoming.
- ◆ **Listing Agent: Jerry Sloan - Phone: (308) 631-5520; Email: Jerry@SloanAgLand.com**
- ◆ **Asking Price is \$1,575,000 = \$525/acre.**



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.



Prairie Center, Wyoming Pasture Aerial Map



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