

Madden Brothers Frontier Realty

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RANCH & RECREATIONAL PROPERTIES



Real Estate Auction

Property is subject to prior sale.

Buckhorn Springs Ranch

Keystone, Nebraska -

13,880+/- deeded acres,
1,280+/- state lease acres,
live water, 24 windmills, hay
meadows, center pivot, two
homes, historic horse barn
and shop.

Auction May 5, 2009.



Frontier Farm & Home

572 +/- acres of Goshen County, Wyoming irrigated farmland. 481 +/- irrigated acres with late model Valley and a Zimmatic center pivots. Shallow irrigation wells with additional Lingle Water Users surface water right. The custom built 2,450 sq. ft. home built in 2006 offers views of the farm, North Platte Valley, and regional landmarks. This farm is highly productive with an excellent location located near paved county roads. The Quonset, stack yard and outbuildings add to the versatility. This property is being offered in combinations of parcels. \$2,050,000. Partially broker owned.



Kirkpatrick Farms

35 +/- acres farm within ten minutes of Torrington, WY. Two story with 2 bedrooms, 2 bathrooms, 1,800 +/- sq. ft., 2 car garage with living area built above, and mature trees. 32.4 acres GID with 18 acres +/- alfalfa hay irrigated by cement ditch and pipe. Livestock corrals and outbuildings. Motivated seller.



NE Alfalfa Processing Facility

Mitchell, NE Alfalfa Processing Facility that manufactures sun-dried alfalfa pellets, 5/8 cubes, creep feed and sheep feed. 150,000 bu. grain storage capacity w/ dryer fans. Covered 70' digital truck scale. Outstanding business opportunity in full-time operation. Priced to sell at \$650,000. Motivated seller.



The Bald Butte Acreages

5 parcels with 39-54 acres. Offered from \$48,000 - \$55,000. Enjoy country living in the shadows of the Rawhide Buttes. Own a historic acreage with beautiful views of the Rawhides! Large parcels. Close proximity to major US Highway #85. Broker owned.



Southern Hills Estates

This is your chance to live the country life! 19 lots available along the Huntley Hwy. Acreages range from 6.08 acres to 11.55 acres. Lots range in price from \$18,500 to \$29,500. Underground power. Central Postal Boxes available for rural mail. Broker owned.



Ward Agri-Business, LLC - Hillsdale, WY

902 acres of excellent center pivot irrigated land, 7 center pivot irrigation systems and 6 wells. 160 acres development land, 2 Quonset hut shop buildings, 2 grain storage tanks with air fans, 1 livestock handling facility, 2,400 sq. ft. two story home with basement. \$3,400,000



Rural Home and Land

This Sioux County, Nebraska Irrigated Hay Land offers 78 acres of Pathfinder Irrigation Water Rights with an older home and improvements. The property is located only ten minutes from Torrington, Wyoming and 30 minutes from Scottsbluff, Nebraska. Gated pipe is used to irrigate the south portion of the farm and the north is irrigated by center pivot. Home has 2 bedrooms, 1 bath, 900 +/- sq. ft. \$108,000.



Commercial Grain/Livestock Feed Facility

Commercial Grain / Livestock Feed Facility located in Gering, NE: Grain handling, storage, cleaning and marketing facility serving Western Nebraska and Eastern Wyoming. Excellent location, prime highway access, truck scale and office. More details by inquiry to listing broker. Reduced to \$350,000.



Keith Ranch

Keith Ranch located near Casper, WY. 1137 +/- acres of mountain hunting, hay meadows, native grassland, home and improvements. 240 +/- acres BLM mountain hunting/recreational & agricultural land including a 2004 home, livestock and machinery buildings and private stock pond. Please call office for more information.



Rawhide Community

The best in country living! 2 - 6 acre lots priced from \$18,500 to \$39,500. Every lot has underground electricity and gas to property line. High speed internet and cable TV to every lot. Water well on each lot. Great location near Torrington, Wyoming. Broker owned.