

Madden Brothers Frontier Realty

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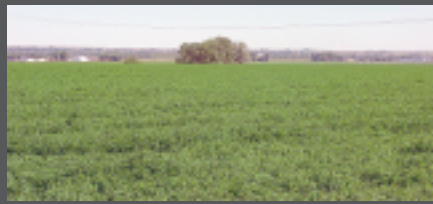
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RANCH & RECREATIONAL PROPERTIES



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. Call Office.



Kirkpatrick Farms

35 +/- acres farm within ten minutes of Torrington, Wy. 2 bedrooms, 2 bathrooms, 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 out-buildings. Offered for \$235,000.00



Beautiful Rawhide Buttes

Enjoy country living in the shadows of the Rawhide Buttes! Own a historic acreage with beautiful views of the Rawhides. Large parcels with beautiful views in close proximity to major US Hwy 85. 6 parcels available with 39-54 acres. \$48,000 - \$55,000



Lanphier Farm & Feedlot

Most outstanding 480 acres deeded land in the region, 2 center pivot irrigation systems, 2 irrigation wells & 472.8 acres surface water rights under Goshen Irrigation District. 4,000 head capacity feedlot with room to enlarge. Highway frontage along entire property. \$1,650,000



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 \$22,500 to \$39,500. Underground power. Central Postal Boxes available for rural mail.



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. 1 residence. \$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.



Costopoulos Grassland

North of Historic Fort Laramie in the rolling hills of WY. Large native grass parcels offer privacy and frequent visits from wildlife. County roads both paved and gravelled, border the properties. Water wells and rural electric are present. Each grass parcel consists of 320 acres +/- and is being offered for \$250,000 each.



Keith Ranch: TO BE SOLD AT AUCTION

1137 +/- Acres of Mountain Hunting, Hay Meadows, Native Grassland, Home and Improvements. This is a rare opportunity to purchase scenic mountain land. The Historic Keith Ranch (est. 1892) will be offered for sale in parcels. Property to be sold at auction on November 20, 2008 at 1:00PM. Call office for further details.