

ABSOLUTE REAL ESTATE AUCTION

**Thursday, November 18th, 2021
11:00 am MST**

**SELLING TWO PARCELS OF SPRINKLER IRRIGATED
FARMLAND WITH WELL WATER**

DEVELOPEMENT POTENTIAL

**Both parcels have extensive engineering/platting for building sites that
has not been through county approval process.**

Absolute Auction

No Minimum, No Reserve, Sells to the Highest Bidder.

Terms

5% of Bid Price down day of sale. Closing to occur within 30 days of auction.

Auction Location

Sale will conducted on site in the shop building at 4510 Hwy 26/85, Torrington, Wyoming.

Bidding

Live Auction, no internet bidding available. Phone bidding can be arranged for pre-registered bidders.

Property Location

West and North of Port of Entry, Torrington, Wyoming.

Owners

Frontier Land Co, LLC, which is Lex & Shawn Madden

FRONTIER LAND CO, LLC

Shawn Madden

Broker/Auctioneer

307-532-1575



www.maddenbrothers.com

Parcel 1 Updated Info

72.85 acre parcel with **58.8 acres** m/l under windshield wiper pivot.

1/2 mile North of highway 26/85 on County Road 47.

Currently planted in alfalfa hay. Just completed 2nd full year of production on this alfalfa seeding.

7 tower Zimmatic sprinkler w/ 50 hp electric motor on well.

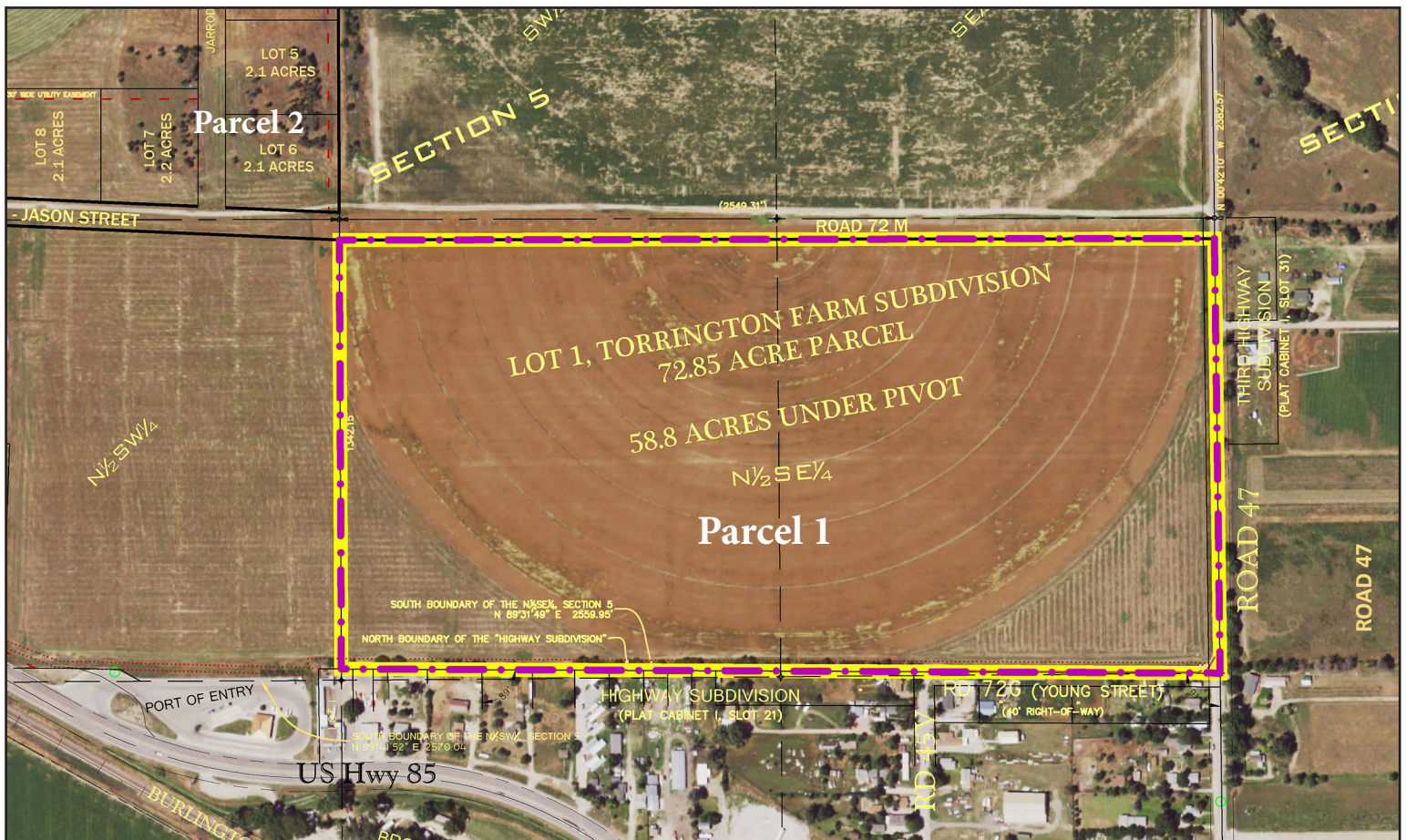
Well was relocated in spring of 2021 has new casing, pump and bowls were serviced by Deines Irrigation.

New 8 inch supply line from well to pivot. New control panel.

75 Acres water right from Torrington Ditch. \$25/acre - \$1875.00

2021 Property Tax \$1252.17 paid by seller, no proration. Buyer responsible for 2022 taxes.

Annual pumping cost for 2021 is \$99.61/acre for a total of \$6,175.80 January 2021 to September 2021.



Parcel 2 Updated Info

113.19 acres with **50.9 acres** m/I under Valley center pivot irrigation w/ 40 hp motor on well.

1/4 mile North of Hwy 26/85 on Christmas Tree Lane.

4 Tower Pivot is extra tall as the property used to be a tree farm.

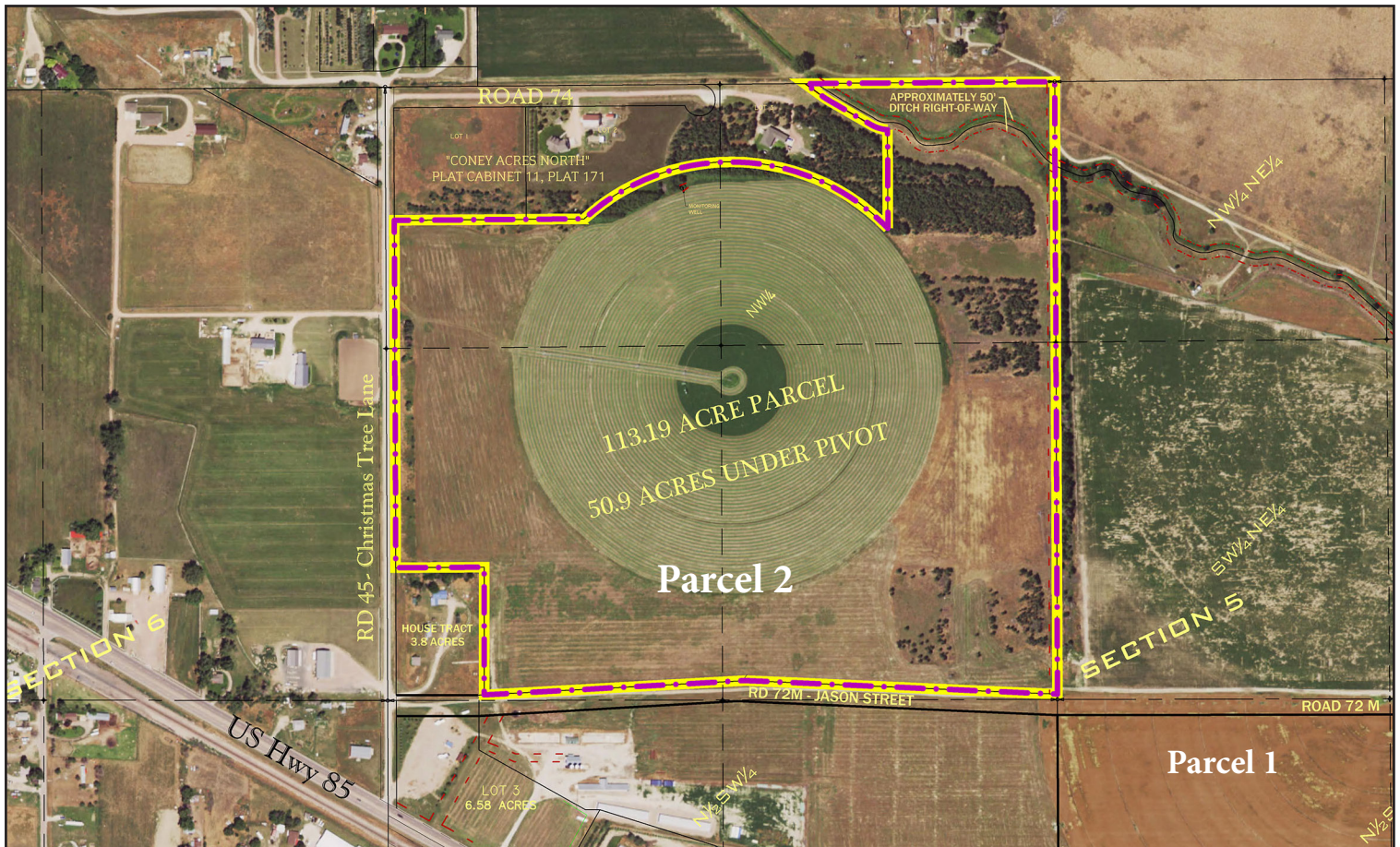
One additional tower span taken off system is included in sale.
Located east side of property.

Planted in alfalfa hay.

74 Acres water right from Torrington Ditch. \$25/acre - \$1850.00

2021 Property Tax \$2588.97 paid by seller, no proration. Buyer responsible for 2022 taxes.

Annual pumping cost for 2021 is \$137.68/acre for a total of \$6,057.72 January 2021 to September 2021.



ENGINEERING & PLATTING MAP

Has not been filed with the County.



Frontier Land Co, LLC
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 Torrington, WY 82240

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