

# The Split Rock Ranch

Washakie County, Wyoming



This 201.52 acre farm/ranch is located  
12 miles south and west of Worland on Gooseberry Creek.

*Presented by*



58 E. Benteen Street - Buffalo, Wyoming

**307-684-9556 or 888-684-9557**



# Property Data

**Size:** 201.52± deeded acres (125± acres irrigated and 76± acres rangeland) plus a winter BLM grazing permit (Silver Allotment) consisting of 566 acres rated at 43 AUMs.

**Access:** Off of State Highway 431 (Gooseberry Creek Road), a 2-lane asphalt road, to Lane 20, an all-weather gravel county road.

**Utility:** Together with neighboring landowners, the Split Rock Ranch is in the process of developing the Gooseberry Creek Irrigation District. This includes upgrading the irrigation water delivery system, improving the capacity of Blake-Denton Reservoir I and Blake-Denton Reservoir II. At present, irrigation is via gated pipe.

65± acres are seeded in an alfalfa mix; hay production is approximately 3 ton per acre. Last year's irrigated oat crop produced approximately 100 bushels per acre.

**Topography:** The property has a good south-sloping exposure from steeper, rocky hills north of the highway to near level irrigated meadows near Lane 20. The elevation ranges from 4,350' to 4,320'.

**Carrying Capacity:** The carrying capacity is estimated at 50 cows from October through mid-March. This number will, of course, vary according to weather patterns and management practices. Carrying capacity should be investigated by the buyer. The annual precipitation for the area is between 5" and 9" (according to the NRCS 30-year average).

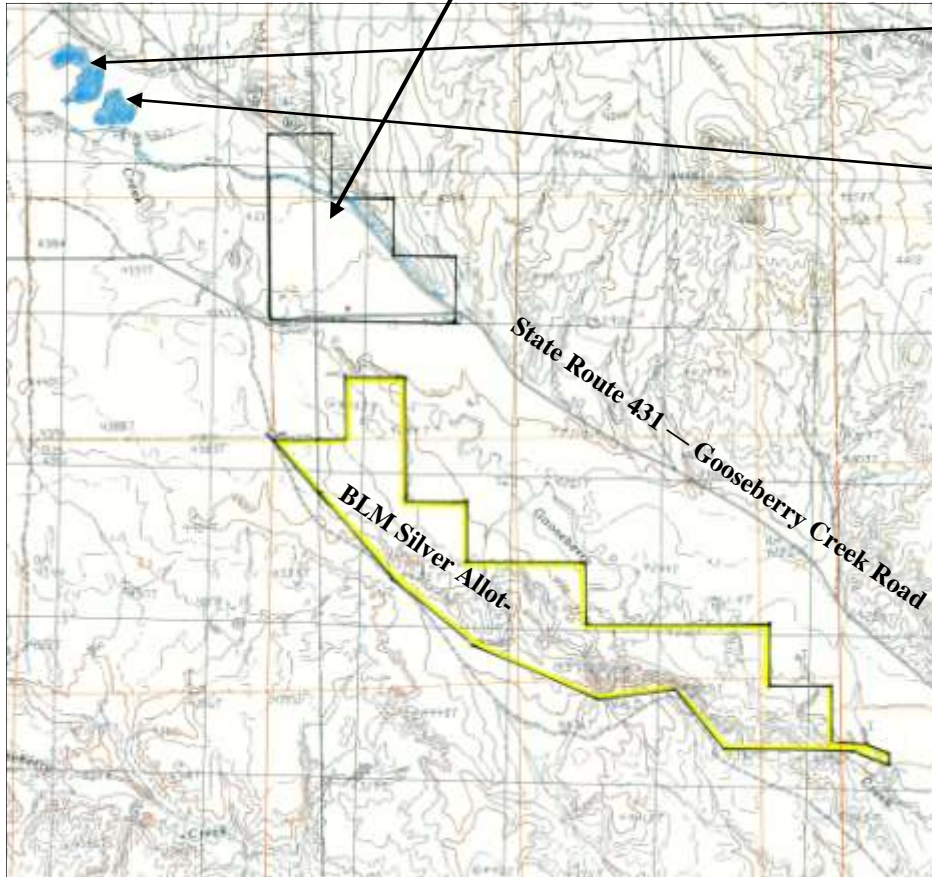
**Mineral Rights:** All mineral rights owned by the Seller, if any, shall be retained by the Seller.

**Taxes:** The estimated 2009/2010 real estate taxes are \$270.

**Improvements:** The improvements include two metal granaries (2,400 bu. and 3,600 bu.) set on concrete, two wells (P.98323 and P.98324), a septic system and hookup for a modular unit. Electricity is provided by High Plains Power.



Split Rock Ranch  
201.52± deeded acres



Blake-Denton Reservoir I



Blake-Denton Reservoir II



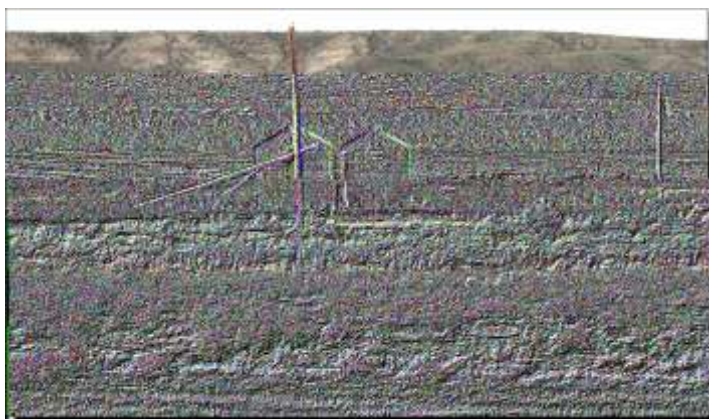
BLM Grazing Allotment

### The Split Rock Ranch

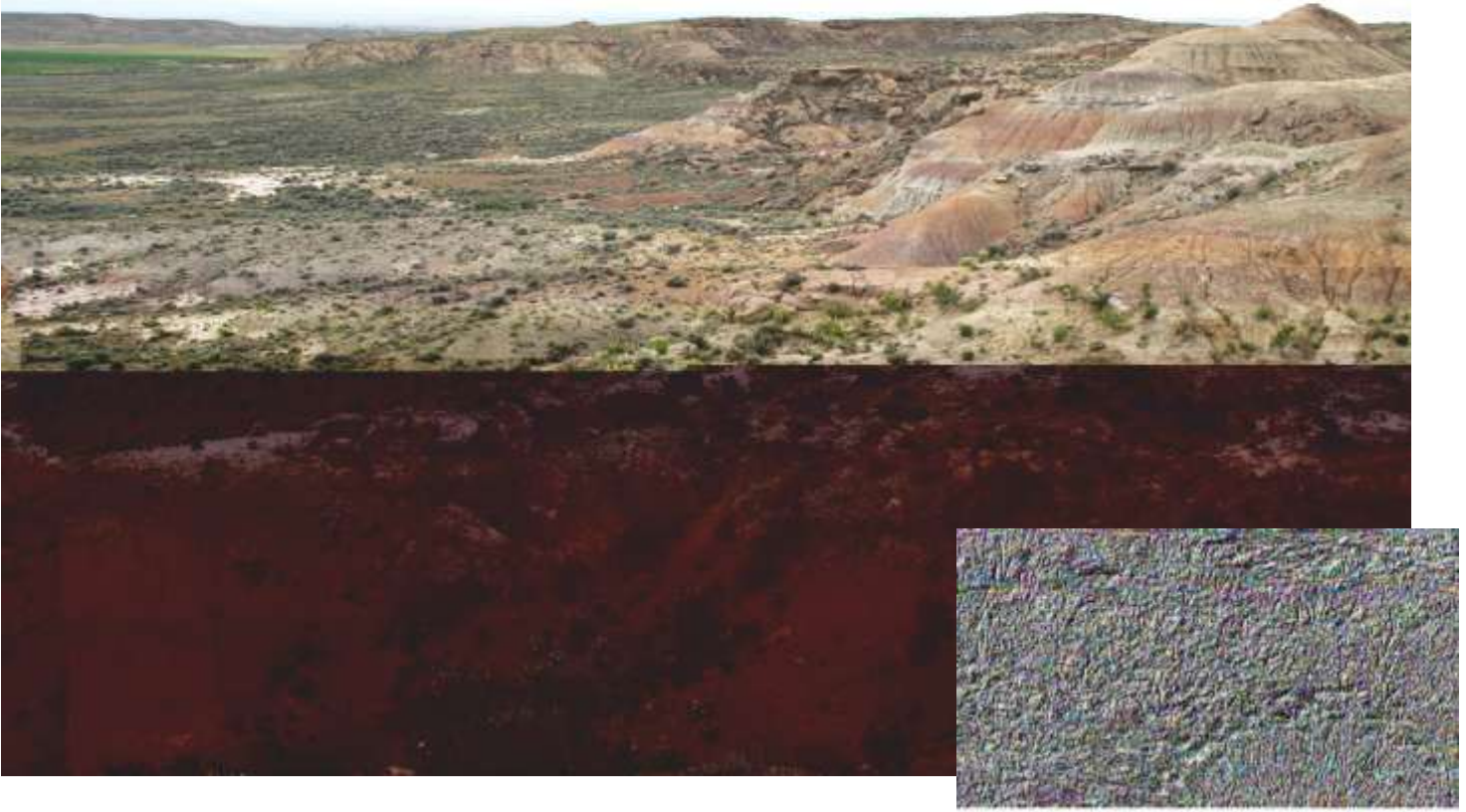
is being offered for **\$460,000** (Four Hundred Sixty Thousand Dollars).

**Seller shall require an all cash sale.**

*Seller reserves the right to effectuate a 1031 tax-deferred exchange according to IRS Regulations. This exchange will not incur any expense or liability on the part of the Buyer.*



Picturesque hillsides carved and sculpted by nature in the BLM Silver Allotment attached to the Split Rock Ranch.



***Seller's Notice to Potential Purchasers: Fences vs. Boundary Lines:*** The fence lines on the subject property may or may not represent the actual boundary lines of the property. It is the Seller's intention that where fences deviate from the actual boundary lines, such fences are fences of convenience, only, and not the actual boundary lines. Seller is selling the property in "as is, where is" condition, which includes the location of the fences.

***Notice to Buyers:*** Wyoming Real Estate License Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage Disclosure form prior to any showings. ***Pearson Real Estate Co., Inc. with its sales staff is an agent of the seller in this listing.***

This information and any other information contained in this Exclusive Listing Agreement has been obtained from sources deemed to be reliable by *Pearson Real Estate Co., Inc.*; however the accuracy of this information is not guaranteed or warranted by either *Pearson Real Estate Co., Inc.* or the sellers. Prospective buyers are expected to conduct their own independent investigation of the information contained herein.

All maps are provided as visual aids only. The accuracy of the maps is not guaranteed and the maps should not be relied upon for legal purposes. All statements of acreage are approximate and are based on the legal description, *not* the location of the fences .

This offer is subject to prior sale, price change, correction or withdrawal without notice.

