

# Thomas Farm

Veteran, Wyoming.



*Located West of Veteran, Wyoming in the Southeast School District.*

*Is an 88 Acre hay and grass farm with outstanding improvements including an updated home, newer shop building and a 55 Acre two year old Reinke Pivot irrigation system.*

Listed for sale by: Premier Properties, 1942

East D Street, Torrington, Wyoming

307-532-1596

The Thomas Farm is one of those that are hard to find in today's market. The farm is small enough to afford and is highly productive with good soils, a pivot irrigation system with enough irrigation water available to raise all area crops.

The Thomas Farm is located approximately 14 miles south of Torrington, the county seat of Goshen County. Goshen County is the leading county in Wyoming for nearly all Ag commodities and also the mildest weather of all other counties in Wyoming. Torrington has over 6,000 residents and is the home of the largest livestock Auction facility in the states surrounding area. Torrington, being an Ag community has businesses that provide products and services that you would expect from the area's customers and clientele. Eastern Wyoming College a two year school is also located in Torrington which attracts local students, area students as well as, from other states and from other countries outside of the United States. Southeast a K-12 school is located in Yoder which provides bus transportation to and from the school. This school excels in its education programs as well as athletics.

#### IMPROVEMENTS:

**HOME:** This attractive bi-level home was built in 1948 and completely remodeled in 1979. There are 1,172 sq ft on the main level and 864 sq ft on the lower level. There are 4 Bedrooms and two full bathrooms. A tan stucco finish on the exterior and excellent tile work adds appeal to the home. A built in, stone tile covered fire place with a wood burning fireplace insert.



A wooden floor patio joins the kitchen area which provides an outdoor setting for sunrise breakfasts. Large windows in the living area provide views of the farm.

**METAL UTILITY BUILDING:** A 1,920 sq ft Cleary metal building with a concrete floor is the newest addition to the farm. There are 3, 8x10 overhead doors next to a walk thru door

for easy access. This building, currently has two metal horse stalls which can be easily removed and an enclosed tack room located in the corner of the wooden building divider, (which can be removed for those wanting a larger area)

**Steel Framed Metal Building:** This green metal building was added in 1948 and has a 12x16 twin sliding doors with a concrete floor used for equipment storage.

**WOODEN FRAMED OPEN FACED SHED:** This building is used for storing tractors and other equipment. Built in 2001 and contains 920 sq ft. There are 5 storage bays.

**WOODEN FRAMED LOAFING SHED:** Partially enclosed and was originally used for livestock and at one time as a milking parlor.

There are a couple of other smaller buildings used for storage. One on the yard lawn stores lawn care equipment.

A pipe metal tub for working cattle and supporting corrals are also part of what is included for those wanting to raise livestock.

**WATER RIGHTS:** There are 55 Acres of adjudicated water rights from the Goshen Irrigation District (GID) at an annual cost of \$2,040.00. There is an under ground line bringing irrigation water from the GID canal to the pivot and for flood irrigation through ditches and gated pipe. Both pivot and gated pipe are included. 52.17 Ac under pivot

**PRODUCTION:** Alfalfa and a combination of Orchard grass with Alfalfa are baled in large round bales weighing approximately 1,400 lbs/bale. The owners indicate that they have been easily selling approximately 250 tons of hay per year. In Addition to the crops they have been pasturing 10 head of 650-700 lb yearling heifers from May to November.

**DOMESTIC/STOCK WELL:** A Completion Report from the WY State Engineer's office is available for your inspection. Basically the well was completed on August 21, 1982, with a total depth of 120' and static water level at 30', pumping 12 gallons per minute (gpm) with a ½ horse power electric motor. The pump has been replaced within the past 2 years.

**MINERAL RIGHTS:** The owners are conveying their interest

rights to the Buyer at closing. They believe they own 50% of the mineral rights but are not guaranteeing that.

**REAL ESTATE TAXES:** The Goshen County Assessor's Office estimated the 2024 Real Estate Taxes to be \$3,014.18.

**CLOSING AND POSSESSION:** Title Insurance will be provided by First American Title Insurance in Torrington, Wyoming at the Seller's Expense. Sellers are requesting maintaining possession for 10 days after closing to allow the Sellers to move from the property. Closing, possession and ownership of any harvested or to be harvested crops will depend on the date of closing.

This is one of the better, well kept properties that we have ever listed for sale. Trees have been trimmed and a lawn surrounding the house has been established without the help of under ground sprinklers. All lawn and yard decorations are not included.

If you are looking for a affordable operation that runs a few head of livestock and can put up enough Alfalfa to feed them plus market the rest of your crop this may be what you are looking for.

**LISTING PRICE:** \$975,000.00 Cash or a New Loan

Premier Properties and all of their agents represent the Sellers and will be compensated by the Sellers.

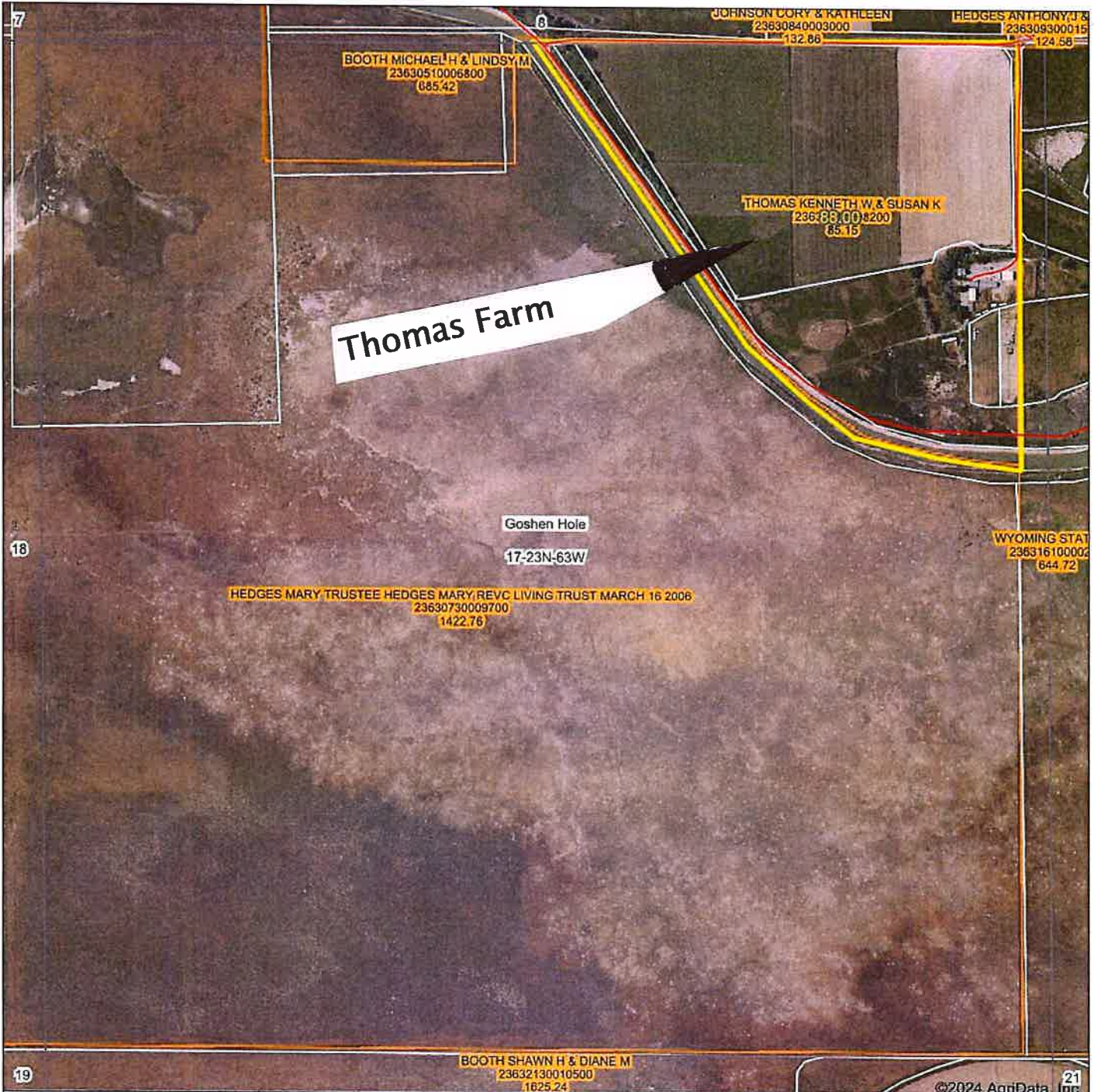
**LISTING FIRM:** PREMIER PROPERTIES  
1942 East D Street  
Torrington, Wyoming 82240  
307-532-4447

**LISTING AGENT:** Bob Van Newkirk  
Cell/Text: 307-532-1596

**Premier Properties website:**

[www.wyo-realestate.com](http://www.wyo-realestate.com)

# Aerial Map



## Premier Properties

1942 East D Street  
 Torrington, Wyoming  
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Maps Provided By:



Field borders provided by Farm Service Agency as of 5/21/2008

**17-23N-63W**  
**Goshen County**  
**Wyoming**

map center: 41° 57' 57.35, -104° 26' 58.86

scale: 9372



9/26/2024