

Acord Farm

#2

Located approximately 3 miles West of Torrington, Wyoming is a 125.3 Acre farm that is bounded on the South by the North Platte River and on the North by US Hwy 85-26 and the Burlington Railroad.

There are no building improvements on this irrigated cropland only two Valley Pivot irrigation systems and two shallow electric irrigation wells which furnish irrigation water to these two pivot systems.

The Legal Description of the Acord Farm is as follows:

TOWNSHIP 24 NORTH, RANGE 61 NORTH, GOSHEN COUNTY, WYOMING
Section 6: N2NWSW, NW PART LYING S OF RR, LESS 5A TR [125.30 AC]

The following well information came from completion reports from the Wyoming State Engineer's Office, Ground Water Division.

The irrigation well near the Northwest corner of the farm (called the North well) was originally drilled at a much earlier date and relocated to its present location with a completion date of April 18, 2002. Total well depth is 60' with a Static Water Level of 10' with a pump setting at 55' pumping 750 gallons per minute. A 20 horse power Western Land Roller Turbine electric pump brings water to the surface. This well furnishes irrigation water to a four tower Valley wiper pivot installed in 2022 and gated pipe to irrigate the Northeast corner of the pivot.

The South well is located near the center of the farm and was originally completed on April 5, 1951 and in 2021 the well was completely reworked to like new condition. This well has a SWL of 14' with a total depth of 54 ½ ' and with another 35 Hp turbine pumps 1,400 gpm.

The farmer stated that for the 2025 growing there are currently 22 Acres of

irrigated wheat and 79 Acres of corn. He may have to replace the wheat and put those Acres to corn since the wheat crop does meet his expectations.

The current tenant farmer shall remain as the tenant farmer for the 2025 growing season and a Buyer will assume the land lord's position on the lease with the tenant farmer and reimburse the current owner for any expenses incurred as land lord for the 2025 growing season.

The current tenant farmer has farmed this farm for over 30 years and would be willing to remain as the tenant if a new owner desires retaining his services.

Farms similar to the Subject Property with similar soil types and depending on the type of year along with good farming practices are typically producing 180 to 200 bushel corn and 80 bushel irrigated wheat.

Due to the fact that this property is close to the North Platte River and produces grain is ideal for water fowl hunting plus an abundance of turkeys can always be found on the farm.

Residents of Wyoming are one of the lowest taxed in the nation having no state income tax, no corporate income tax and some of the lowest real estate taxes to be found. The real estate taxes on this farm are \$1,645.30.

If you are looking for a pivot irrigated farm with hunting opportunities be sure and have a look at the Acord Farm.

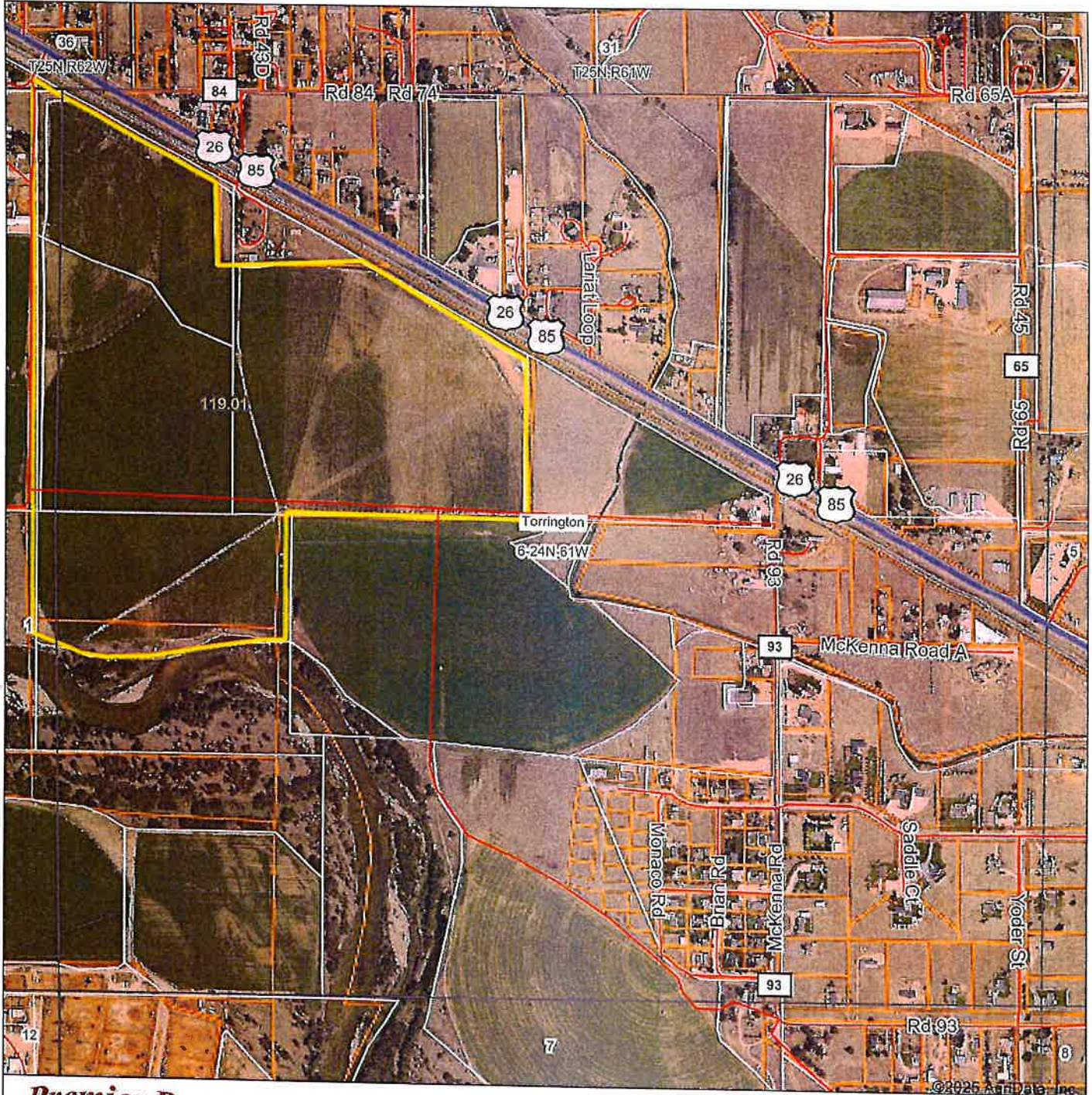
Listing Firm: **PREMIER PROPERTIES** LISTING PRICE: \$675,000.00
1942 East D Street
Torrington, Wyoming 82240
307-532-4447

Listing Agent: Bob Van Newkirk Cell/Text: 307-532-1596

Premier Properties Website:

wyo-realestate.com

Aerial Map



Premier Properties

1942 East D Street
 Torrington, Wyoming
 888-532-4447
 www.wyo-realestate.com

Maps Provided By:



6-24N-61W
 Goshen County
 Wyoming

map center: 42° 4' 54.06, -104° 14' 11.82

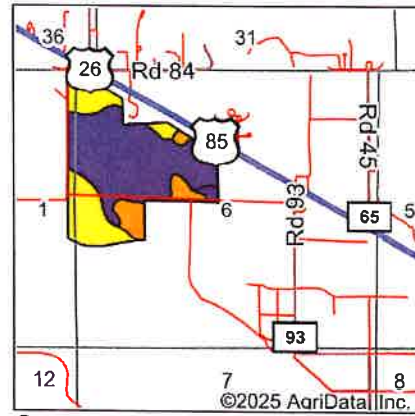
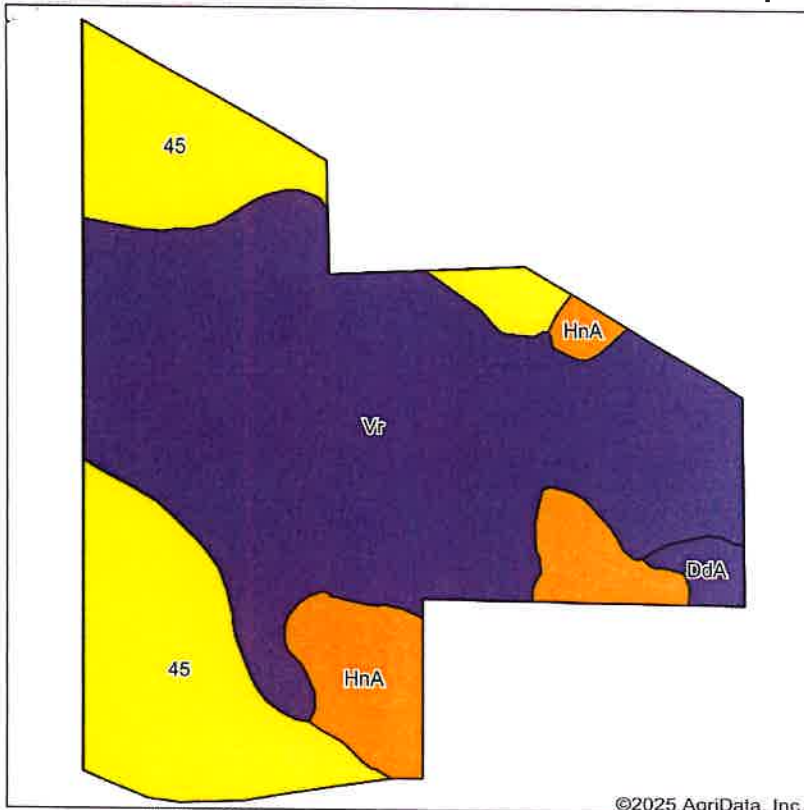
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3/11/2025

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

Soils Map



State: **Wyoming**
 County: **Goshen**
 Location: **6-24N-61W**
 Township: **Torrington**
 Acres: **119.01**
 Date: **3/11/2025**

Premier Properties

1942 East D Street
 Torrington, Wyoming
 888-532-4447
 www.wyo-realestate.com

Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: WY615, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Soybeans	
Vr	Valent-Dwyer fine sands, rolling	71.34	59.9%			Vle	9	
45	Otero-Glenberg complex, 0 to 3 percent slopes	33.52	28.2%			IVe	17	
HnA	Haverson and McCook loams, 0 to 3 percent slopes	12.32	10.4%			IIIe	22	
DdA	Dunday and Dwyer loamy fine sands, 0 to 3 percent slopes	1.83	1.5%			IVs	12	
Weighted Average						5.13	3.51	*n 12.6

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.