

DIAMOND E PROPERTIES LLC

L-2400128

LAND FOR SALE

**1,408.37± Acres, Washakie County, Wyoming
Offered at \$6,000,000**



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FOR MORE INFO!



Highlights:

- Beautiful and productive irrigated land next to Big Horn River
- 945± acres of irrigated permitted with these water rights
- Nice and very extensive set of large/quality outbuilding and two homes



www.FarmersNational.com

For additional information, please contact:

Steve Satterlee, Agent | (605) 641-6882

SSatterlee@FarmersNational.com



Property Information

Property Location: From Worland, Wyoming, this land is located about nine miles south on Highway 20/789, then 0.8 miles east on Highway 435 to the Tie Down Road, then about four miles south on the Tie Down Road.

Legal Description: Available upon request, contact agent for details.

Property Description: There are 1,408± acres of deeded land plus an 800± acre grazing permit. This first-class farm borders the Big Horn River in several places on the west side and the north side of the land near to the building site. The irrigation water comes out of the Big Horn River and it is piped underground. About 802 acres are under five electric center pivot irrigation systems and an additional 143± acres can be flood irrigated. This outstanding farm is one of a kind with all of the irrigation systems and flood irrigated land located together in one block. This is a beautiful and productive farm and is ideally located on the river bottom. All of the irrigation equipment is in great working condition and the center pivots can be controlled remotely. This well-managed farm has excellent, water rights for irrigation with plenty of water allocated for ideal crop production. There is an extensive and very nice set of large buildings with concrete floors along with a semi scale and two homes. The building site is ideally located right when you come into the land from the road at the north end. The building site also has a well-built pipe corral setup with a tub and alley along with a built-in squeeze chute and loading chute. Currently, the crops that are grown on this land are malting barley and sugar beets. After harvesting the barley, there is thick barley regrowth, which is ideal for intensive livestock grazing. From Worland, Wyoming, this land is located about nine miles south on Highway 20/789, then about five miles south on good asphalt and gravel roads. This land is located just far enough off of the highway for privacy with close access to Worland and Thermopolis. This is one of the most highly desirable irrigated farms that have been put up for sale in this area. You can never go wrong owning good land. Please call the listing broker, Steve Satterlee (605) 641-6882, for showings and more information. We appreciate your business.

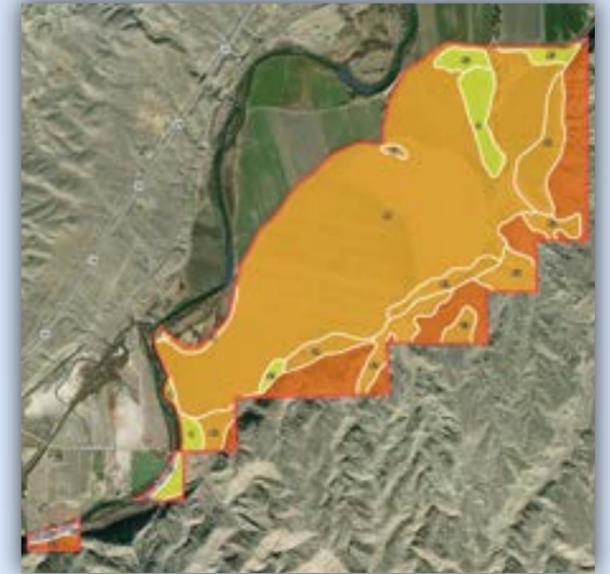
Farm Data:

Cropland	945 acres
Other	463 acres
Total	1,408 acres

FSA Information:

	Base	PLC Yield
Wheat	.10 acres	63 bushels
Corn	.20 acres	94 bushels
Barley	433.30 acres	102 bushels

2023 Taxes: \$23,196.45 Payable in 2023 and 2024



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
40	Lostwells clay loam, 0 to 3 percent slopes	878.01	62.46	0	7	6e
33	Hoot-Rock outcrop complex, 3 to 45 percent slopes	206.78	14.71	0	1	7s
41	Lostwells clay loam, 3 to 6 percent slopes	98.09	6.98	0	7	6e
42	Lostwells-Youngston complex, 1 to 10 percent slopes	91.11	6.48	0	6	6e
2	Apron sandy loam, 0 to 3 percent slopes	35.92	2.56	0	8	4e
43	Lostwells-Youngston complex, wet, 0 to 6 percent slopes	34.86	2.48	0	7	4w
4	Apron-Worland sandy loams, 1 to 12 percent slopes	21.01	1.49	0	6	4e
85	Water	12.06	0.86	0	-	-
73	Wallson loamy fine sand, 1 to 10 percent slopes	11.87	0.84	0	6	6e
18	Finnerty silty clay, wet	7.78	0.55	0	6	6w
8	Baroid-Las Animas variant sandy loams	5.19	0.37	0	6	4w
81	Youngston clay loam, moderately wet, 0 to 3 percent slopes	1.17	0.08	0	9	6e
66	Stutzman silty clay loam, 0 to 3 percent slopes	0.73	0.05	0	10	6s
16	Dobent loam	0.59	0.04	0	10	4w
60	Riverwash	0.5	0.04	0	-	8
TOTALS		1405.67(*)	100%	-	5.99	6.01

Irrigation Information

Improvements: The main improvements consist of 50' X 150' shop/machine storage building, 86' X 30' open front machine storage building, 66' X 32" shop/scale building, 56' X 22' open cattle shed, and two houses.

Pivot 1: 10 Tower, Valley Electric Drive System with end gun, Valley Control Panel The pump is Cornell Pump Co. Serial Number 208968-12.00 at center of pivot. 133.06 acres under partial circle wiper

Pivot 2: 14 Tower, Zimmatic Electric Drive System with end gun, Growsmart Control Panel Could not locate pump motor at center of pivot. 308.72 acres under full circle pivot

Pivot 3: 12 Tower, Zimmatic Electric Drive System with end gun, Growsmart Control Panel The pump is Nelson Irrigation Corp. Serial Number 600041002 at center of pivot. 190.04 acres under partial circle wiper.

Pivot 4: 7 Tower Zimmatic Electric Drive System with end gun, Growsmart Control Panel The pump is Nelson Electric Pump Motors, Serial Number 12531-0228 at center of pivot. 105.53 acres under full circle

Pivot 5: 9 Tower Valley Electric Drive System with end gun, with Valley Control Panel Could not locate pump motor at center of pivot. 75.68 acres under partial circle wiper

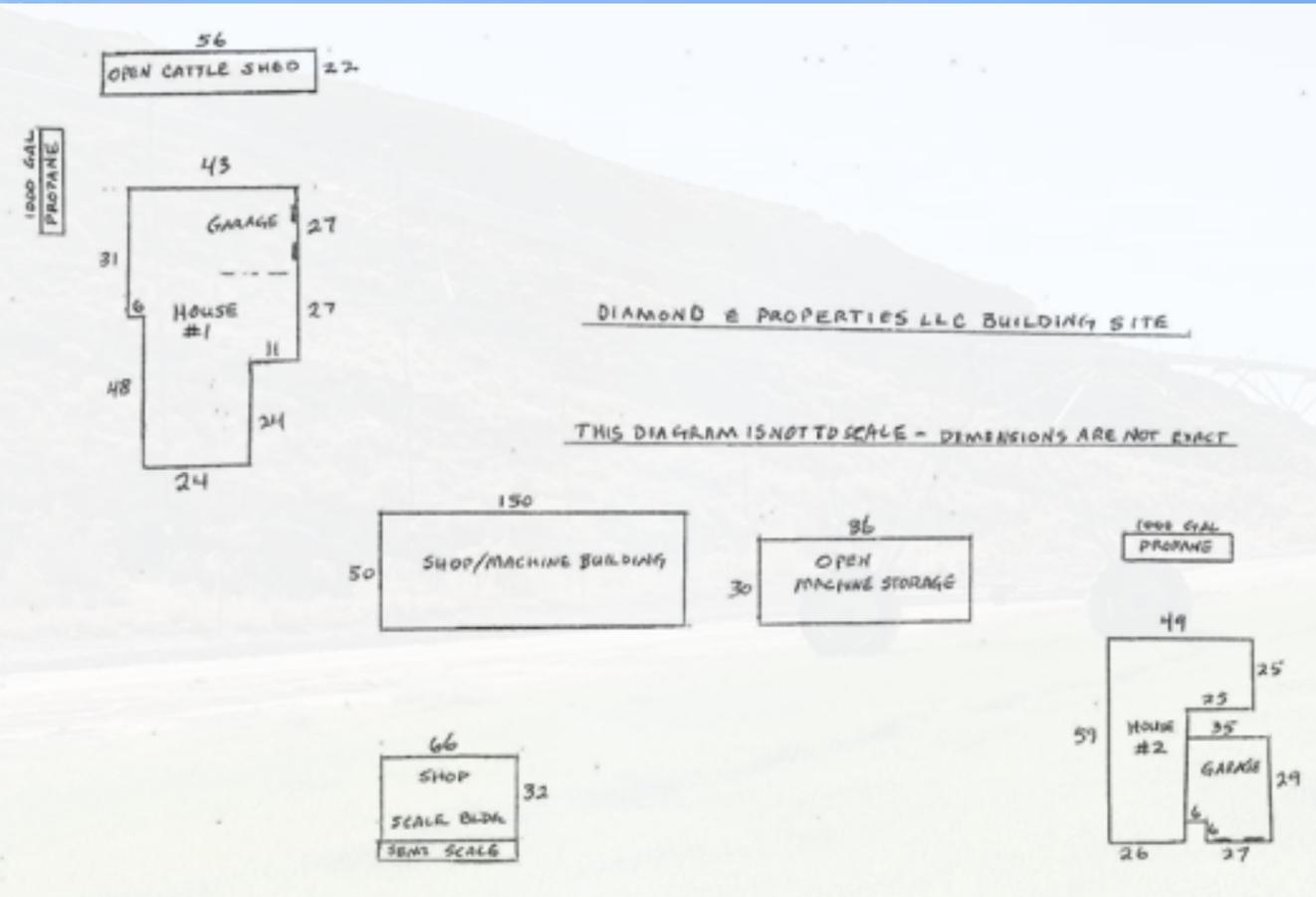
Nema Premium Pump in big pump house Serial Number BOS 77737185-0014 230/460 volts in big pump house at southwest area of land. Premium Efficient Pump in small pump house Serial Number A0977223357-0023 460 volts. In small pump house at southwest area of land US Electric Pump in small pump house Serial Number EII-AA76-M DS 460 volts in small pump house at southwest area of land. All other owned irrigation equipment such as gated pipe and owned chemical Tanks Large Multi Panel electrical fuse boxes at southwest area of land.



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To view all photos and maps, please visit www.FNCRealEstate.com/L-24000123 or scan the QR Code.





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