

Torrington Irrigated Farm
5198 Road 64
Torrington, WY 82240

\$1,000,000
160± Acres
Goshen County



Torrington Irrigated Farm
Torrington, WY / Goshen County

SUMMARY

Address

5198 Road 64

City, State Zip

Torrington, WY 82240

County

Goshen County

Type

Farms, Single Family, Horse Property, Hunting Land

Latitude / Longitude

42.020184 / -104.144797

Taxes (Annually)

\$2,601

Dwelling Square Feet

954

Bedrooms / Bathrooms

4 / 2

Acreage

160

Price

\$1,000,000

Property Website

<https://www.ranchandrecreation.com/property/torrington-irrigated-farm/goshen/wyoming/91808/>



PROPERTY DESCRIPTION

Torrington Wyoming Irrigated Hunting Farm

Welcome to a rare opportunity to own 160 acres just minutes from Torrington, Wyoming. This exceptional property combines productivity, recreation, and privacy in one of the best agricultural regions in the state. With 70 acres of [Goshen Irrigation District](#) water rights, a permitted pond, mature trees, and a classic farmhouse set up for multi-generational living, this farm has everything you could want in a Wyoming homestead.

Location and Setting

Located at the end of a well-maintained gravel road, this property feels private and peaceful while remaining close to Torrington's amenities. It sits less than half a mile from the North Platte River and only a short drive from the [Torrington Livestock Market](#) one of the most active sale barns in the region. The area's mild climate, reliable growing season, and strong agricultural community make this one of the most desirable places to live and farm in Wyoming.

Water and Irrigation

This property includes 70 acres of Goshen Irrigation District water rights. The irrigation season typically begins in early May and runs through mid-September, depending on rainfall and snowpack. Consistent water delivery supports productive hay ground, currently planted in alfalfa.

A permitted pond known as Irvine Reservoir sits on the property and was previously stocked with trout by Wyoming Game and Fish. The pond includes a bubbler, multiple fish habitats, dock, and picnic area, creating a serene place to relax or fish. Deer, ducks, and geese make frequent appearances, adding to the natural beauty of the setting.

Agricultural and Livestock Improvements

The land and improvements are well-suited for livestock, horses, or 4-H projects. Corrals are built with continuous pipe fencing, double-latch slam gates, and electric waterers. The property is fenced and cross-fenced with high-quality barbwire and tire tanks for livestock water.

There are multiple barns, loafing sheds, a chicken house, dog kennels, garages, and connex shipping containers for storage. A 40x70 Quonset, built in 1970, has a concrete floor and offers ideal space for equipment or workshop use. The large 177x290 riding arena is complete with roping boxes, a chute, and a return alley for training or practice events.

Home and Outdoor Living

The 1955 farmhouse has four bedrooms and two bathrooms. The basement features its own kitchen and private entrance, perfect for extended family or guests. A large party deck overlooks the yard and arena, and the home is surrounded by mature trees and a manicured lawn. A back deck with a ramp offers easy access and adds to the welcoming feel of the home.

Recreation and Wildlife

With less than half a mile to the North Platte River, the property offers excellent waterfowl and big game opportunities. The pond attracts ducks and geese, while deer are often seen near the water and tree cover. This setting would make an outstanding hunting or family recreation base.

Access and Convenience

While the property feels secluded, it is only minutes from Torrington's shops, schools, and agricultural services. The Torrington Livestock Auction provides convenient access for cattle producers and buyers alike, adding strong utility for anyone involved in ranching or ag production.

MORE INFO ONLINE:

<https://www.ranchandrecreation.com/>

Whether you are looking for an irrigated hay farm, a hunting property, or a family ranch close to town, this Torrington-area acreage offers an exceptional balance of function, comfort, and opportunity.

Frequently Asked Questions

What kind of water rights come with the property?

This farm includes 70 acres of Goshen Irrigation District water rights. The district provides reliable irrigation throughout the growing season, typically from early May through mid-September.

How is the property set up for livestock or horses?

The farm has corrals with continuous pipe fencing, electric waterers, loafing sheds, and a large roping arena with chute and return alley. It is ready for horses or livestock.

Is the home suitable for extended family or guests?

Yes. The basement has its own kitchen and entrance, providing a great setup for multi-generational living, guests, or rental income.

What kind of wildlife can be seen on the property?

Whitetail deer, ducks, pheasants, and geese are commonly seen around the pond and nearby tree cover.

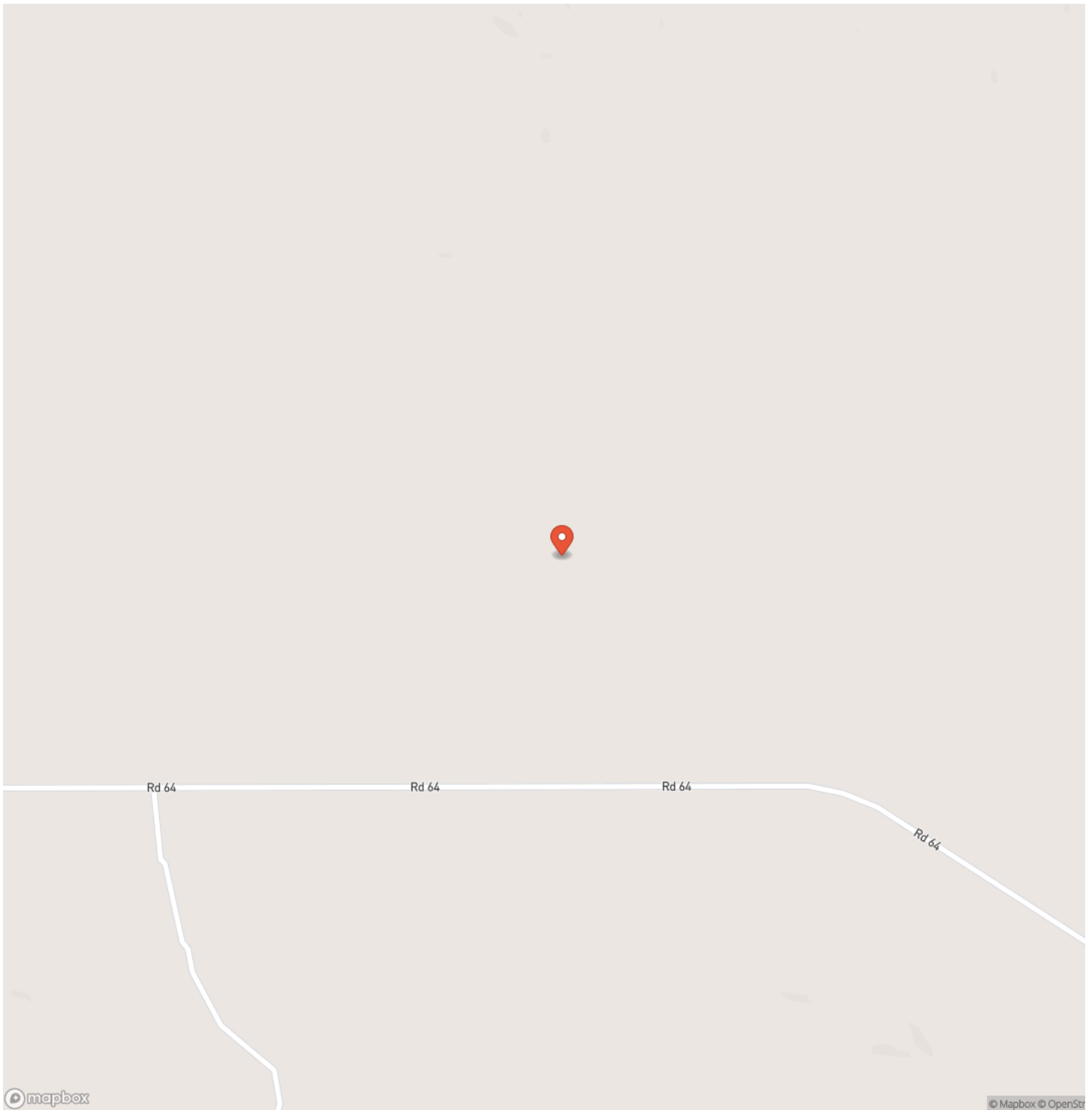
How close is the property to Torrington and the Livestock Auction?

The property is just minutes from Torrington and the Torrington Livestock Auction, providing quick access to services, supplies, and market opportunities.

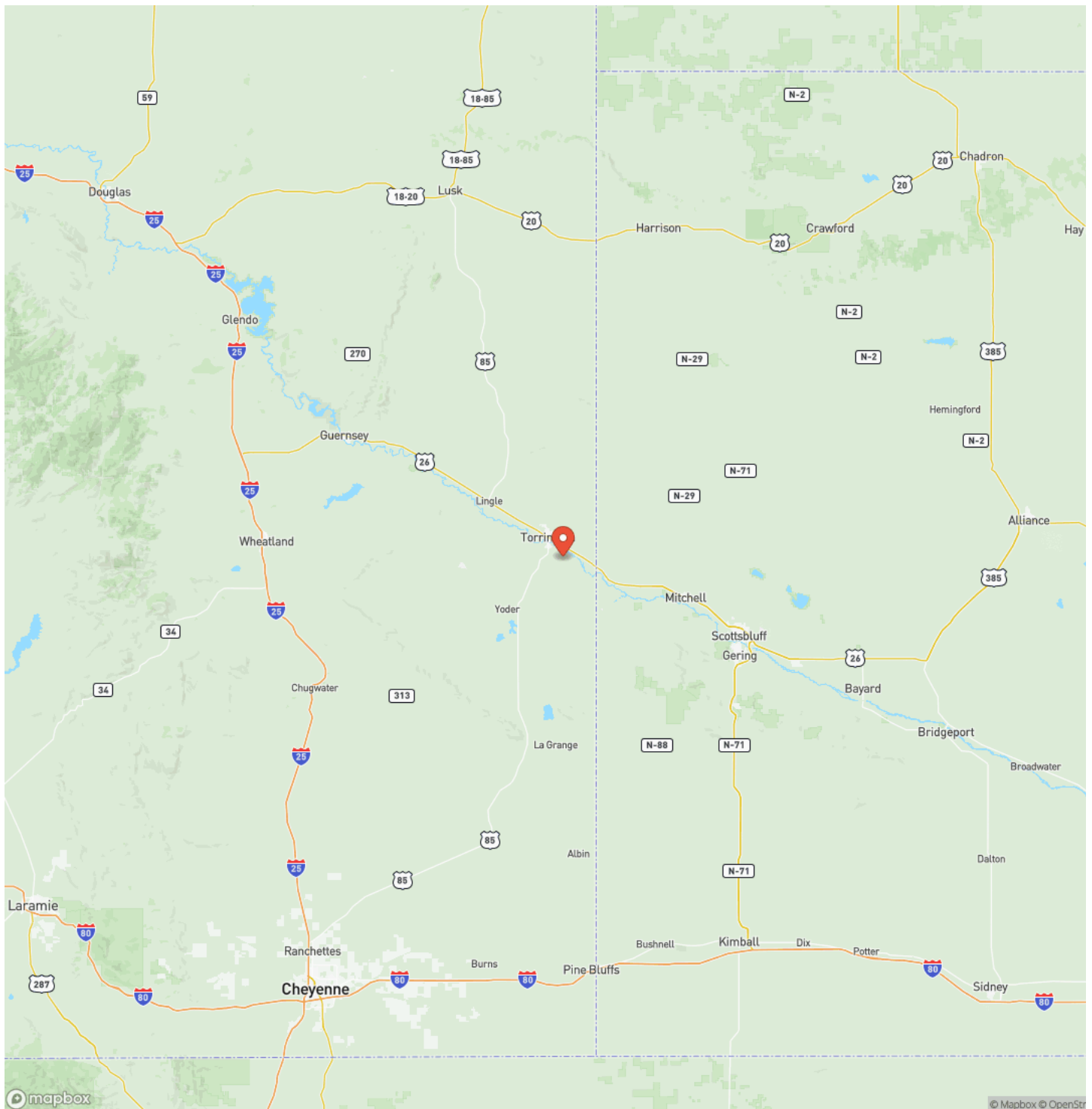
Torrington Irrigated Farm
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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