

SOUTHEAST WYOMING

Stock & Performance Facility



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE 21.1± | OFFERED AT \$2,00,000
RANCHANDRECREATION.COM

7286 ROAD 45 TORRINGTON, WYOMING

This premier rodeo stock contractor and performance horse training property is a rare, fully equipped equestrian compound in Goshen County, ready for immediate use by stock contractors, rodeo families, horse trainers, or anyone seeking agricultural income and boarding/training revenue.

There are two homes on the property. More than enough room for additional family members, trainers, or rental opportunities.

The main home is a very spacious 2,720 square foot, three-bedroom, three-bath residence built in 2011 and features a three-car attached garage. Additional features of this beautiful home include a metal roof, crawl space foundation, central air conditioning, and propane forced-air heat with both a heat pump and propane furnace.

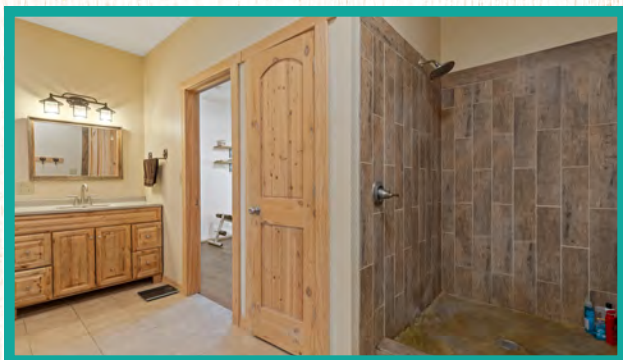
Two simple words can describe the indoor arena. Big and beautiful. 80' x 200', the pole barn design features 16' sidewalls, 16' overhangs, insulated roof, 14' electric overhead doors on both ends, 200-amp electrical service, and water/power roughed-in to every run. Perfect for year-round training, roping, barrel racing, and conditioning rodeo stock or performance horses.



take a 3D tour



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Attached to the bunkhouse is an 8-Stall Barn. Fully insulated with blow-in spray foam, native sand footing, brand-new engineered gutters and snow guards, and an insulated tack room.

BUNKHOUSE / STAFF HOUSING

Separate 1,200 sq ft, two-bedroom, one-bath home built in 2014 with its own central air, furnace, heat pump, and A/C - ideal for trainers, family members, or ranch hands.

The property not only has two amazing places of living but boasts phenomenal outbuildings and outside improvements.



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If one arena isn't enough, or just needing some sun once in awhile, the outdoor arena will be the place. 150' x 250', roping chute, and the dream just steps from the back door of the main home!

Additional Infrastructure: 120' x 120' catch/holding pen, multiple 20' x 20' individual runs with automatic waters, and a 45' x 240' four-pen feedlot with waters in each pen. 25' x 125' storage shed. All structures feature low-maintenance metal roofs engineered for Wyoming conditions.

Thirteen acres are under pivot by a new two-tower Valley pivot on reliable Torrington Ditch water rights.

Shallow productive well (~120 ft) with excellent water volume for the area.

Permit already secured for a second well.

Three-phase power to the pivot and 200-amp service at the arena.



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HOME DETAILS

Sq Ft: 3920

Beds: 5

Full Baths: 4

Year Built: 2011

Architecture Style: Barndominium, Ranch

Appliances: Dishwasher, Microwave, Water Heater

Flooring: Concrete

Water Source: Well

Cooling: Central Air

Heating: Heat Pump, Propane

ADDITIONAL INFO

Utilities: Electricity Available, Water Connected

Recreation: Other

Rights: Water

Improvements: Arena, Barn, Barndominium

Fencing: Barbed Wire

Crops: Alfalfa

Road Type: Gravel

Road Frontage: County Road

Horse Amenities: Barn, Boarding Facilities, Corral(s),
Stable(s), Tack Room

Current Use: Agricultural, Farm, Horses, Multi-
Family, Recreational



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PRICE \$2,000,000 (TWO MILLION DOLLARS)

All offers shall be in writing and accompanied by an Earnest money deposit and proof of funds and/or financing sufficient to complete the transaction. All earnest money deposits shall be deposited in the Listing Broker's trust account. The Seller agrees to provide and pay for an Owners title insurance policy in full satisfaction of the purchase price. Both buyers and seller shall be responsible

1031 EXCHANGE @: This contract contemplates an exchange of real property under 1031 of the IRS Code. All parties are hereby advised and have been advised to seek competent legal, accounting, and such other advice as they in their own discretion determine to be advisable. Brokers and salespeople do not and have not offered any legal, tax, or accounting advice with regard to this or any other transaction.



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Please note: All information is subject to change without notice. Acreage is approximate and subject to change. Buyers to verify all data to their satisfaction. Seller makes no warranties regarding location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations regarding specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist.