

HUNTINGTON SPRINGS RANCH

Scottsbluff County, NE & Goshen County, WY

3,654 ± acres

\$3,200,000.00



Casey Essert, Land Broker

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Love the Land.
Respect the Water.

Empire Realty, Inc.
2010 West B Street
Torrington, WY 82240
(307)534-2222

HUNTINGTON SPRINGS RANCH

PRICE & TERM:

\$3,200,00.00

Minimum of \$160,00.00 as earnest money deposit. The purchase contract offer must be accompanied by proof of funds.

LOCATION:

The Huntington Springs Ranch is based in the eastern foothills of 66 Mountain along the Wyoming-Nebraska state line. From LaGrange, WY travels north on Highway Road 51 for 7 miles; turn east on Road 28 for 6 miles. Torrington, WY is 25 miles to the north. It adjoins county-maintained roads for 3 miles.

ACREAGE:

The Huntington Springs Ranch contains a total of 3,654± deeded acres. All contiguous.

3,334± acres in Nebraska

320± acres in Wyoming



WATER ASSETS:

The owners of the ranch are excellent stewards of the land. As part of their strategy, they have implemented a clean water delivery system for all 11 pastures, which includes 3 electric wells and 1 solar well with related pipelines to the tanks. Plus, two live springs produce water to a one-mile-long draw that ends in a storage reservoir.

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REAL ESTATE TAXES:

The 2023 taxes are estimated at \$18,754.00 by the county assessors.



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IMPROVEMENTS:

There is a very nice set of corrals on County Road X. They are skillfully designed to calmly work cows and calves for branding, pregnancy testing, and load-out.

The Quonset building is approximately 30' x 70'. It is in good condition with a concrete floor.



MINERAL RIGHTS:

The asking price includes $\frac{1}{2}$ (one-half) of all the mineral rights presently owned by the seller.



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ABOUT THE RANCH:

The Huntington Springs Ranch is 3,654± contiguous deeded acres of prime grassland nestled in the foothills of 66 Mountain. Approximately 28 miles west of Scottsbluff, NE, a portion of this ranch lies in Wyoming. There are 4 stock wells plus live water that supports 11 pastures. This scenic ranch offers an exceptional combination of cool-season meadow grass and lush mixed grass in the foothills. With meticulous care, the land has been tended to ensure maximum yield and utilization of its resources. Incredible views of the North Platte Valley. This ranch is private, and its serene atmosphere is home to antelope, deer, and turkey.



CARRYING CAPACITY:

Stocking rates are affected by various factors, such as; owner/operator's management skills and goals, and rainfall. The Huntington Springs Ranch has been operated in conjunction with other seller-owned lands. That said, the owner estimates that the ranch would run 250-300 head of mother cows plus winter supplemental hay. The ranch is divided into eleven paddocks with strong barbed wire fencing. A perfect opportunity for rational grazing on improved grass and native hard grass.

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WILDLIFE - RECREATION:

The natural topography of the ranch, with its gently rolling hills, rugged sandstone outcroppings, treelined draw, and lush meadows, is ideal for a variety of species. Mule deer, wild turkey, antelope, and sage grouse are commonly found on the ranch. Enjoy incredible views of the North Platte Valley from the elevated plateaus in the foothills of 66 Mountain.



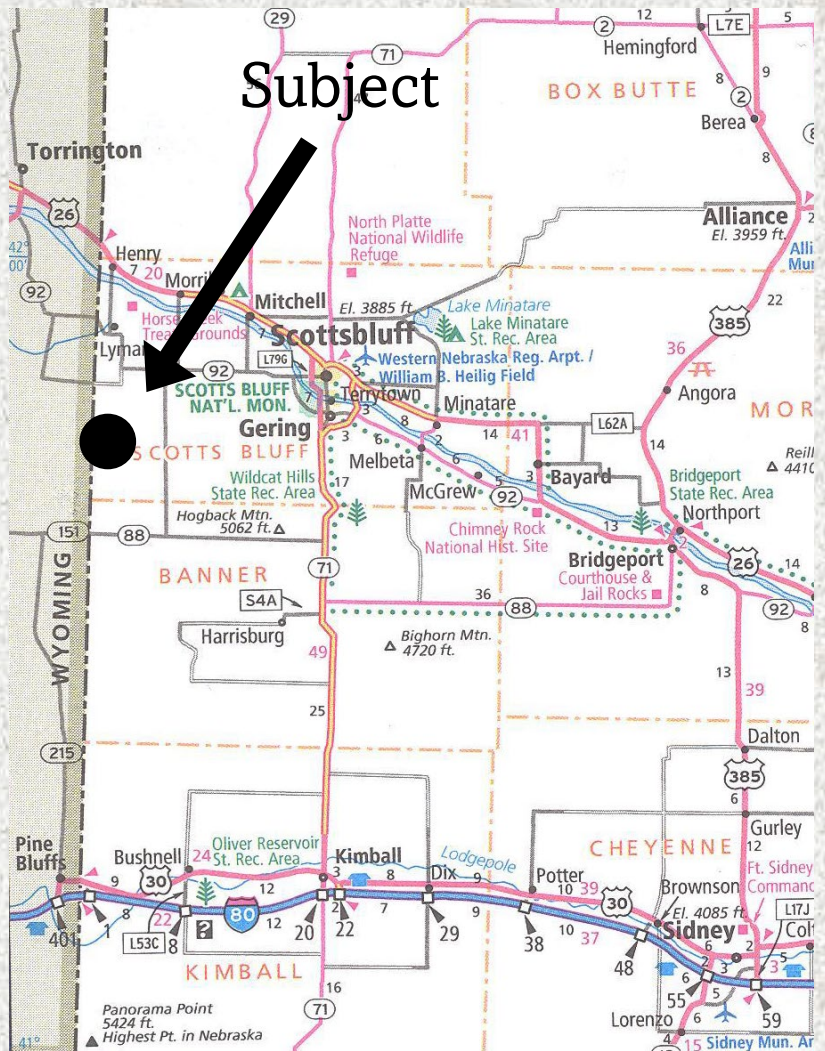
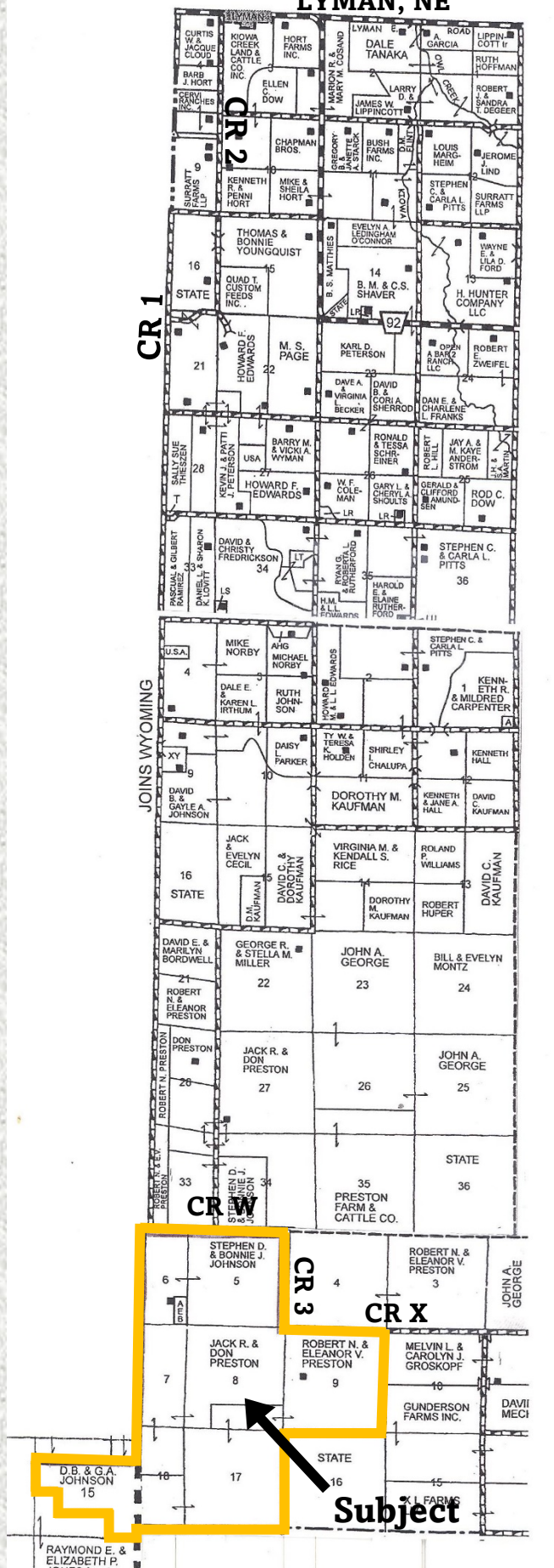
HUNTINGTON SPRINGS RANCH

LYMAN, NE

LOCATION MAPS

DISCLAIMER:

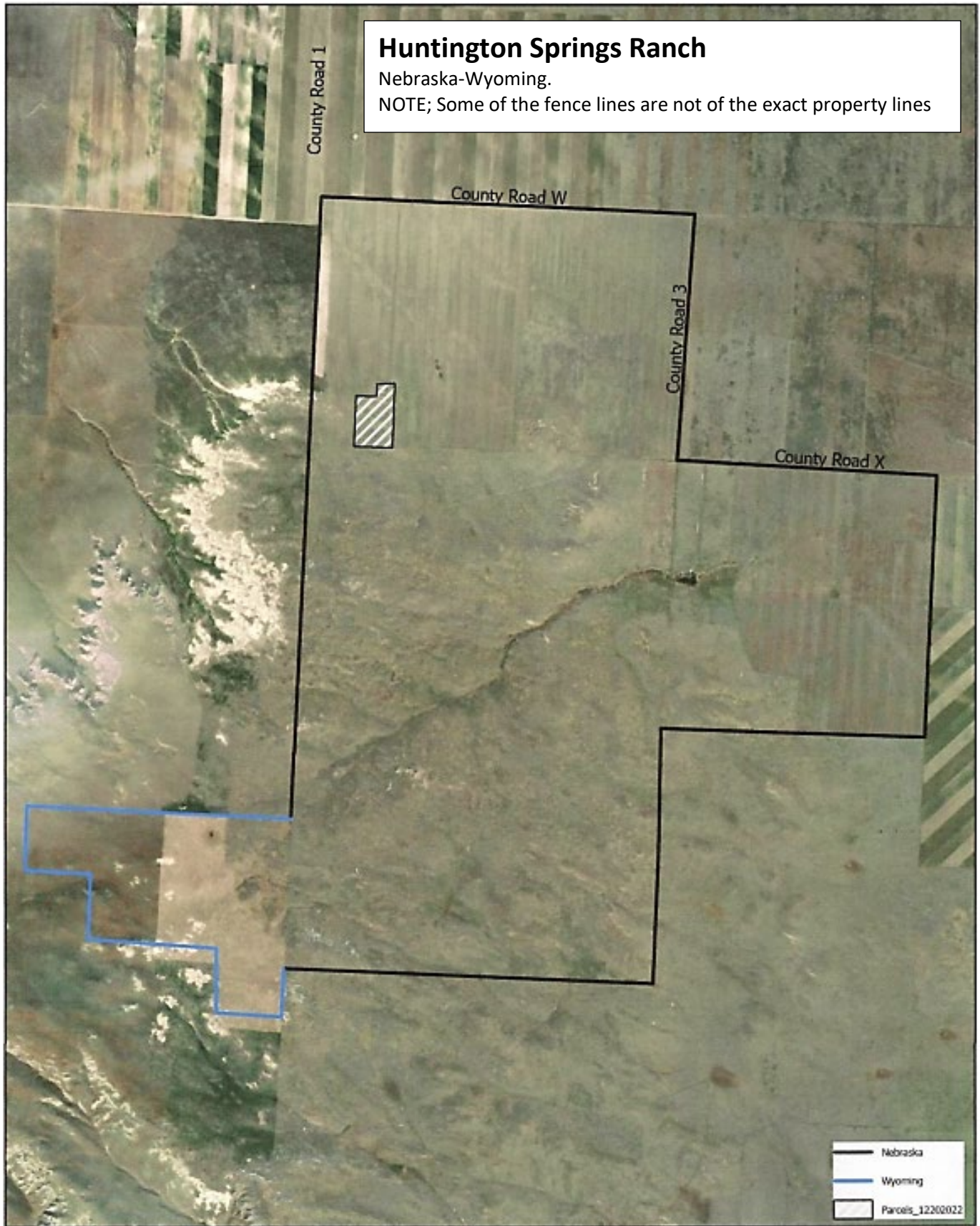
All maps and other information, as presented, are for informational purposes only. Accuracy is not guaranteed; fence lines may or may not correspond with property boundaries. Buyer is responsible for verification of all facts to their satisfaction. In some areas, the fences are not of the exact property ownership line.



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Huntington Springs Ranch

Nebraska-Wyoming.

NOTE; Some of the fence lines are not of the exact property lines



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