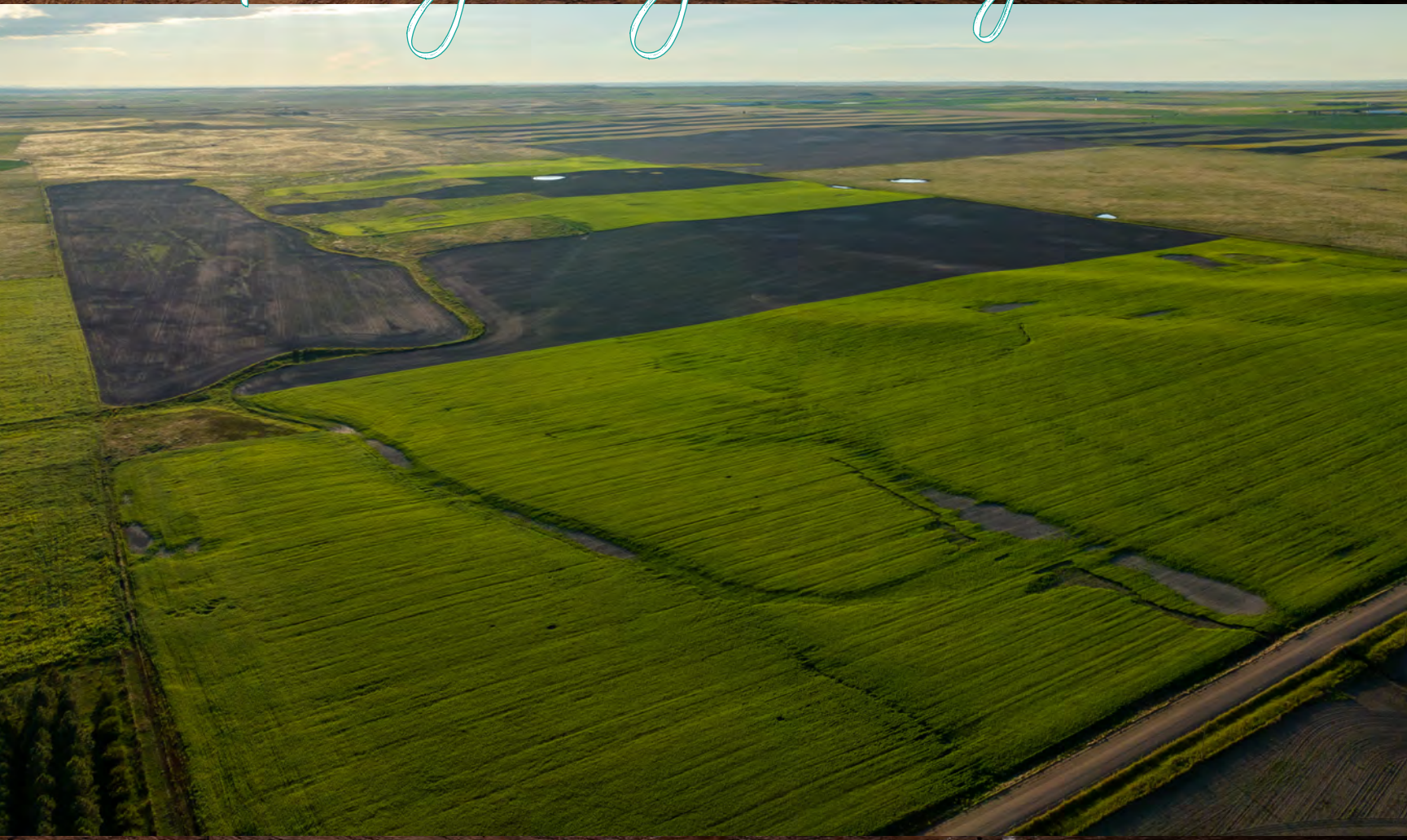


SOUTHEASTERN WYOMING

# Hastings Organic Dryland



#1 PROPERTIES

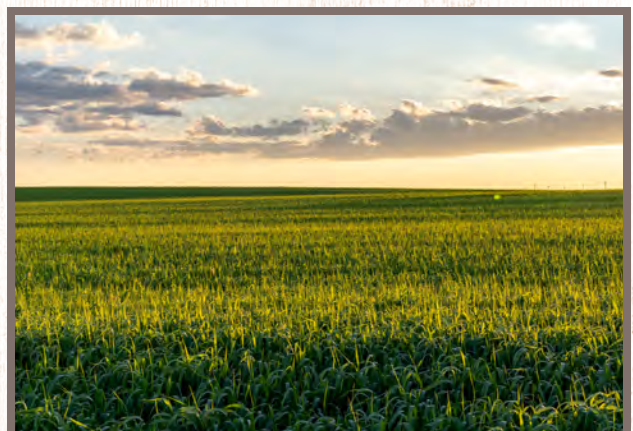
RANCH & RECREATION

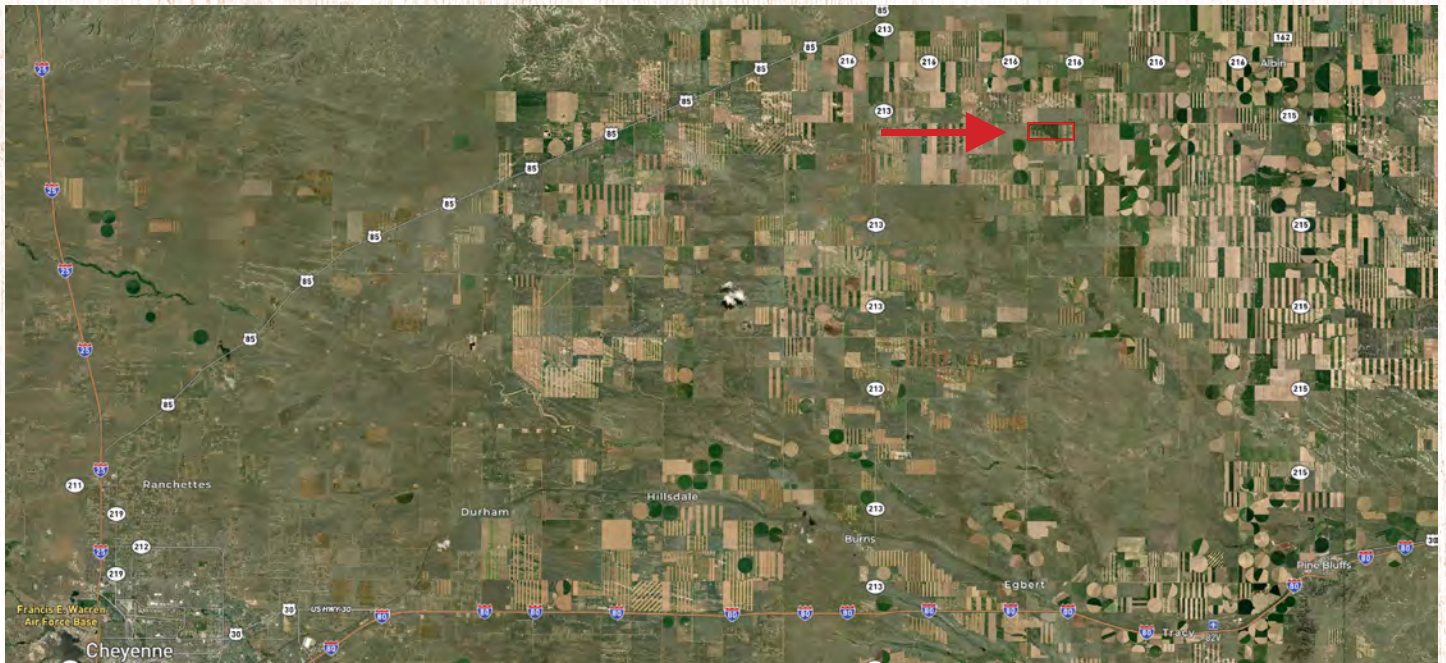
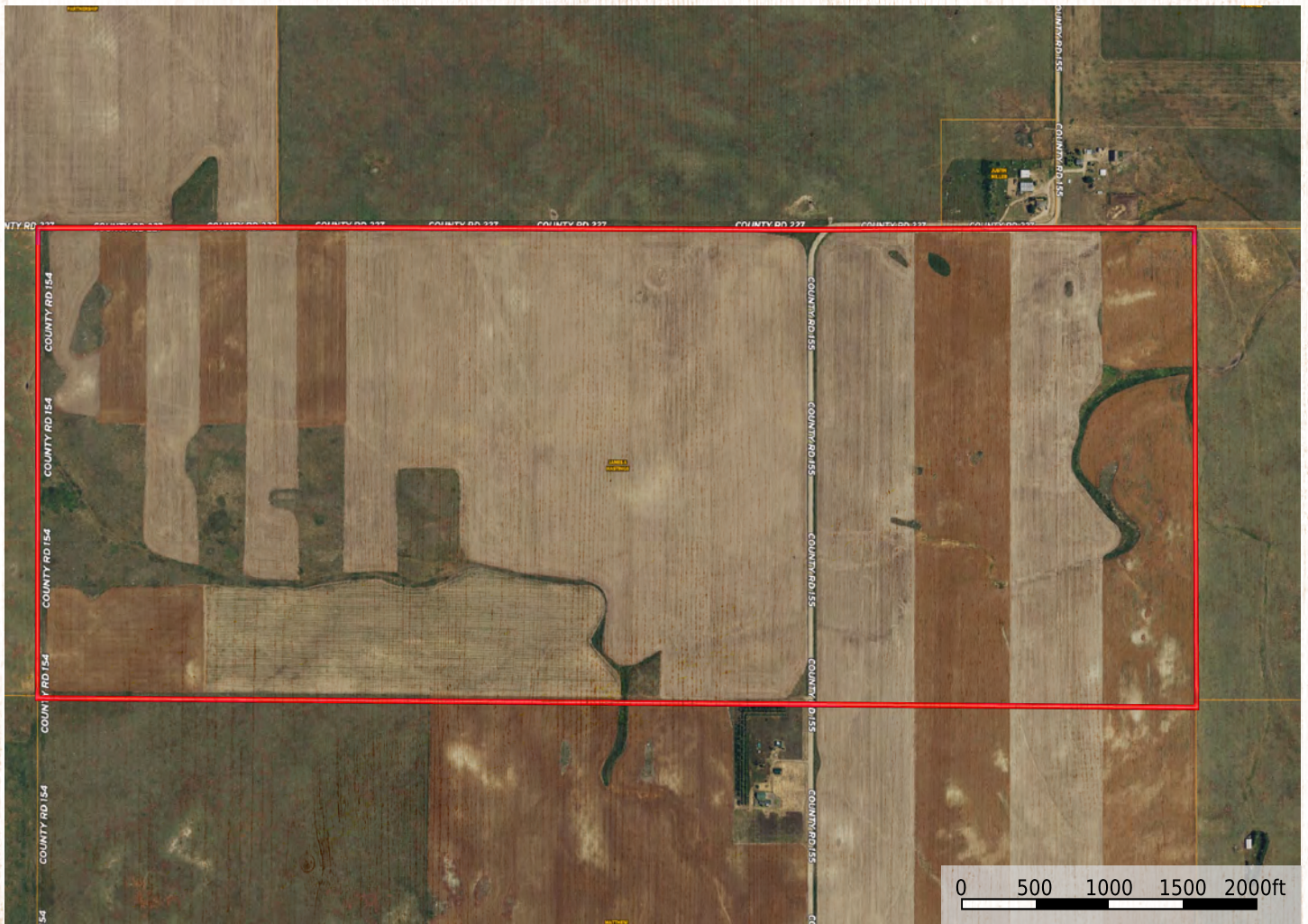
TOTAL ACREAGE 497.39± | OFFERED AT \$865,000  
RANCHANDRECREATION.COM

# HASTINGS DRYLAND ALBIN, WYOMING

Hastings Dryland farm is located 8.25 miles South and West from the quaint town of Albin, WY. The property has an active lease through January 1, 2027 and the land is currently growing certified organic crops with a rotation of wheat and millet. The total parcel is 497.39 +/- acres with great year around access provided from County Roads 227 and 155. This farm is located in the area with some of the most fertile soils in Laramie County with the soils being primarily Albinas and Altvan loam. This farm presents a great opportunity for an investor looking for a stable investment. Call Jeff Garrett to schedule your private tour today!

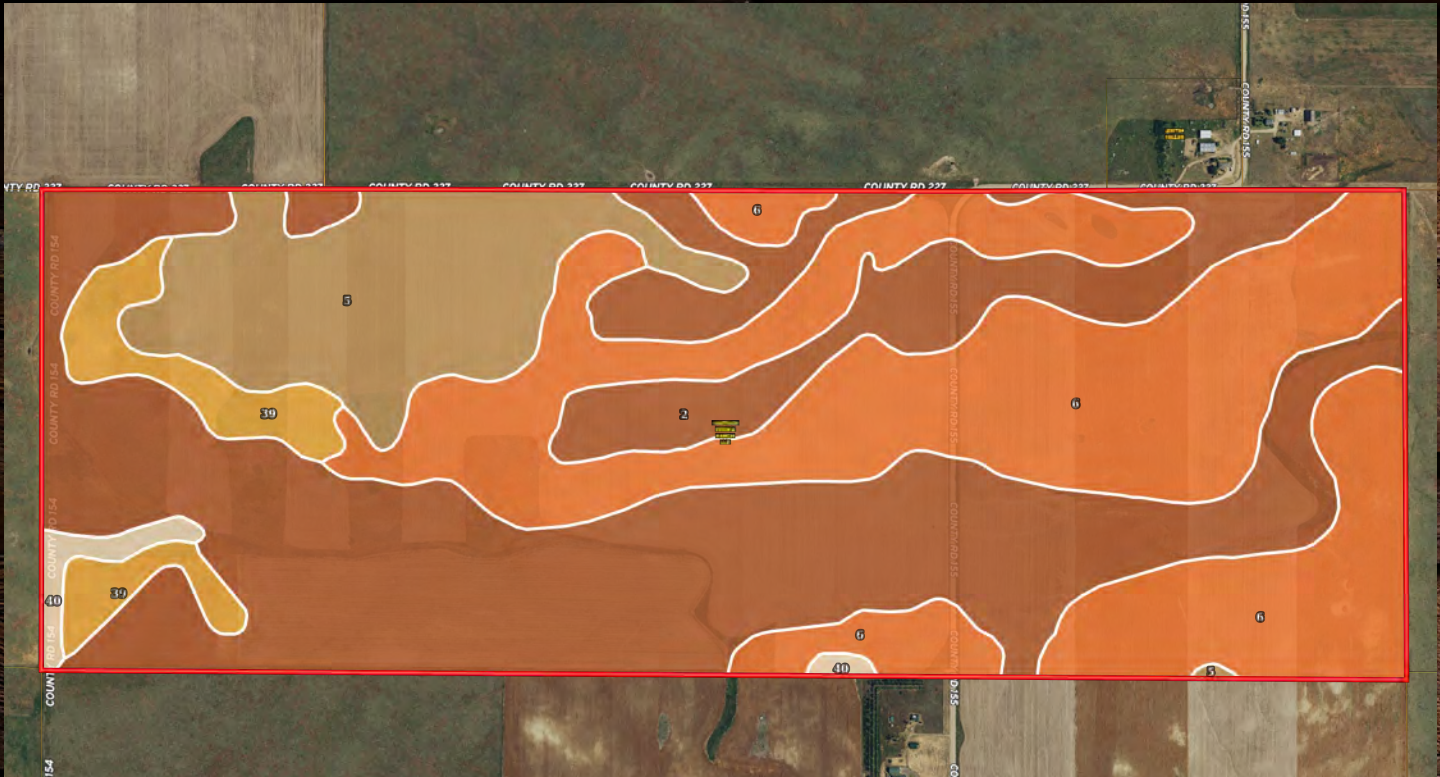
**DIRECTIONS:** From Albin take Hwy 216 6.25 miles West to CR 155. Head South on CR 155 for 2 miles to the Northern Boundary of the property. County Road 227 runs along a portion of the North side of the property and County Road 155 bisects the property North to South providing excellent year around access.





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# SOILS MAP



|  Boundary 500.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2	Albinas loam, 1 to 3 percent slopes	227.8 3	45.5	0	42	3e
6	Altvan loam, 3 to 6 percent slopes	185.0 5	36.95	0	34	4e
5	Altvan loam, 0 to 3 percent slopes	61.1	12.2	0	35	3s
39	Treon fine sandy loam, 6 to 10 percent slopes	21.15	4.22	0	13	6e
40	Treon-Aberone-Treon thin solum fine sandy loams, 6 to 15 percent slopes	5.67	1.13	0	13	6e
TOTALS		500.8( *)	100%	-	36.64	3.53

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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Please note: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. All information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc, are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their complete satisfaction.