

## Cecil Farms

This Goshen county property is located 13 miles South of Torrington WY and 35 miles west of Scottsbluff NE. State HWY 161 bisects the south end of the property and US HWY 85 borders the northeast end of the property. There are 1,872 +/- contiguous acres (1,100 +/- irrigated), with the possibility of adding another fenced 44 acre parcel with a pond, well and corrals and a 154 acre irrigated parcel with nice improvements. Two homes are currently occupied, a two story 2,000 +/- sf home remodeled in 2017. The other home is a three story 15 bedroom structure that has been partially remodeled and has potential for a hunting lodge. A third, small home has a new roof but needs remodeled before occupancy.

The headquarters has an 1,800 sf heated shop and a 125' x 60' hay storage shed with a 125' x 16' equipment storage attached built in 2022. There are also several acres of corrals and a set of two harvester silos with an elevator. A set of corrals, loading chute and catch pens is adjacent to HWY 85, and several of the pastures/pivots have had livestock watering pipes and tanks installed. There is over 1.5 miles of horse creek on the SE corner of the property, as well as numerous sloughs and ditches that add to wildlife diversity. The goose, duck, and pheasant hunting are outstanding, and there are populations of mule and white tail deer and turkey.

Much of the non-irrigated land is sub-irrigated by the creek and sloughs, and the grasses on the property are abundant and well managed. With over 15 permanent fence pastures already in place (Most of the fencing is under 6 years old), this is a cattleman's dream ranch. The pivots are currently mostly grass alfalfa mix hay, some used primarily for grazing but have also been used for corn crop production and could easily be converted to corn, bean, hemp, or sugar beets, all being grown in the immediate area.

Over the past several years the owners have been moving towards a lower input sustainable farming model, here is the recent history:

All hay and pasture ground has been farmed without herbicides, pesticides, or synthetic fertilizers (they used compost or manure) for at least 3 years (depending on field).

There was no plowing in the past 8 years, they have been moving towards minimizing tillage, with some tillage on corn ground (2016 through 2022). On corn ground (most recently pivots 6, 8, 10) they have used only one 32oz application of glyphosate. The only fungicide and insecticide used was on corn seed treatment (2022). They ran minimal nitrogen through the pivots—the last of which was pivots 8 & 10 in 2022 (30-50 lbs./acre)

They also spread compost for fertility. The last two years they have inter-seeded all corn acres with a diverse cover crop at v4-v5.

On several different pivots, they have rotated with a diverse cover crop mix (usually no till) and then grazed.

On all pivot acres they have applied Biostimulant, Harvest Energy and Fulvic Electrolyte from Enviroconsultant Services; to build and maintain microbiology in the soil and reduce the need for fertilizer.

The livestock water and fence infrastructure has been built to improve grazing management to build soil and be more efficient economic grazers as well as implementing intensive management grazing, also using instinctive migratory grazing.

All acres have livestock integration at some point, ie; grazing corn stalks, grazing 3rd and 4th cut hay.

On old alfalfa stands, perennial grasses have been no-till drilled in to extend the life of the stand and get a more valuable product. They did this with the goal of grazing more and haying less.

Pivots 2 and 4 were planted into a diverse perennial grazing mix Spring of 2022. Pivot 5 was planted with diverse perennial grazing mix Spring of 2020.

Pivots 10 and 8 were planted into diverse perennial haying mix (could also be grazed), spring of 2023. Pivot 1 was planted with the same mix spring of 2019.

## Pivot Details:

\*All pivots (except #10, which has many new parts and has basically been rebuilt) are new Zimmatics installed by Quality Well out of N CO in 2016 and 2017. All have the newer style: no-flat wheels installed. All have 2016/17 pumps and motors except for pivot 8.

Pivot 1. 74 acres under pivot, 4.77 gated pipe. Extreme NW corner. HWY 85 and CR 52. Planted into a diverse haying mix spring of 2019. 15 +- acres of dryland grass pasture. Also in this pasture are 20 acres of bureau of reclamation. Water tanks serviced by pipe fed by well at corrals.

Pivot 2. 70 acres. South of pivot 1. East of CR 43. Planted into a diverse perennial grazing mix in spring of 2022. Water tanks serviced by pipe fed by well at corrals. Additional pasture of corners of +- 20 acres of dryland grass pasture. Also an old hunting cabin in this pasture

Pivot 3. 75 acres plus 18+- acres of dryland grass/pasture. South of corrals, adjacent to HWY 85 Planted into diverse perennial haying mix (could also be grazed), spring of 2023.

Pivot 4. 83 acres plus 32+- acres of dryland grass/pasture. East of pivot 3, adjacent to CR 43. Planted into a diverse perennial grazing mix spring of 2022. Livestock water piped from well in Pivot 6.

Pivot 5. 76 acres plus 13+- of dryland grass/pasture. East of #2 North of #6 east of CR 43. Planted into a diverse perennial grazing mix in Spring of 2020. Livestock water from well in pivot #6

Pivot 6. 99 acres plus 6+- of dryland grass/pasture. NW of main house, adjacent to CR 43. Has a well and stock tank. 76 of which were planted into a diverse perennial haying mix in Spring of 2022. Stack yard in NW corner. Tree row planted on west edge (2019)

Pivot 7. 190 acres plus 25+- acres of dryland grass/pasture NE of main house east of CR 45. Has a new well (2023) and stock tanks. The south 80 acres are alfalfa/grass mix. The NW 50 acres were seeded into a diverse grazing mix in 2018. The remaining 60 acres are established grass (5 and 7 end guns overlap about 2 acres).

Pivot 8. 129 acres East of main house. HWY 161 on the south, CR 45 on the east. Stock tank fed by house well. 105 acres on the south seeded into a diverse perennial haying mix (could also be grazed), spring of 2023. 24 acres established grass on the north in a different pasture. About 30+- acres of dryland grass/pasture in the south corners.

Pivot 9. 195 acres plus 12+- acres of dryland grass/pasture. West of the headquarters. HWY 161 is on the north, CR 45 on the east. Hay yard in the SE corner. An additional 27.46 acres of flood irrigation in the corners. All alfalfa and alfalfa/grass. Planted South half in 2016 North half in 2017, inter seeded grass into the whole pivot 2023.

Pivot 10. 63 acres North of the headquarters. Planted into a diverse perennial grass/alfalfa mix spring 2023. An additional 14.12 acres of flood irrigation, and 15+- acres of corner pasture/hay.

## Pasture Details:

Other than the pivots described above that are all fenced and have all been pastured (Some only in the winter months, some (2, 4, 5 and part of 7) are a part of the summer pasture rotation.

West #2 pasture: about 67 acres. North of the HWY 85 corrals, west of #2 pivot, well and stock tanks at corrals.

Bull pasture: about 53 acres. North of pivots 5 and 7. Sub irrigated out of GID canal on the north, siphon stock water out of canal.

The bottoms: about 112 Acres, the low area between CR 43 and CR 45 (one mile) and between Pivots #5/6 and #7/8, tire tank serviced from #6 well.

The hourglass: about 12 acres north of the main house, between pivots #6 and 8, tire tank from house well.

Horse creek: about 146 acres the bottom lands S and E of the headquarters, good shelter and water. Lots of windbreaks, cross fenced.

Total Pivot acres: 1053.34 +-      Total Flood w/ #1: 46.35+-

Total Irrigated: 1100+-

Total Dryland/easements/roads and ditches: 772+- (About 596+- of pasture described in above)

Total acres: 1872+-

Water assessments:

GID (Goshen Irrigation District) 576 acres

Springer (Goshen Hole Water Users) 642.1 acres

Asking: \$7,000,000

## **Additional adjoining properties available:**

Jesse and Mallory Cecil have 46.62 +- acres on the corner of CR 43 and HWY 161. Set of nice corrals, 80x100 outdoor arena, three lean to shelters (two built in the last 3 years), a good new well installed in 2018 (livestock/domestic), drinking post waterer, a couple hydrants, and a good duck hunting pond. New Smooth wire fencing. \$100k.

Greg and Vicki Cecil have 154+- acres across the road from pivot 3. Water rights for 165 acres. Mostly irrigated with gated pipe. Newer 1200 sf modular with attached garage. Some older outbuildings and a set of good corrals. Two ponds. \$675k.