

3 Tubs Ranch

New Price!

3,316± Deeded Acres
\$3,900,000.00
Goshen County, WY



Casey Essert, Land Broker

Empire Realty, Inc.

Love the Land.
Respect the Water.

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Torrington, WY 82240
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3 Tubs Ranch

PRICE:

\$3,900,000.00

New Price!

- I. TERMS AND CONDITIONS
 - a. Minimum of \$250,000.00 earnest money deposit
 - b. Proof of available funds



3 Tubs Ranch

ABOUT THE RANCH:

3 Tubs Ranch is 3,316± contiguous deeded acres huddled in the canyons of 66 Mountain. Located 7 miles northeast of LaGrange, WY. Untouched natural beauty in this exquisite ranch boasts picturesque tree-lined canyons, lush meadows, beautiful mountain outcroppings, and breathtaking views that showcase Mother Nature's best work. This property combines the best of both worlds with untamed wilderness at your doorstep, while still having the resources to operate an expansive ranch. Beyond the natural scenic beauty, this land is the perfect basis for a diverse ranch of wildlife, including deer, antelope, turkey, and sage grouse. It adjoins Hawk Springs Reservoir for boaters and anglers. 3 Tubs Ranch is a hidden gem of mountainous terrain at the low elevation of Goshen County, Wyoming.



3 Tubs Ranch

IMPROVEMENT

CALVING BARN: Excellent 35' x 100' building. Modern design with animal and ranch safety in mind. Contains 13 calving pens, a head gate, a stanchion, a bonding pen & maternity pen. Lots of light and airflow.

HOME: Good condition. Currently occupied by a tenant. The main level contains approximately 1,100 sq. ft. plus a partial basement. 4 bedrooms, 1 office, 1 bath.

BARN: Grand old barn with loft, lights, & tack room. In very good condition.

QUONSET BUILDING: Good 35' x 80' structure with full concrete floor, fluorescent overhead lighting, 220 electric, and grain reinforcement kit.

GRAIN STORAGE: 2 round grain storage tanks

CORRALS: Comprehensive set of calving & working corrals. The calving group pens have huge overhead lighting for night-time inspections. A second set of excellent corrals is located on the west side of the ranch.



3 Tubs Ranch

WATER RESOURCES & CATTLE PRODUCTION

The delivery of available stock water was of high priority when the pastures were developed. Eight wells and related pipelines provide water to 12 pastures. They are a combination of electric and solar wells. Seller rates the ranch at 200-250 cows plus winter feed supplement.



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RECREATION & HUNTING

3 Tubs Ranch offers the perfect blend of rugged western landscapes and lush grass meadows, serving as a habitat for native wildlife. Whether in the open pastures, walking in lush grass, up a sandstone cliff, or down in a tree-lined valley, you will see a plethora of wildlife. The ranch naturally holds mule deer, antelope, turkey, and sage grouse. This ranch adjoins Hawk Springs Reservoir which is the centerpiece of Hawk Springs State Park. From your back doorstep cast a line for walleye, crappie, and bass. Or take a quick boat cruise on the lake.



3 Tubs Ranch

LOCATION

The 3 Tubs Ranch begins seven miles north of LaGrange, WY in Goshen County. The county seat is Torrington, WY which is approximately 30 miles to the north. This ranch adjoins a county road for 4 miles, providing easy access.



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SIZE

3,316± acres deeded

120± acres BLM



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MINERAL RIGHTS

The asking price includes ½ (one-half) of what the seller owns.



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REAL ESTATE TAXES

Goshen County Assessor indicated the estimated 2023 taxes are \$4,143.63

BLM LEASE

Lease #1040. 200 acres. Upon approval of the Bureau of Land Management, the lease will transfer to the buyer.

FENCES

There could be variations between the legally described land and the fence lines. Much of the southern boundary consists of cliff formations and serves as a natural fence line.



3 Tubs Ranch

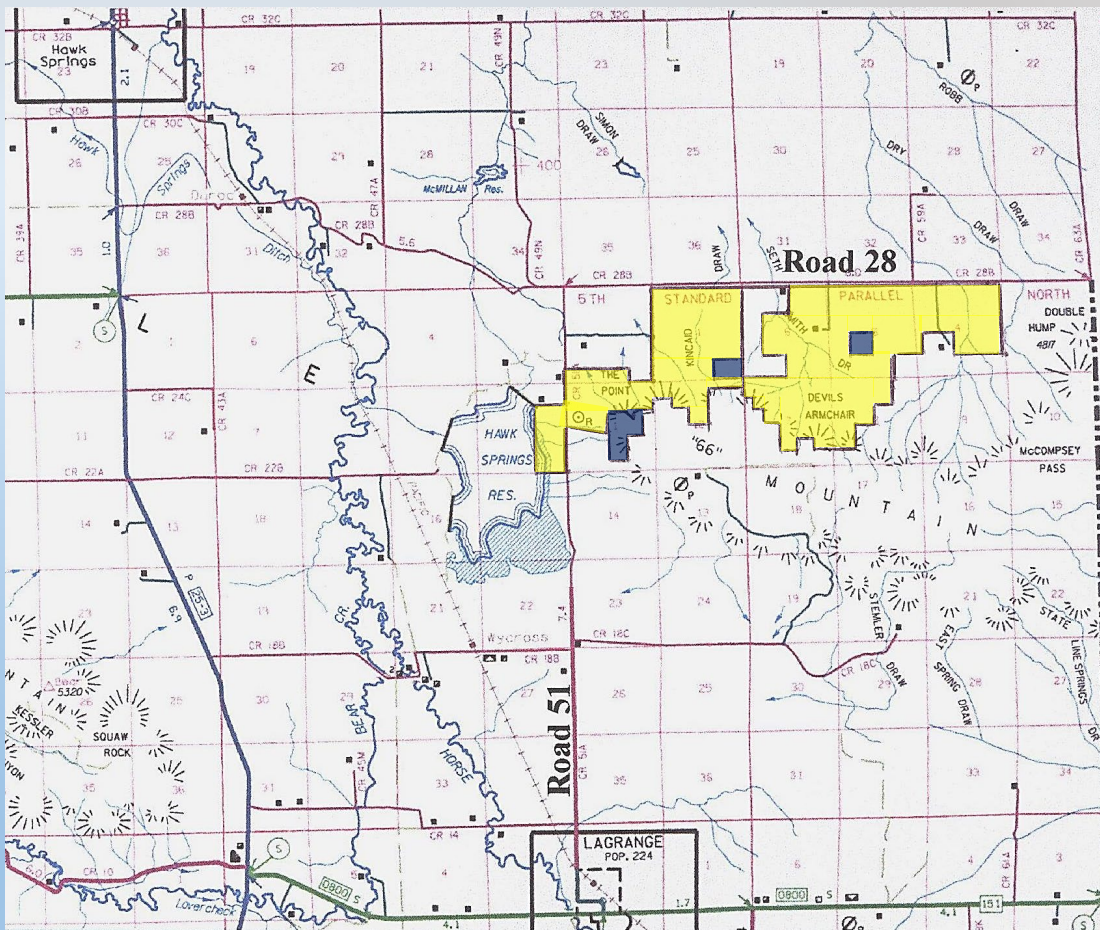
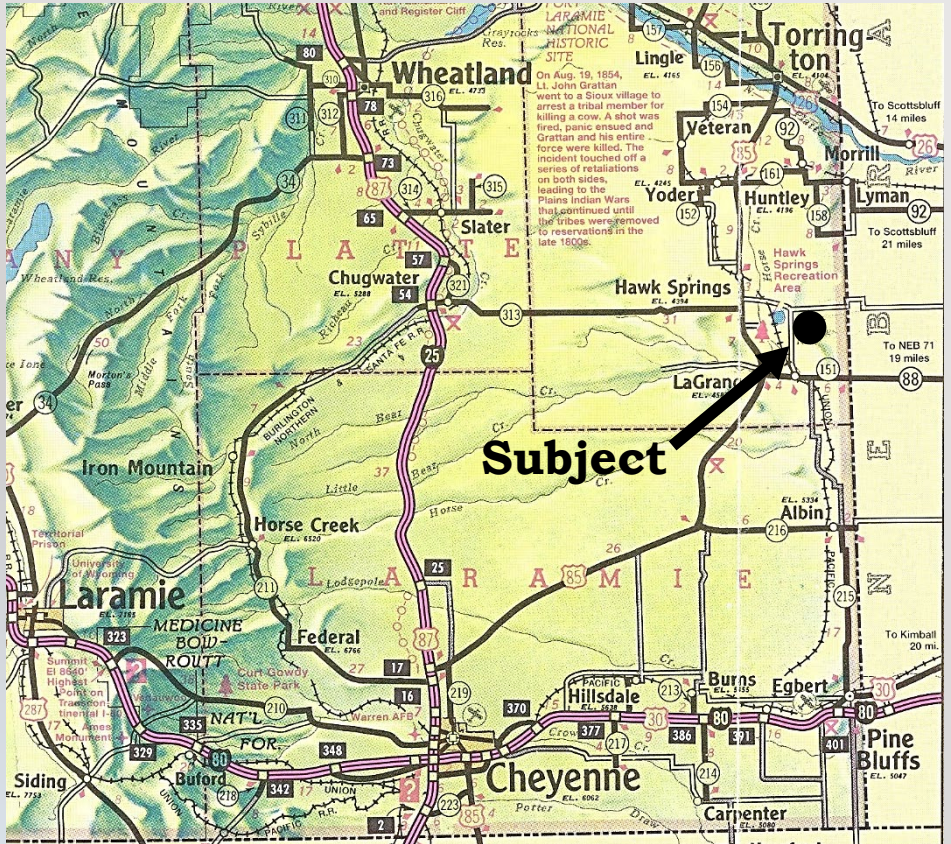


3 Tubs Ranch

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. These maps don't depict the exact property line. For visual aid only.



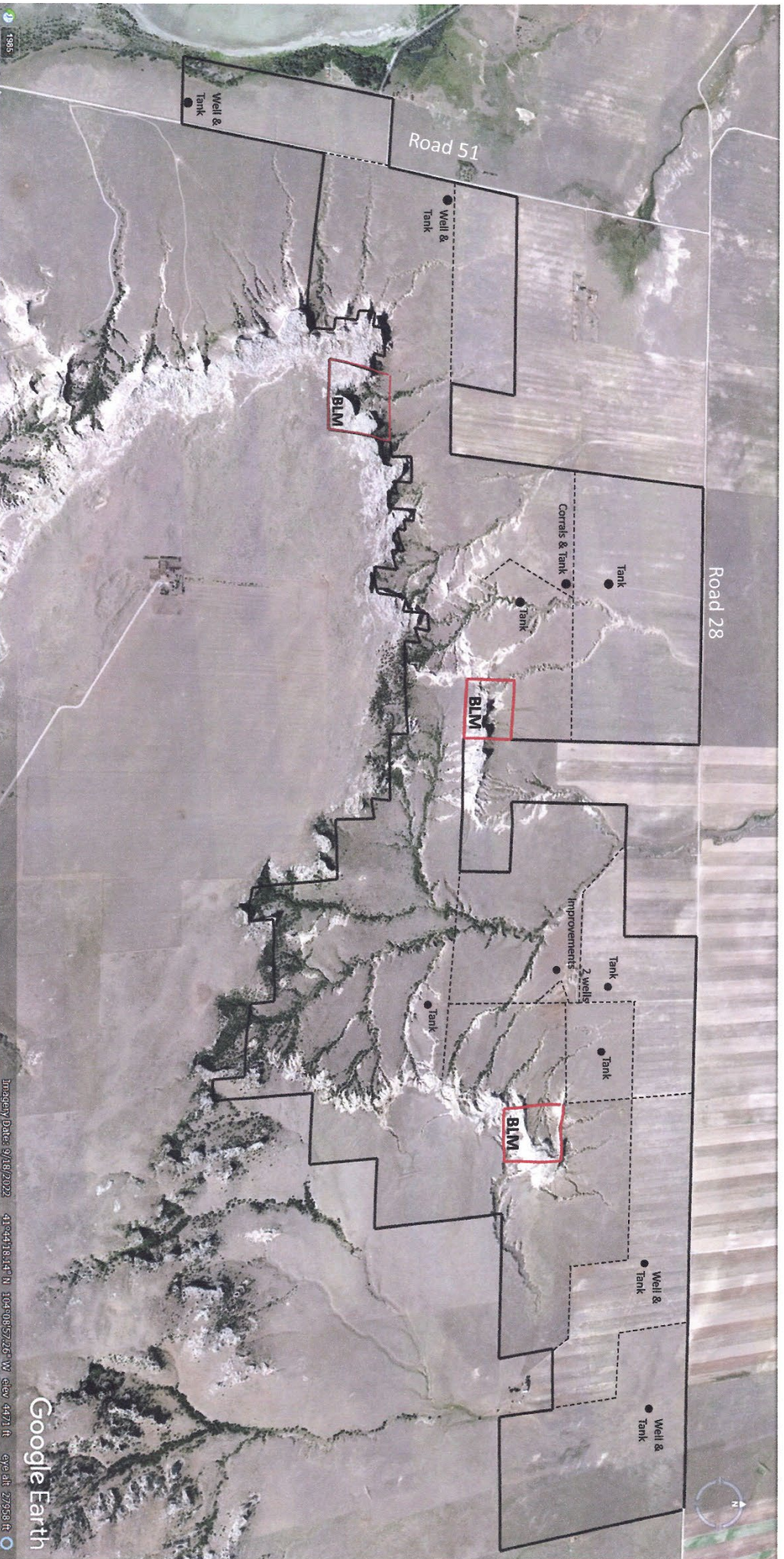
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Aerial Map

Interior Fence: -----

Property Line: _____

DISCLAIMER: This map is for visual aid only. Fences and property lines are not perfectly drawn.



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