

**Road 55 Property  
Goshen County, WY  
368+/- Acres / Grass & Pivot  
\$759,000**



**Casey Essert, Land Broker**  
**KNOWN-LIKED-TRUSTED**  
**307-532-1750 Call/Text**  
**Empire Realty Inc. 2010 West B Torrington, WY 82240**



Road 55 Property

Price & Terms

\$759,000

- \* No less than \$30,000 earnest money deposit
- \* Proof of available funds for the purchase

Location

This property is located approximately 16 miles south of Torrington, WY



Size - Acres per Goshen County Assessor Estimates

265+/- acres grass pasture

86+/- acres center pivot

17+/- acres dry farm

368+/- Total Acres

## Road 55 Property

### About the Property

A unique opportunity to acquire a contiguous 368+/- acre property featuring an 86+/- acre Reinke pivot planted to alfalfa. The balance consists of good native grass with a small amount of dryland farming. Fully enclosed with perimeter fencing, with the center pivot separately fenced. One stock well and an old schoolhouse building.

### Mineral Rights

Any seller-owned mineral rights associated with the selling property are included in the asking price.



# Road 55 Property

## Soils on Irrigated Land

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AsC	Anselmo and Shingle soils, 3 to 10 percent slopes	0.8	0.9%
DwA	Dwyer loamy fine sand, 0 to 3 percent slopes	15.1	17.8%
MsA	Mitchell-Shingle loams, 0 to 3 percent slopes	6.3	7.4%
MsC	Mitchell-Shingle loams, 3 to 10 percent slopes	2.8	3.3%
MtA	Mitchell silt loam, 0 to 3 percent slopes	1.8	2.1%
OtA	Otero fine sandy loam, 0 to 3 percent slopes	11.4	13.4%
Vr	Valent-Dwyer fine sands, rolling	46.7	55.0%
<b>Totals for Area of Interest</b>		<b>84.9</b>	<b>100.0%</b>

## Irrigation Water Rights

Irrigation water is delivered by the Goshen Irrigation District

84 acres @ \$28.....	\$2,352.00
\$225 User Account.....	\$255.00
<u>\$5.00 Per Acre Assessment.....</u>	<u>\$420.00</u>
<b>Total.....</b>	<b>\$2,997.00</b>

# Road 55 Property



Seller is open to splitting the property

- Pivot & Dry Farmland.....\$465,000.00  
86+/- acres under pivot  
17+/- acres dry farmland  
103+/- total acres
- Pasture Grass.....\$294,000.00  
265+/- total acres  
Stock well and old schoolhouse

## Road 55 Property

### Real Estate Taxes

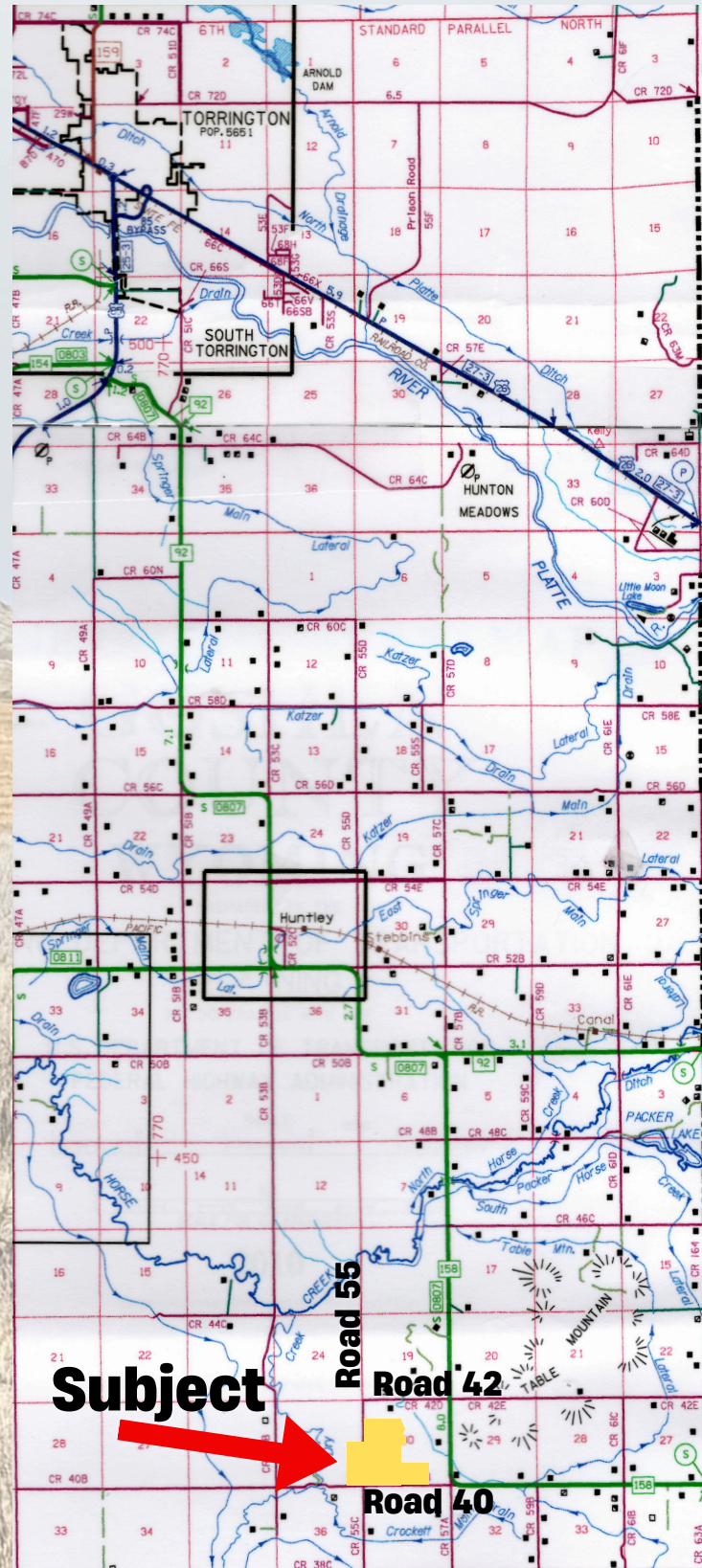
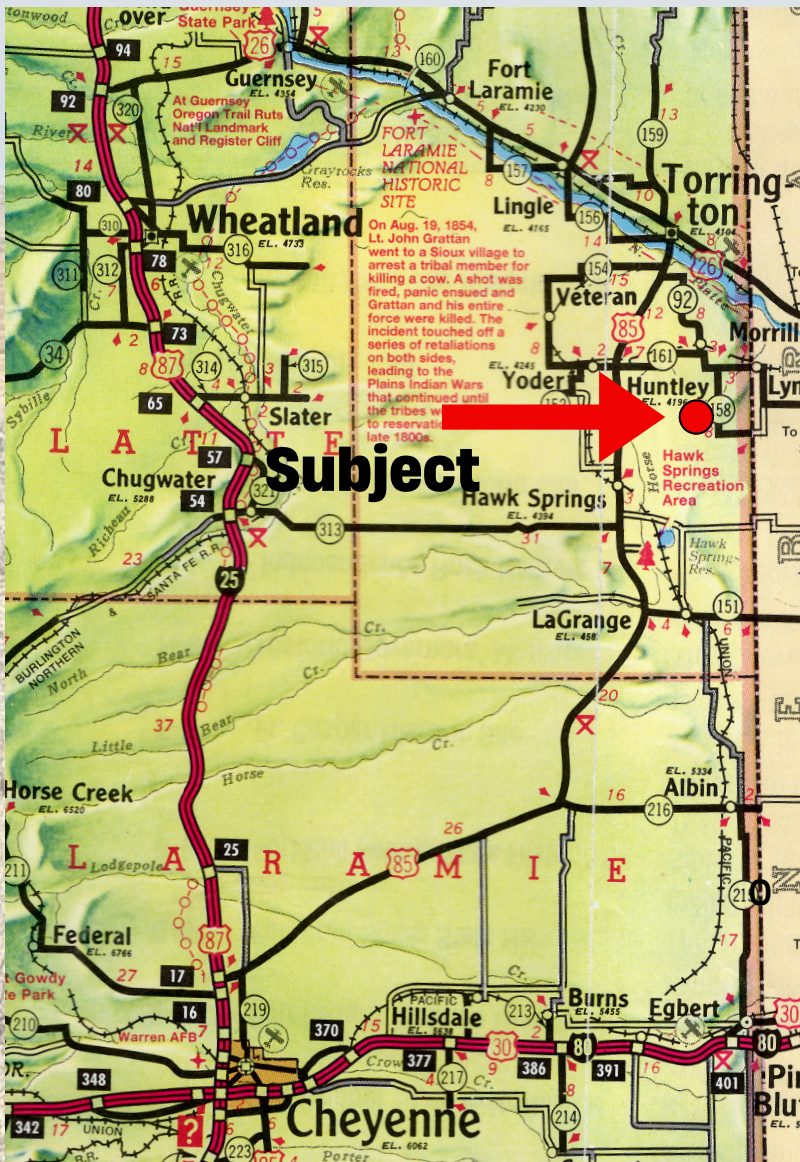
The Assessor has calculated the real estate taxes.  
Taxes are therefore expected to be approximately  
**\$2,214.00**

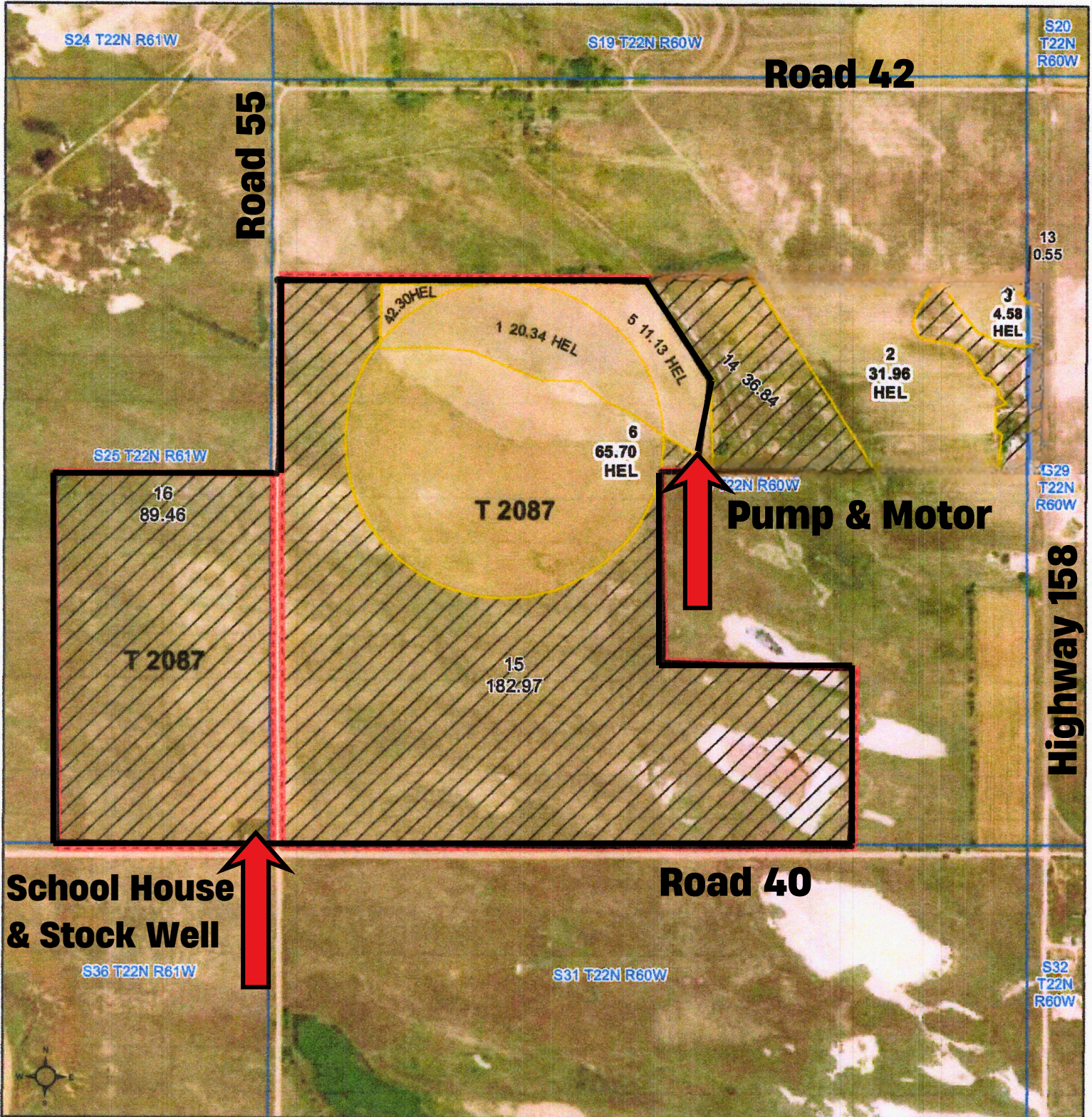


# Road 55 Property

## Location Maps

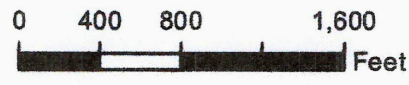
All maps and other information, as presented, are for informational purposes only. Accuracy is not guaranteed; fence lines may or may not correspond with the boundaries. Buyer is responsible for the verification of all facts to their satisfaction.





**Common Land Unit**  
 [Hatched Box] Non-Cropland  
 [Yellow Box] Cropland  
 [Red Line] Tract Boundary  
 [Blue Line] PLSS

**Wetland Determination Identifiers**  
 ● Restricted Use  
 ▼ Limited Restrictions  
 ■ Exempt from Conservation  
 ■ Compliance Provisions



2026 Program Year  
 Map Created September 02, 2025

**Farm 642**  
**Tract 2087**

**Tract Cropland Total: 136.01 acres**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

# ELECTROGATOR II™

Irrigation System Purchase Agreement - Dale Irthum

9/28/2018

PRICES EFFECTIVE: June 1, 2018

## Customer Information

Customer: Dale Irthum  
 Manager:  
     1010 CR 7  
     Scottsbluff, Nebraska, USA 69361  
  
 Mailing: 1010 CR 7  
         Scottsbluff, Nebraska, USA 69361  
  
 Email:  
 Phone:

## Dealer Information

Deines Irrigation  
 2510 N. 10th Street  
 Gering, NE 69341  
 Phone: (308) 635-5344  
 FAX:  
 Mobile: Sean (308) 672-2891  
 Email:

## System Information

<b>System Type:</b>	Center Pivot	<b>Model:</b>	E2060-G/57"
<b>System GPM:</b>	450.0 GPM	<b>System Length</b>	1057'
<b>Elevation</b>	15'	<b>System Acres:</b>	81.1 Acres
<b>Top of Inlet Pressure</b>	31.3 PSI	<b>End Gun Acres:</b>	4.5 Acres
<b>End Pressure:</b>	20 PSI	<b>Total Acres:</b>	85.5 Acres
<b>Hours to Apply 1":</b>	87.3 Hours		

## Span Information

Number:	Type	Length	Ext.	Spacing	Wheel Track	Tire Size	PSI Loss	Span Cable
1	E2060	175'	N	57"	177'	11.2 x 38	1.4	10C/#12/1s
2	E2060	175'	N	57"	352'	11.2 x 38	1.3	10C/#12/1s
3	E2060	175'	N	57"	527'	11.2 x 38	1	10C/#12/1s
4	E2060	175'	N	57"	702'	11.2 x 38	0.7	10C/#12/1s
5	E2060	156'	N	57"	858'	11.2 x 38	0.3	10C/#12/1s
6	E2060	156'	N	57"	1014'	11.2 x 38	0.1	10C/#12/1s
EB	E2060	42'	N	57"	1057'		0	

## System Components

Qty	Description
1	Pivot Center, Galvanized
1	Riser Pipe-Long-8" Dia.-EII
1	Bottom Elbow-8" SAE Flange-Galv
1	RPM Basic Main Control Panel
1	Lightning Arrestor
1	Low Pressure Safety Shutdown
4	Spans, 175', 6" dia., Galvanized Pipe, 57" Outlet Spacing
2	Spans, 156', 6" dia., Galvanized Pipe, 57" Outlet Spacing
6	Tower Assembly, Galvanized, Standard Profile
6	Tire Option, 11.2 x 38 New Tires with Tubes, Galvanized Wheels, 1 Forward, 1 Reversed
6	Wheel Gears, Reinke, Non-Towable

Irrigation System Purchase Agreement

Page 1 of 7

Customer/Owner Name: Dale Irthum

9/28/2018



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<u>Qty</u>	<u>Description</u>
6	Helical Center Drive-Std Speed-EII
1	End Boom, 42', Galvanized Pipe
1	NELSON R55 NOZZLE UP
1	Strainer - Last Tower Top, Flange Mount
73	NELSON R3030 D6 RED
73	Pressure Regulators, Nelson 15 PSI
73	Drops, Black Polyethylene Plastic
1	Flush Valve, End Boom
1	Light Assembly, Pivot Center, Standard

*Irrigation System Purchase Agreement*

**Customer/Owner Name:** Dale Irthum