

Carlson Ranch
CRP & Pasture
Offered by Windmill Realty

OWNERS: Charles W. & C. Ann Carlson

LOCATION: Approximately 3 miles South and 5 miles West of Veteran, WY

LEGAL DESCRIPTION: 23-23-64 W/2SE, SESE(120A)
30-23-63 LOT 01-02, E/2NW,NE(310.53A)
26-23-64 NE, E/2NW, E/2SE (320A)

TOTAL ACRES: 750.53 Acres

PROPERTY TYPE: CRP/Grassland pasture

CRP Contracts: 297 Ac - \$28.11per/Ac
238.4 Ac - \$21.78per/Ac
Contracts Expire – September 30, 2020

Grass Lease: 200 Acres @ \$8.00per/Ac

WATER: 1 - Windmill for stock water

MINERALS: One-half of mineral rights currently owned by sellers.

REAL ESTATE TAXES: Est. for 2013 - \$1,015

LISTED PRICE: \$ 370,000.00

COMMENTS: 750.53 Acres of rangeland South West of Veteran Wy.
535.40 Acres under CRP contracts with annual payments of \$13,541 annually, payable on October 1, through September 30, 2020. Remaining balance of 200 Acres of crested wheat grass with windmill and is currently being leased by local neighbor.

WINDMILL REALTY

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DISCLOSURE:

Windmill Realty is the LISTING BROKER and as such is AGENT for the Seller, representing this property accordingly.

DISCLAIMER:

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