



CANYON SPRINGS RANCH GOSHEN COUNTY, WYOMING

\$3,500,000 | 3,240 ± Total Deeded Acres



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EXECUTIVE SUMMARY

The Canyon Springs Ranch is a remarkable cow-calf operation and hunting property comprised of 3,240 +/- deeded acres, 800 +/- State of Wyoming leased acres and 80 +/- Bureau of Land Management leased acres. This ranch is located beneath the dramatic uplift of the Goshen Rim and along Lane Canyon Springs which runs approximately 40-50 gallons per minute and provides year-round live water throughout the ranch. The ranch is very well-watered via pipeline systems and several springs and is divided into seven pastures. There is a comfortable three bedroom home that was built in 1988, a shop, holding, sorting and working corrals and other outbuildings located near the improvements. The ranch has abundant feed and excellent protection in the canyons and rim country. The Canyon Springs Ranch is a self-sustaining operation and is an ideal family-sized, closed herd, purebred cattle operation. There is summer grazing located on top of the rim which is fed by a reliable well and pipeline system. This ranch should support approximately 110 cow/calf pairs year-round to 130 cow/calf pairs with supplemental feed. The Seller currently leases the adjacent Goshen Rim Ranch for grazing. The Canyon Springs Ranch is teeming with elk, white-tailed deer, mule deer, antelope and upland birds. It's located in elk hunt area 3 and deer hunt area 15. The Canyon Springs Ranch is located near Torrington, Wyoming, home to one of the nation's largest livestock terminals. Cattle can be readily marketed and transported to facilities in eastern Wyoming, northern Colorado, Nebraska, South Dakota, and Kansas.

**Pfister Land Company also represents the Sellers located on either side of the Canyon Springs Ranch. The total ranch assemblage offered for sale consisting of approximately 28,617 +/- deeded acres, 520 +/- BLM leased acres and 2,240 +/- State of Wyoming leased acres.*



LOCATION

The Canyon Springs Ranch is located two miles south and ten miles west of Yoder, Wyoming on a well-maintained part paved and part graveled county road, which provides easy year-round access. The ranch also is easily accessed via the Slater Road Exit on I-25 and is approximately 22 miles north of Chugwater and 34 miles southeast of Wheatland, making it very accessible from Denver, Colorado; Cheyenne, Wyoming and Casper, Wyoming where commercial air service is conveniently available. This ranch occupies a vast expanse of the Goshen Rim offering scenic views and ultimate protection, forage and live water for livestock. This ranch is also located in close proximity to the following towns:

Veteran, Wyoming	17 miles
Torrington, Wyoming	31 miles
Scottsbluff, Nebraska	50 miles
Cheyenne, Wyoming	73 miles
Denver, Colorado	163 miles





CLIMATE & ELEVATION

The elevation at the ranch ranges from 4,500' to 5,300' above sea level. The average annual total precipitation for Torrington is 13.5" and the average rainfall is 12". The average high temperature in January is 39.5 degrees and in July is 89.8 degrees.

REAL ESTATE TAXES

The estimated 2016 real estate taxes on the Canyon Springs Ranch were approximately \$2,994.74. Wyoming offers an extremely favorable tax climate.

- No personal income tax
- No corporate income tax
- No gross receipts tax
- No inventory tax
- Low retail sales tax
- Low property tax
- Favorable inheritance tax
- Favorable unemployment tax

OFFERING PRICE

The Canyon Springs Ranch is being offered for \$3,500,000 (Three Million Five Hundred Thousand) or approximately \$1,080 per deeded acre. This calculation does not include the BLM or State of Wyoming lease acres.

CONDITIONS OF SALE

The sellers shall require an all cash sale.

- I. All offers shall be:
 - a. In writing,
 - b. Accompanied by an earnest money deposit check in the minimum amount of 3% of the offering price.
- II. All earnest money deposits will be deposited in the Listing Broker's trust account, or appropriate escrow.
- III. The sellers shall provide and pay for an Owner's title insurance policy in full satisfaction of the purchase price.
- IV. Both buyer and seller shall be responsible for their own attorney's fees.

WATER AND MINERAL RIGHTS

All water rights permitted to and appurtenant to the subject property shall be transfer with the land to the buyer. All mineral rights appurtenant to the subject property shall be reserved by the seller.



FENCE AND BOUNDARY LINES

The seller is making known to all potential purchasers there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an "AS IS" condition, which includes the location of the fences, as they exist. Boundaries shown on any accompanying maps are approximate, based on the legal description. Maps are not to scale and are for visual aid only. The accuracy of the maps and information is not guaranteed.



STATE OF WYOMING

Wyoming's economy is significantly different from those of other states. The oil and gas industry and tourism drive the states' economy. Unlike other states, Wyoming does not have individual or corporate income tax. The federal government owns 42% of its landmass and the State of Wyoming controls 6%. The mining industry produces approximately \$14.5 billion dollars of taxable revenue annually and the tourism industry accounts for over \$1 billion in revenue for the state.

Agriculture has always been an important facet of Wyoming's economic culture and lifestyle. In 2007 the total value of agricultural production was \$1.021 billion. The main commodities produced in Wyoming are livestock, hay, sugar beets, grain, and wool. Over 91% of land in Wyoming is classified as rural and the state has a population of 563,626 residents. The state offers an incredible array of activities, geography, climate, and history.

The cost of living in Wyoming is below the national average and the average energy cost is the second lowest in the nation. Wyoming also ranks among the top ten in the United States for education, and was recently named by Time magazine as the best state to retire in (<http://time.com/money/3752825/best-state-to-retire>). <http://www.wyo.gov>

Torrington, Wyoming (pop. 5,561) is the county seat of Goshen County and is located within 45 minutes driving distance to the property. The town offers medical facilities, a K-12 school system, a community college, theater, restaurants, retailers, farm implement dealerships, and several banks. <http://city-of-torrington.org>

Goshen County School District No. 1 currently offers educational programs in Torrington, Yoder, LaGrange, Lingle, Ft. Laramie, and Prairie Center. There are three high schools, three middle schools, and six elementary schools. Small class sizes, comprehensive curriculum, excellent technology, a strong student work ethic, and supportive communities are strong features of the Goshen County school district. <http://www.goshen1.org>

Torrington also offers Eastern Wyoming College, a public, two-year, community college with academic transfer programs as well as technical certification programs. It serves almost 2,000 students in credit courses and 6,500 students in non-credit activities. The college sponsors outreach programs several other local counties to include Converse, Crook, Niobrara, Platte and Weston counties. <http://ewc.wy.edu>

There are four small towns south of Torrington; Hawk Springs (pop. 69), Yoder (pop.165), Huntley (pop 20), and Veteran (pop. 26) that all combine to form the small rural community known as the Southeast. All four towns are located within ten miles of Yoder where the Southeast schools-elementary through high school are all situated. The school district provides an excellent transportation for all school-aged children. <http://goshen.cyberschool.com/SES/>

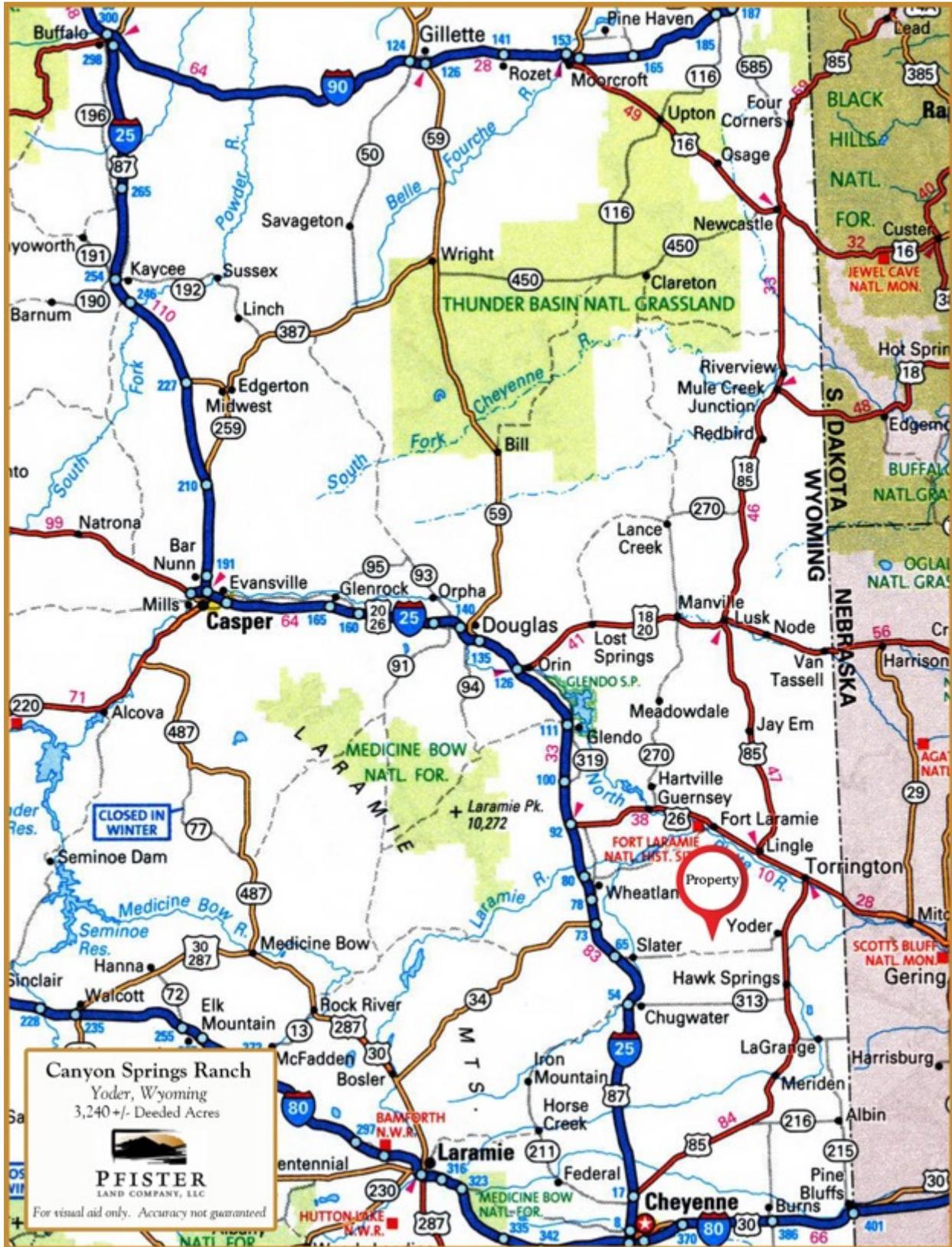
Scottsbluff, Nebraska (pop. 14,732) is less than an hour away and also offers medical facilities, good primary schools, Western Nebraska Community College, entertainment, shopping, airport services, and several banks. www.visitscottsbluff.com

Commercial airline service is available at Scottsbluff, Nebraska; Cheyenne, Wyoming; and Denver, Colorado.

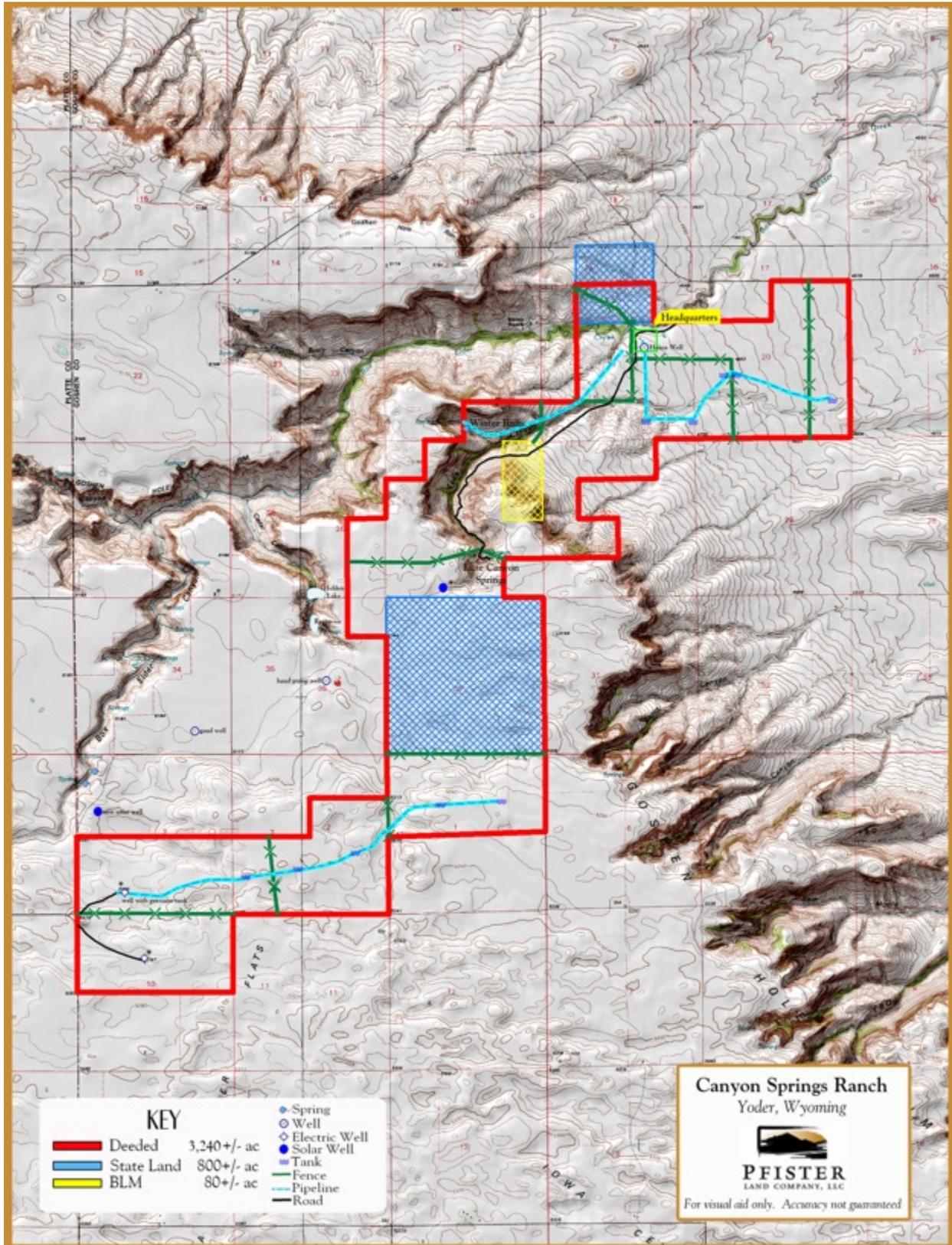
There are several colleges and universities within a 150-mile radius of the Canyon Springs Ranch.

Eastern Wyoming College, Torrington, Wyoming	30 miles
Laramie County Community College, Cheyenne, Wyoming	75 miles
Colorado State University, Fort Collins, Colorado	110 miles
University of Wyoming, Laramie, Wyoming	115 miles
University of Northern Colorado, Greeley, Colorado	120 miles
Aims Community College, Chadron, Nebraska	125 miles

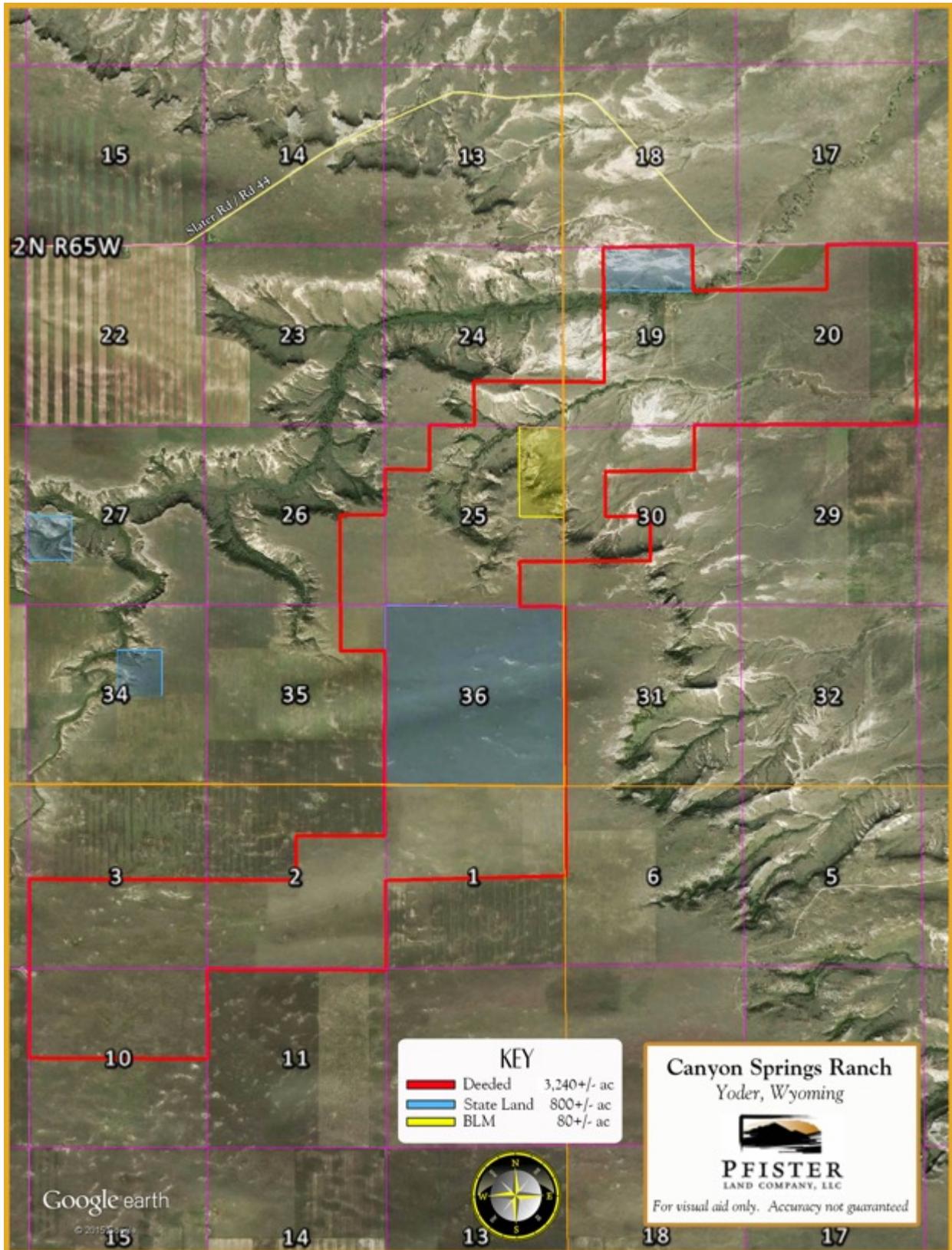
CANYON SPRINGS RANCH LOCATION MAP



CANYON SPRINGS RANCH DETAILED TOPO MAP



CANYON SPRINGS RANCH AERIAL MAP



CANYON SPRINGS RANCH 3D MAP

