

307.532.4447

Premier Properties

Torrington 1942 East D Street

www.wyo-realestate.com

HOMESITES
IRON CREEK & AGATE ESTATES



Pine & Cedar covered hills a couple miles N of Guernsey, WY. Agate Estates has (17) two acre building lots priced at \$20,000 per lot. Adjoining Iron Creek has (7) 40 Ac. home sites. Prices vary with the size of the lots. Some of the most beautiful home sites that are to be found. Fantastic Views with an extremely well constructed road.

1 ACRE with VIEWS



\$69,000

Lot contains one acre and is located in an area with new upscale homes. A view of the valley from this lot. City services are on the property. 600 sq ft stucco home built in 1920. Home needs a lot of work and is presently un-inhabitable. Another 360 sq ft building on the property is in the same condition as the home. \$69,000

PP341 - GRAND VIEW ADDITION - Lots to build your dream home. Include sewer, water, electric, gas, paving, curb & gutter. Protective covenants, nice view of Torrington. \$40,000 to \$35,000

PP1033 - US HWY 85, Torrington, WY. Perfect location for a home, business, hobby farm or just for recreation. 3 miles S. of Torrington, beautiful view, highway frontage & electricity to the properties. Parcel 1: 36.05 Acres \$54,000 Parcel 2: 46.41 Acres \$65,000 No covenants.

129 m/l ACRE RANCH



\$167,450

Well, electric and large metal building just waiting for you. Located 6 miles North of Ft. Laramie, WY. Priced below appraisal. \$167,450

80 ACRE FARM



\$198,500

4304 Rd 58, Torrington, WY. 3 miles S. of Torrington, WY on Hwy 85 to County Rd 58. 75 A. enrolled in CRP (expires in 2012). 50x61 Metal Building with a studio apartment sets on the highest point which provides some of the best views around. Electricity, water & septic are on site. \$198,500

21 A. GRASSLAND & HOME



\$185,000

21 Ac. of Sioux County, Nebraska grassland Northeast of Morrill with a larger remodeled 2 bedroom home, 30x40 shop/barn with wash rack for cattle. Two stock/domestic wells, good set of corrals. Two wells and tree rows. \$175,000

FARM • RANCH • COMMERCIAL

WOLSKI FARMS, LLC
4 FLOOD IRRIGATED FARMS

Located on the south side of the North Platte River between Torrington & Lingle, WY. All farms join paved Wyoming Hwy #156.



FARM #1 - 68 Acres

68 total acres. 66 acres farmed with 68.5 acres of water from GID @ \$20/ac. Small older home in need of repair. Taxes \$606. An ideal place for a modular surrounded by trees. Listed at **\$225,000**

Farm # 2 - 107 Total Acres

107 total acres. 83 acres farmed with 80.8 acres of water rights from GID @ \$20/ac. 24 acres in a grassy draw with seasonal water. No improvements. Taxes \$675. Raised an outstanding irrigated wheat crop this year. Listed at **\$215,900**

Farm # 3 - 80 Total Acres

80 total acres. 75.6 acres farmed with 81 acres of GID water rights @ \$20/ac. Older house in need of repair. 2,880 sq ft metal shed, 15x80 open faced shed, other storage buildings. A good farm that is easy to manage. Mature trees around yard. Taxes \$1,045. Listed at **\$300,000**

Farm # 4 - 105 Total Acres

105 total acres. 63 acres farmed with 61.7 acres of GID water rights @ \$20/ac. 42 acres of deep grassy, treed draw (perfect for wildlife). Good homesite with good access. Taxes \$527. Listed at **\$172,200**

45 A.- PINE RIDGE RANCH



\$185,000

Awesome 45 acre with 3 possible building sites. All with "See forever" views, privacy and tress. Build your dream home or vacation retreat here with wildlife and recreational acres near by. View of vast open spaces and mountains.

1940 Main St, Torrington



\$250,000

- 10 Rental Units
- Excellent Location
- Property Income/Loss Statement Available

GREAT BUSINESS OPPORTUNITY



\$450,000

Full service dry cleaning & laundry business in a growing area of Torrington, WY. New building & state of the art equipment coupled with the lack of competition in a several county area makes this truly an opportunity for a thriving family business or for owners of similar properties to expand. \$450,000