

Two Valley Oasis

318 Acres

Fremont County, WY

\$1,100,000



HAYDEN  OUTDOORS.

Two Valley Oasis

TOTAL ACRES:

318.00

PRICE:

\$1,100,000

COUNTY:

Fremont County

CLOSEST TOWN:

Riverton, WY

Activities & Amenities:

Cattle/Ranch
Farm/Crops/Ag
Hunting - Small Game
Income Producing
Water Access
Waterfront
Equestrian/ Horse Property
Hunting - Big Game
Hunting - Upland Birds
Irrigation
Water Rights

Land & Building Details

Total Acres: 318.00
Closest Town: Riverton
Zonings: Agricultural
Irrigated Acres: 127
Water Rights: Yes
Full Bathrooms: 3
Estimated Taxes: \$750 - 2021
Source of Lot Size: Owner
Fence Types: Barbed Wire

Property Summary:

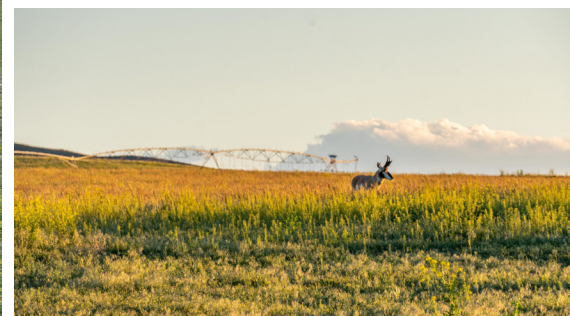
The Two Valley Oasis offers an exceptional combination of irrigated acreage, live water, mountain views, and absolute privacy only minutes from town. The property consists of approx. 318 acres with 127 under a well-maintained Valley pivot and over a half mile of year-round live water. Parcels of this size and quality do not come along often.

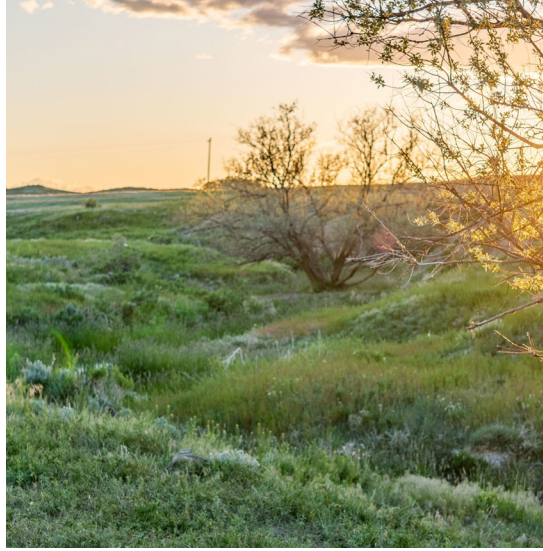
Land:

The Two valley oasis is just that, a hidden gem in the heart of Wyoming, it has been extremely well taken care of and is in perfect shape for you to build your dream home. The property boasts incredible mountain views with neighbors few and far between. Multiple great home sites with power on the property. A rolling topography ranges from high desert hard grass with sandstone outcroppings to lush creek bottom and irrigated pasture.

Region & Climate:

The Wind River Valley is known for its relatively mild climate and strong agricultural economy. Riverton averages around 10 inches of rain per year and 230 days of sunny weather.





Improvements:

A well-crafted set of pipe corrals designed for working ease, make handling cattle a breeze. A quality squeeze chute is included, and a 4020 John Deere tractor with a ditch closer, used solely for rehabbing pivot ruts, is available for purchase private treaty. The fences have been well maintained, going as far as placing posts every 8 feet where the pivot waters the boundary fence.

Recreation:

It's very common to see mule deer and antelope grazing the banks of sand gulch creek. The property qualifies for two landowner hunting permits of each species. Upland birds, ducks and geese can all be seen on the property. Central Wyoming is known for its assortment of unique and valuable rocks, this property offers a great opportunity for rockhounding and arrowhead hunting as well.

Agriculture:

The current owners have traditionally used the property as summer grazing for cattle, comfortably running up to 150 pair from June through October. Hay can be produced if so desired, but it has not been used in that manner for several years. Great lengths have been taken to ensure that the property is sustainable year after year. Three pastures allow the ability to graze separately during their optimized periods, or to sort and hold for shipping.

Water/Mineral Rights & Natural Resources

Irrigation is through a well-maintained Valley 7 tower pivot. Operation is efficient and the current owners will be happy to give anyone a hand in learning the ins and outs. A highest priority water right from sand gulch is coveted and unique to the area. Sand gulch creek traverses the entire width of the property offering over a half mile of creek bed. Sandstone lines the bottom, making any point on the creek safe for livestock to cross or water. Not having to worry about cattle getting bogged down lets the mind rest easy.

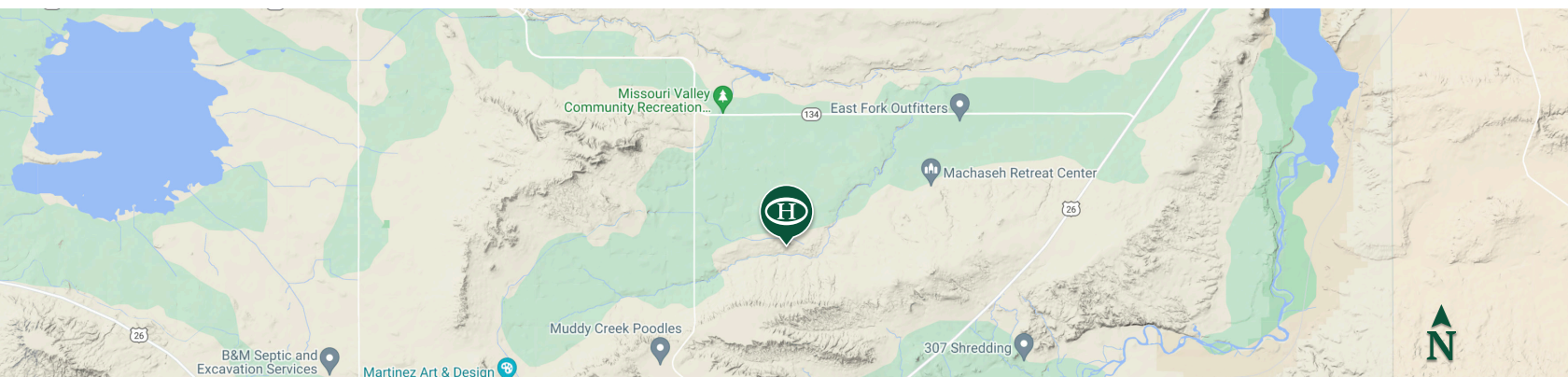
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 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



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