

# SOUTHEAST WYOMING

# Douglas Pivot Irrigated Farm



133 RINGNECK ROAD | WHEATLAND, WYOMING

OFFERED AT \$900,000

Douglas Pivot Irrigated Farm is a 171 acre irrigated farm for sale near Wheatland in Platte County, Wyoming featuring 70 irrigated acres served by the Wheatland Irrigation District. Irrigation is provided by a Valley 5 tower pivot with a 100 foot end gun delivering reliable water to the irrigated portion of the property.



**HOLLY ALLISON** 307.631.1876

[ranchandrecreation.com](http://ranchandrecreation.com) | [f /hollyallisonrealtor](https://www.facebook.com/hollyallisonrealtor)

6106 YELLOWSTONE RD, CHEYENNE, WYOMING



co-listed with Mason & Morse Ranch Company



**SCOTT LEACH** 307.331.9095

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1878 NORTH GLENDO HIGHWAY, GLENDO, WYOMING



Please note: All information is subject to change without notice. Acreage is approximate and subject to change. Buyers to verify all data to their satisfaction. Seller makes no warranties regarding location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations regarding 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.



Historically planted in sugar beets and corn silage, the irrigated acreage has produced approximately 35 tons of sugar beets per acre or 20 to 25 tons of corn silage in strong production years. This production history reflects the strength of irrigated agriculture in Platte County and the reliability of water delivered through the Wheatland Irrigation District.

The farm has historically commanded approximately \$175 per acre cash rent, offering potential agricultural income for investors or producers looking to expand their irrigated acreage.



Located near the Chug Creek drainage, the property regularly sees deer and migrating geese, providing wildlife viewing and seasonal goose hunting opportunities in addition to agricultural productivity.

The property also includes a 4-bedroom, 2-bath farmhouse built in 1910 with approximately 1920 square feet of living space. Wheatland maintains a strong rental market, particularly for homes located in the country outside of town, providing potential residential rental income depending on future occupancy arrangements.

Douglas Pivot Irrigated Farm offers a combination of productive irrigated farmland, agricultural income potential, wildlife presence, and rural living near Wheatland in Platte County, Wyoming.

