

SOUTHEAST WYOMING

Bowman Irrigation



#1 PROPERTIES

RANCH & RECREATION

#1 PROPERTIES

COMMERCIAL

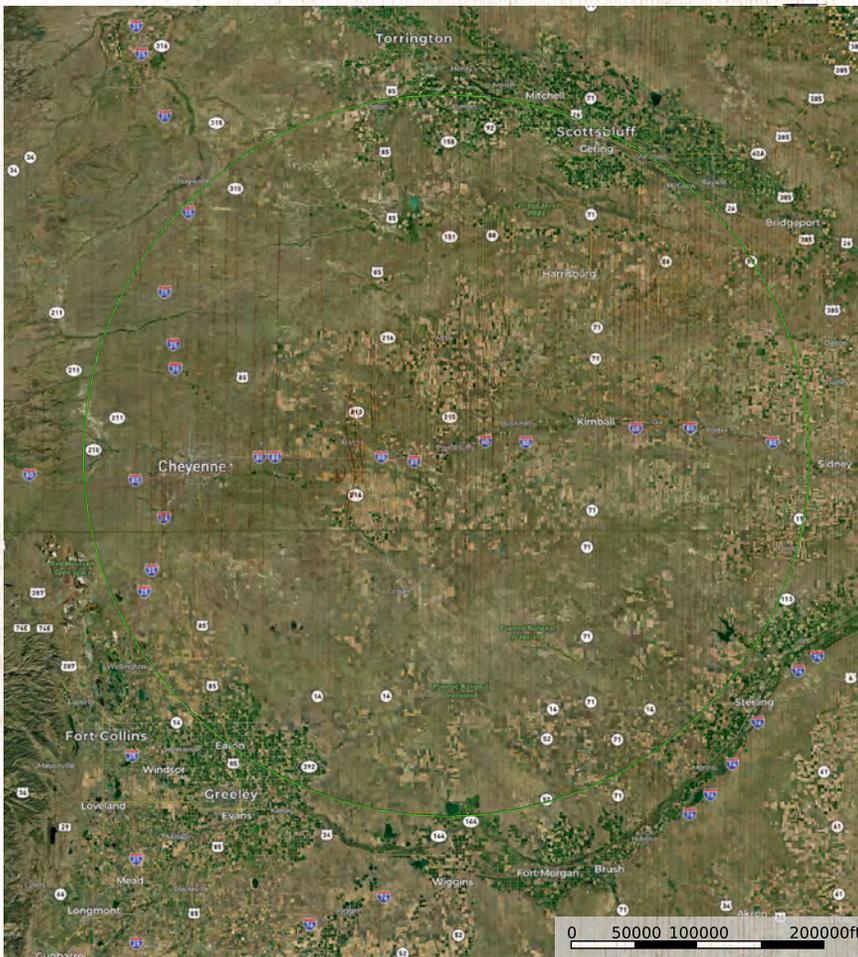
BUSINESS ONLY | OFFERED AT \$2,100,000

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BUSINESS OPPORTUNITY IN SOUTHEAST WYOMING

Serving the agriculture industry, Bowman Irrigation Inc. designs, installs and services all aspects of Irrigation systems. Over 50 years of operation and thousands of loyal customers, Bowman Irrigation has continually seen revenue growth year after year. This opportunity comes with equipment, inventory and a customer base that will ensure continued profitability in the agriculture industry. Located in the town of Pine Bluffs, WY, Bowman Industry operates out of 8 buildings within an 14.47± acre site, which is also being offered for sale or lease at market rate. As an authorized Zimmatic retailer, dealer, and distributor of pivot irrigation systems, the company also services all other major brands and other custom systems including large turbine pumps, submersibles, and sewer systems. Specialized fabrication and custom rework provide an options to the customers insuring their investments in their irrigation systems continue to perform at their highest efficiency.

- Established 1970
- 200-250 current farm clients
- 40% margin on goods sold
- Experienced Staff
- Serving SE Wyoming, Western Nebraska, and Northern Colorado
- \$2.4M + annual sales
- Loyal Customers
- Profit trending upward



ZIMMATIC

Zimmatic Pivot systems have solidified their reputation as a leading contender in irrigation technology. With a commitment to innovation and efficiency, Zimmatic has consistently delivered high-quality pivot systems that cater to the needs of modern farmers. These systems are renowned for their durability, precision, and ease of use, making them a popular choice. Zimmatic's cutting-edge technology, including advanced control systems and remote monitoring capabilities, empowers farmers to optimize water usage, increase crop yields, and maximize overall productivity. With a comprehensive range of pivot options and customizable features, Zimmatic Pivot systems offer versatile solutions that can be tailored to the unique requirements of each farm operation. In a highly competitive market, Zimmatic stands out as a reliable and trusted brand, offering dependable irrigation solutions that continue to meet and exceed the expectations of farmers worldwide.

#1 Properties Ranch & Recreation / Commercial nor any members of Bowman Irrigation can ensure that the Zimmatic Dealership will transfer to a new owner

LOCATION

6289 I-80 Service Rd Pine Bluffs, WY. Located approximately 40 miles east of Cheyenne, WY, and the intersection of Interstate 25 and Interstate 80.

- Cheyenne, WY 40mi
- Torrington, WY 71mi
- Scottsbluff, NE 69mi
- Denver, CO 131mi

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DOING BUSINESS IN WYOMING

Wyoming's corporate tax structure is highly favorable for businesses, making it an attractive destination for entrepreneurs and corporations alike. The state does not levy a corporate income tax, meaning that businesses are not subject to state-level taxes on their profits. This tax advantage allows companies to retain more of their earnings, providing a competitive edge and fostering a business-friendly environment. Additionally, Wyoming does not impose any personal income tax, which further enhances its appeal for entrepreneurs and executives. Combined with its business-friendly regulations and low regulatory burden, Wyoming's corporate tax structure positions the state as an appealing choice for companies seeking a favorable tax environment to grow and thrive.

Additionally, Wyoming boasts a robust economy supported by diverse industries such as energy, agriculture, tourism, and technology. The state has a skilled workforce and a strong entrepreneurial spirit, fostering innovation and growth. With its strategic location and excellent transportation infrastructure, businesses in Wyoming can easily access markets across the country.



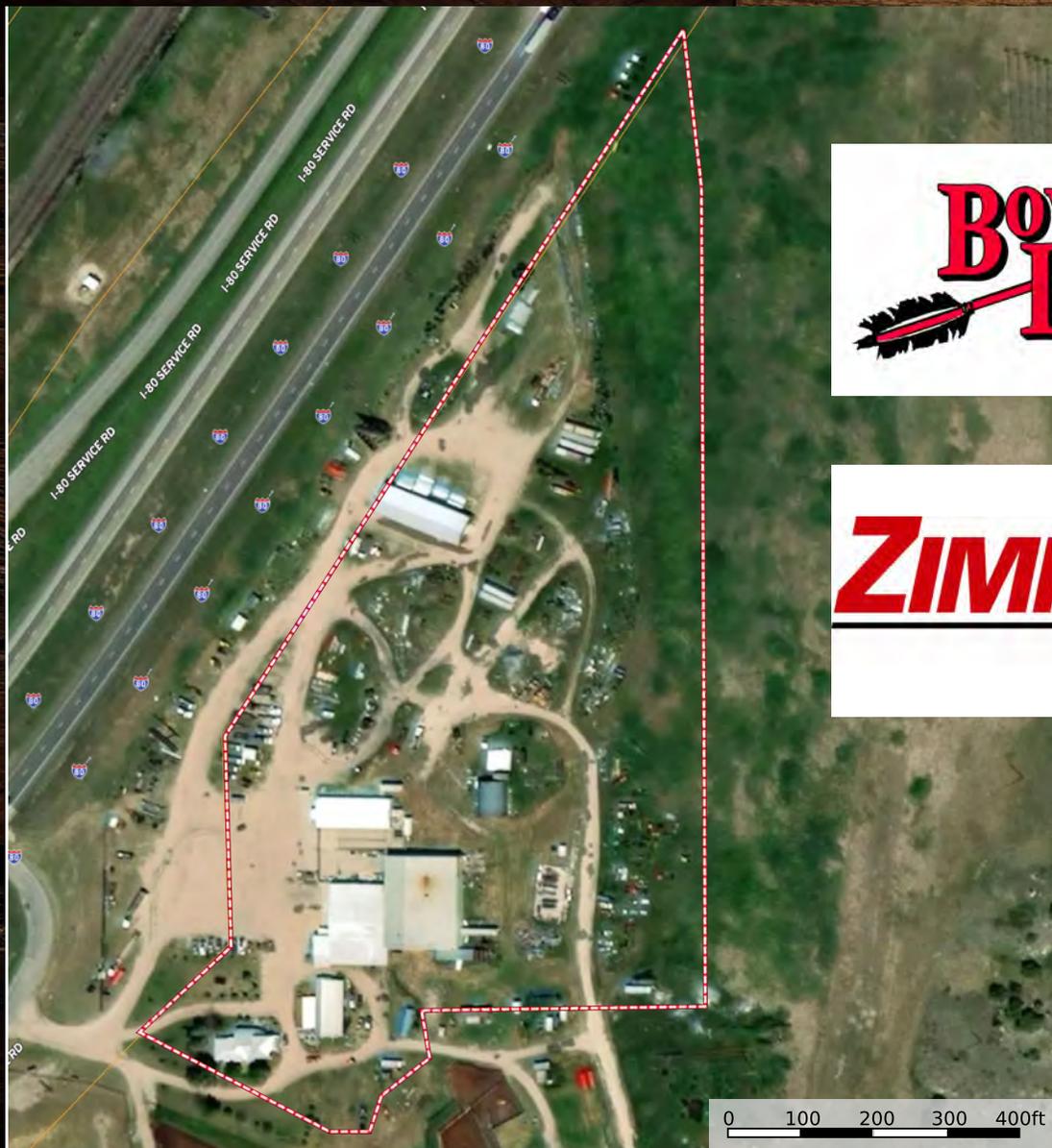
CONDITIONS OF SALE

All offers shall be in writing and accompanied by proof of funds and/or financing sufficient to complete the transaction. Upon offer acceptance, an Earnest money deposit of \$100,000 (one hundred thousand dollars) shall be made to the Listing Broker (#1 Properties Ranch and Recreation). All earnest money deposits shall be deposited in the Listing Broker's trust account. The Seller agrees to provide and pay for an Owners title insurance policy in full satisfaction of the purchase price. Both buyers and seller shall be responsible.



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PRICE **\$2,100,000** (TWO MILLION & ONE HUNDRED THOUSAND DOLLARS)



Please note: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. All information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc. are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their complete satisfaction.



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