

Torrington Stock and Performance Facility
7286 RD 45
Torrington, WY 82240

\$2,000,000
21.1± Acres
Goshen County



Torrington Stock and Performance Facility
Torrington, WY / Goshen County

SUMMARY

Address

7286 RD 45

City, State Zip

Torrington, WY 82240

County

Goshen County

Type

Farms, Residential Property, Horse Property

Latitude / Longitude

42.085372 / -104.228301

Taxes (Annually)

\$5,843

Dwelling Square Feet

3,920

Bedrooms / Bathrooms

5 / 4

Acreage

21.1

Price

\$2,000,000

Property Website

<https://www.ranchandrecreation.com/property/torrington-stock-and-performance-facility/goshen/wyoming/106273/>



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PROPERTY DESCRIPTION

This premier rodeo stock contractor and performance horse training property is a rare, fully equipped equestrian compound in Goshen County, ready for immediate use by stock contractors, rodeo families, horse trainers or anyone seeking agricultural income and boarding/training revenue.

There are 2 homes on the property. More than enough room for additional family members, trainers, or rental opportunities.

The main home is a very spacious 2,720 sq ft, 3 bedroom, 3 bathroom residence built in 2011 and features a 3 car attached garage. Additional features of this beautiful home include a metal roof, crawl space foundation, central air conditioning, and propane forced-air heat with both a heat pump and propane furnace.

Bunkhouse / Staff Housing: Separate 1,200 sq ft, 2 bedroom, 1 bathroom home built in 2014 with its own central air, furnace, heat pump, and A/C - ideal for trainers, family members, or ranch hands.

The property not only has 2 amazing places of living but boasts phenomenal outbuildings and outside improvements.

Two simple words can describe the indoor arena. Big and beautiful. 80' x 200', the pole barn design features 16' sidewalls, 16' overhangs, insulated roof, 14' electric overhead doors on both ends, 200-amp electrical service, and water/power roughed-in to every run. Perfect for year-round training, roping, barrel racing, and conditioning rodeo stock or performance horses.

If one arena isn't enough, or just needing some sun once in awhile, the outdoor arena will be the place. 150' x 250', roping chute, and the dream just steps from the backdoor of the main home!

Attached to the bunkhouse is an 8-Stall Barn. Fully insulated with blow-in spray foam, native sand footing, brand-new engineered gutters and snow guards, and an insulated tack room.

Additional Infrastructure: 120' x 120' catch/holding pen, multiple 20' x 20' individual runs with automatic waters, and a 45' x 240' four-pen feedlot with waters in each pen. 25' x 125' storage shed. All structures feature low-maintenance metal roofs engineered for Wyoming conditions.

13 Acres are under pivot by a new 2-tower Valley pivot on reliable Torrington Ditch water rights.

Shallow productive well (~120 ft) with excellent water volume for the area.

Permit already secured for a second well.

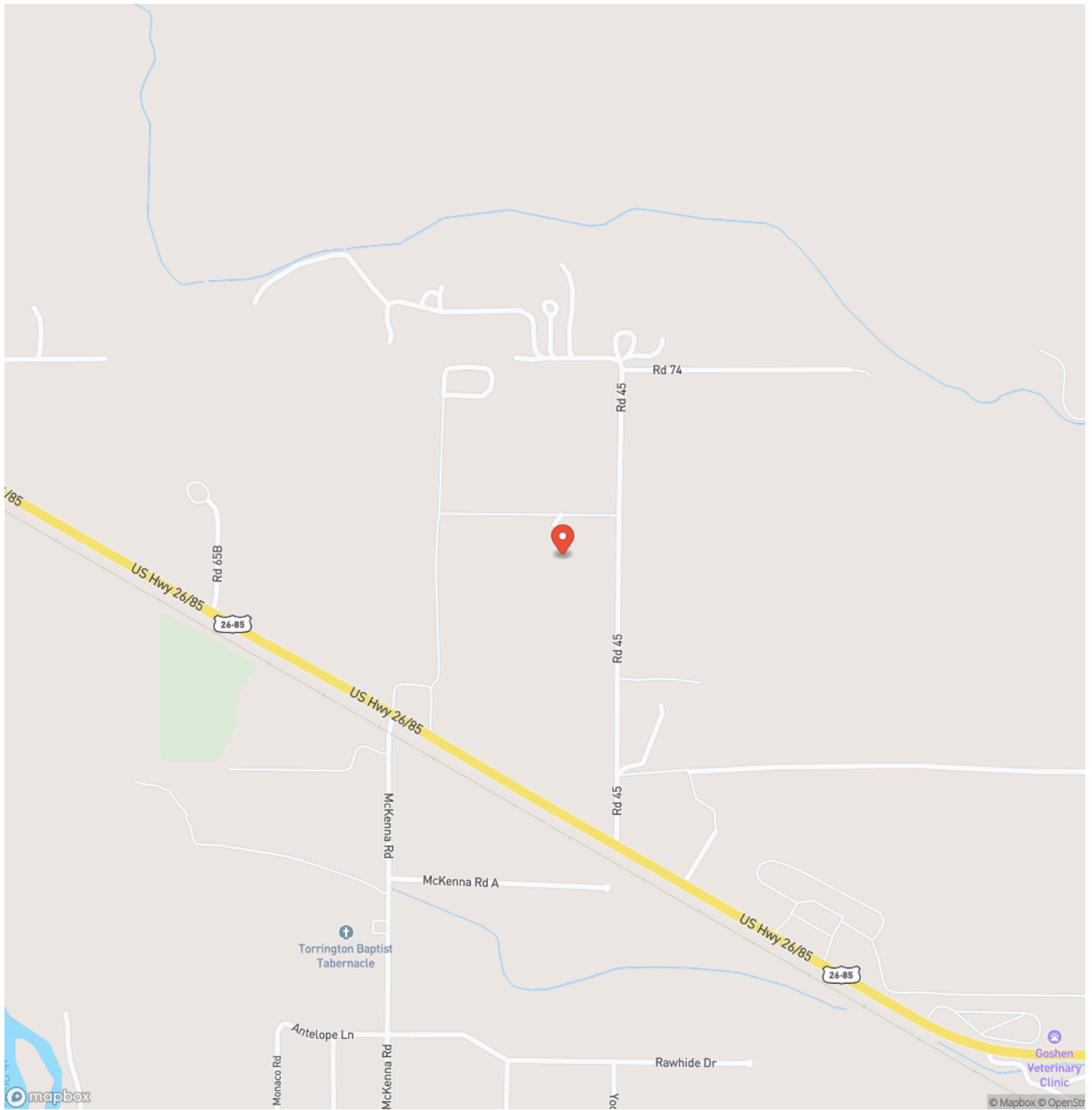
3-phase power to the pivot and 200-amp service at the arena.

If you are interested in this dream property, give Alec Richardson a call at [307-851-3084](tel:307-851-3084) to set up an appointment!

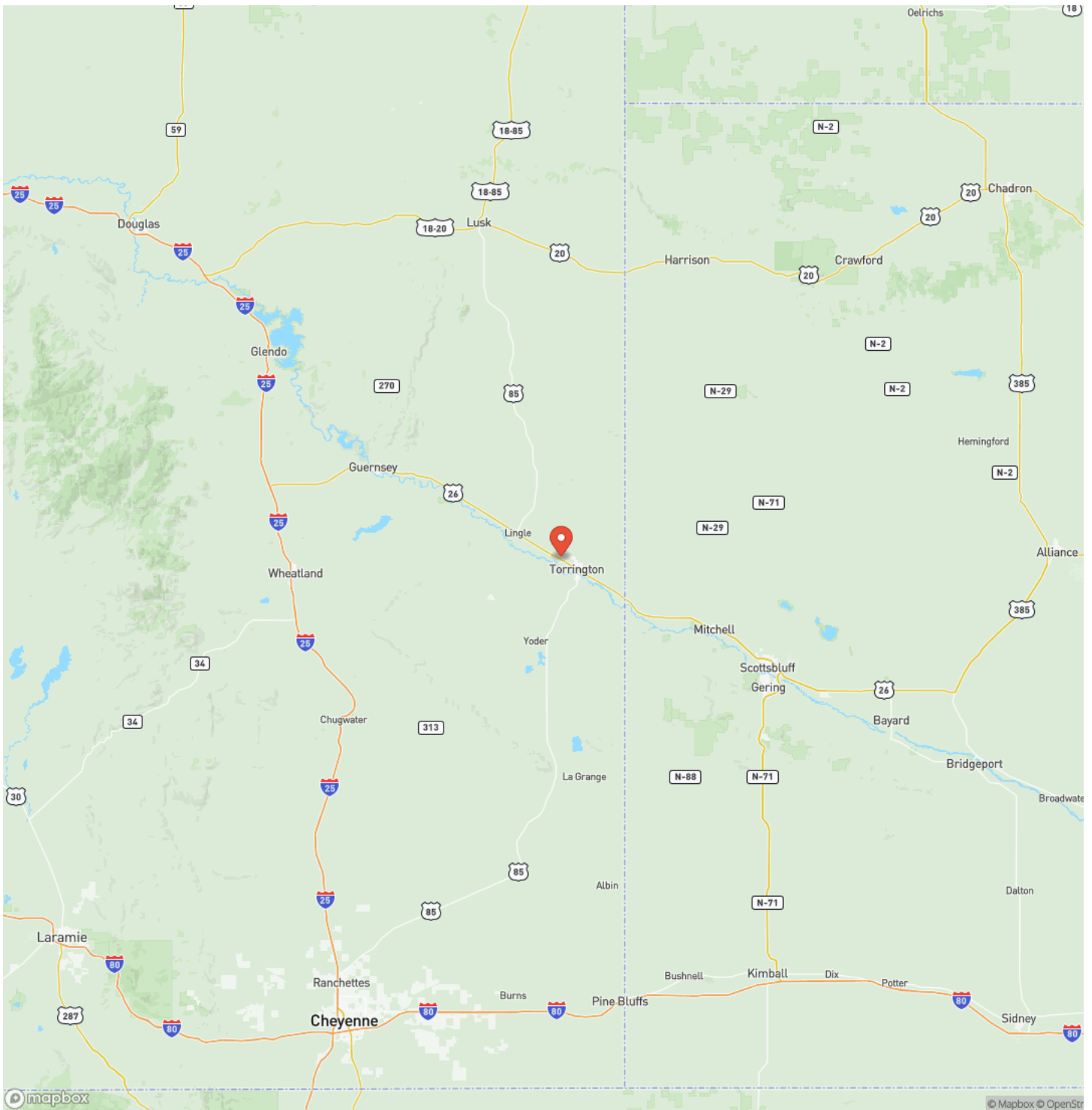
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Locator Map



Locator Map



Satellite Map



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#1 Properties Ranch & Recreation
6106 Yellowstone Rd
Cheyenne, WY 82009
(307) 236-8299
<https://www.ranchandrecreation.com/>
