

Circle 5 Ranch

Hyattville, Wyoming



**CASPER
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WLS



Circle 5 Ranch

GENERAL DESCRIPTION:

CIRCLE 5 RANCH is a highly structured irrigated ranch in the Nowood River Valley between Manderson and Hyattville Wyoming. Consisting of 5 center pivot sprinklers as well as flood irrigated river bottoms, this Ranch is almost all irrigated or sub irrigated. There is a clean modest home and nice shop as well as a set of pipe pens and 1048 aums of fall/winter grazing on a nearby BLM allotment, making this a complete package.

ACREAGE:

Deeded Acres	800 ± deeded acres,
BLM Acres	<u>11,000</u> ± BLM, Sand Creek Allotment #00091
Total Acres	11,800

LOCATION:

10 miles west of Hyattville on Wyoming Highway 31 or 10 miles east of Basin. The county seat in Basin (population 1,200) is located 25 NW. The nearest large city is Billings, MT., 2 hours north.

IMPROVEMENTS:

THERE IS a clean 2 bedroom, 2 bath manufactured home with a small addition. This house has a Worland city water tap. In addition there is a 70X90 shop with a concrete floor and machinery storage shed attached to one side. There is a low cost Worland city water tap to the house.

IRRIGATION AND WATER RIGHTS:

THE **CIRCLE 5 RANCH** irrigates **563 ±** acres. There are five Zimmatic center pivot sprinklers powered with two large pumps and one booster pump. Electricity averages around \$25,000/year or \$55/acre. Water is free! In addition there are 130 acres of flood irrigated pasture utilizing 1890 water rights.

- **Pivot # 1** 163.3 acres currently in new alfalfa
- **Pivot # 2** 144.4 acres currently new alfalfa
- **Pivot # 3 & 4** 68 acres planted in a pasture mix in 2007
- **Pivot # 5** 50 acres currently in new alfalfa
- **River bottom** – flood irrigated in grass pasture – approximately 50 acres on the north side of the river has not been irrigated in 10 years.

In addition to irrigation there is a deep water well that produces 55 gpm and ¾ of a mile of Nowood river frontage (both banks).

GRAZING ALLOTMENT:

THE 11,000 ± acre Sand Creek grazing allotment is located within 2 miles of the Headquarters. This is a dormant use allotment and can be used anytime from fall through spring.

Note: Interested parties are expected to make their own analysis.

CARRYING CAPACITY:

Owner estimates that the ranch should easily carry 200 cows utilizing the river bottom and small pivots for summer pasture and grazing allotment during the fall and early winter.

TAXES AND ASSESSMENTS:

PROPERTY TAX	\$3,600
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MINERAL RIGHTS :

OWNER has no mineral rights with this property.

WILDLIFE AND RECREATION:

THIS RANCH teems with wildlife. Mule Deer and Whitetail Deer are abundant. In addition there are pheasants, waterfowl and upland birds. A large portion of the lower ranch near the river is a riparian zone.

BROKER COMMENTS:

CIRCLE 5 RANCH is a beautifully situated irrigated ranch with stunning views of the nearby Big Horn Mountains. With the increased demand for agricultural commodities businesses like these should continue to be lucrative investments as well as a wonderful place to live the Wyoming lifestyle everyone dreams about. Owner feels that this Ranch comfortably runs 200 cows with 1000 ± tons of hay ton sell.

PRICE: \$1.4 MILLION

NOTE: INFORMATION ON THE CIRCLE 5 RANCH WAS OBTAINED FROM SOURCES DEEMED TO BE RELIABLE, BUT IS NOT GUARANTEED BY WESTERN LAND SALES OR THE SELLER. THIS OFFERING IS SUBJECT TO PRIOR SALE, PRICE CHANGE, CORRECTION OR WITHDRAWAL WITHOUT NOTICE.

Circle 5 Ranch is offered exclusively by Western Land Sales.



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CASPER
WESTERN LAND SALES

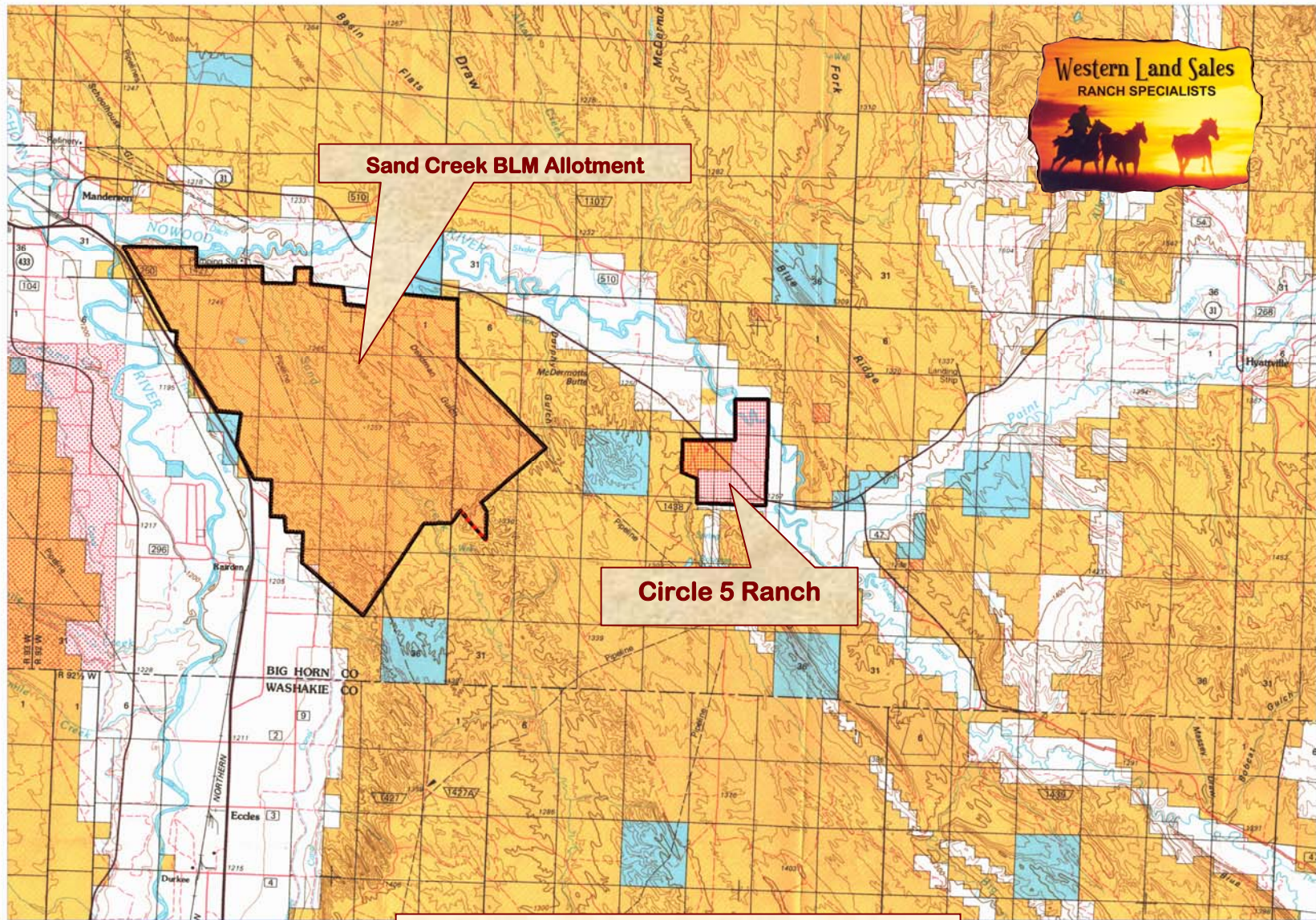
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RIVERTON
WESTERN LAND SALES - Branch

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107° 59' 6.034" W
44° 18' 54.769" N

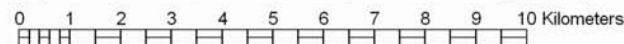
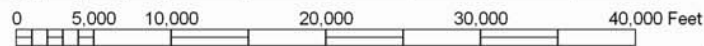
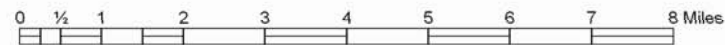
Circle 5 big topo
107° 34' 54.638" W
44° 19' 30.163" N



44° 6' 45.494" N
107° 58' 29.226" W

44° 7' 20.640" N
107° 34' 22.787" W

NOTE: For visual aid only – accuracy not guaranteed!



Map Projection: UTM: Zone 13N, Meters, NAD83
Built with BigTopo9 www.igage.com (B9020)
Source Maps: Worland 100K, WY

2010 Declaration at Sheet Corner
TN 10 540 11 0100 (11° 7' 11.160 5400)
TN 10 UTM 60 -1 0300 (11° 59' 17.1) (134 1000)

BigTopo Map

Circle 5 Ranch

General Boundary of Ranch

Note: For visual aid only – accuracy not guaranteed!

Nowood River

Headquarters

5

Nowood River

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Google

44°13'43.00" N 107°45'06.31" W

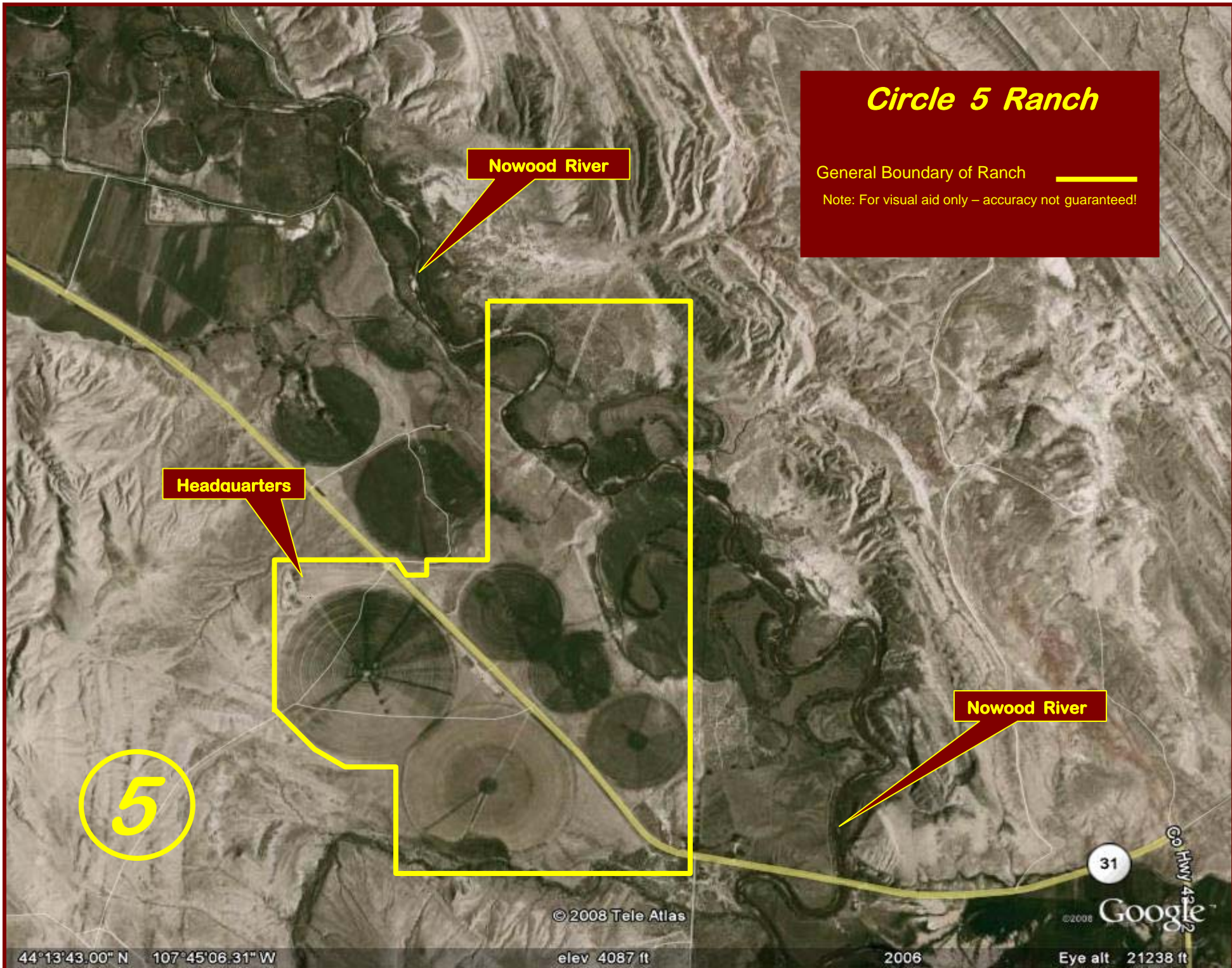
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2006

Eye alt 21238 ft

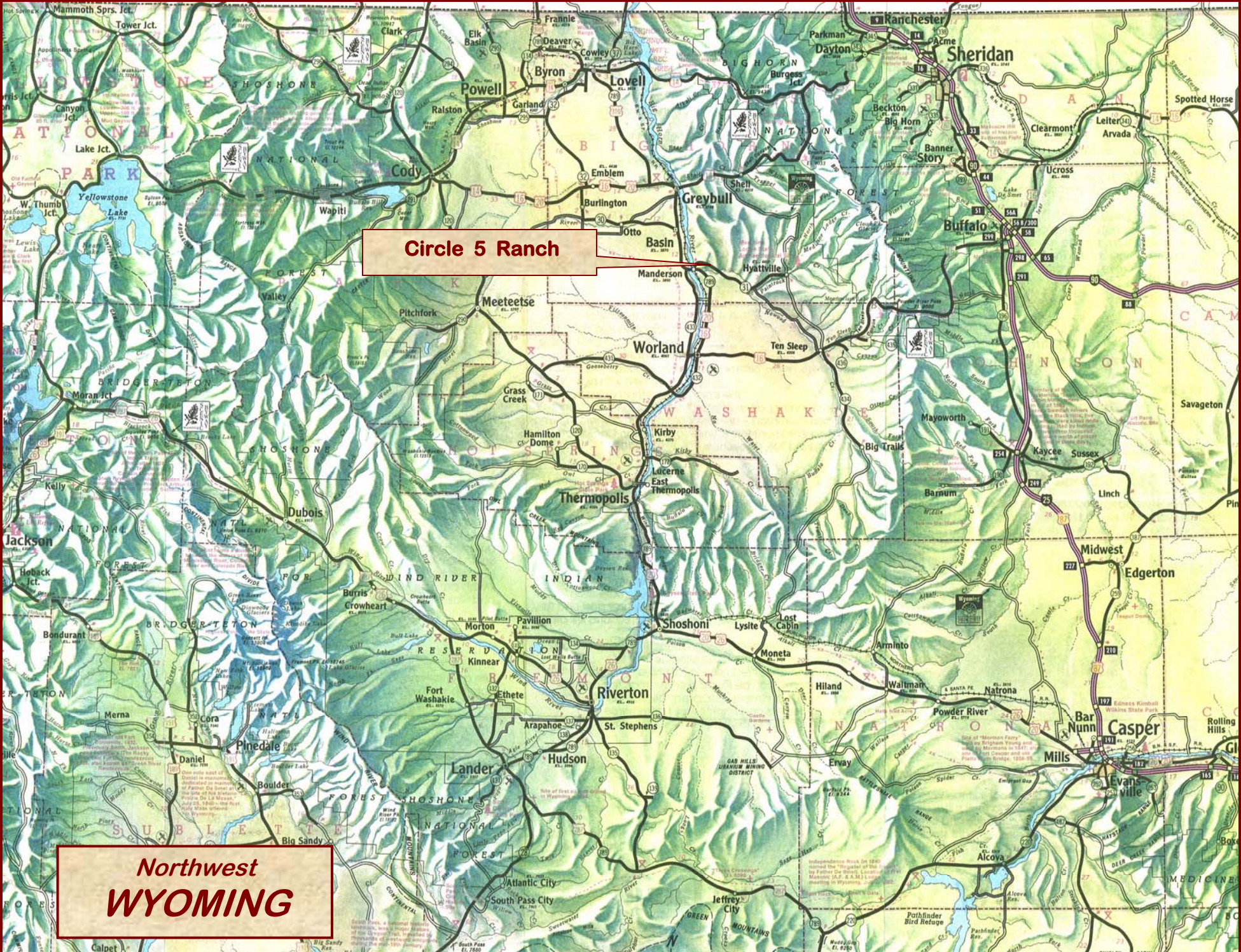
31

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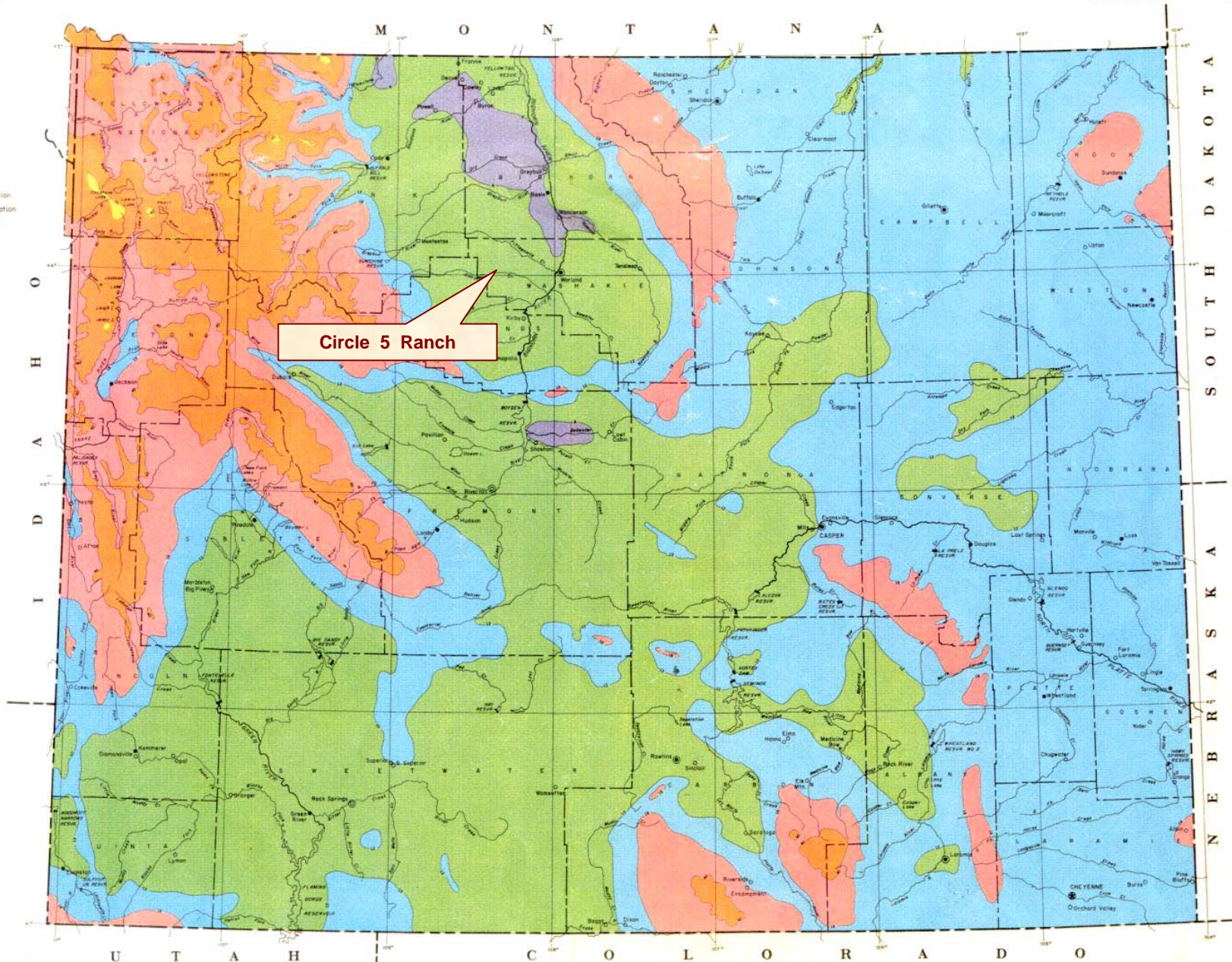
Circle 5 Ranch

**Northwest
WYOMING**



- LEGEND
- State Boundary
 - County Boundary
 - CHEYENNE State Capital
 - Evanton County Seat (small town)
 - Pine Bluffs Town Less Than 5000 Population
 - Rock Springs Town 5000 to 25,000 Population
 - CASPER Town Over 25,000 Population
- Towns of less than 5000 omitted from map unless incorporated or required for orientation purposes
- Lake or Reservoir
 - Canal or Ditch
 - Large Stream
 - Small Stream
 - Water Spreading

- LEGEND
- 0-6 INCHES
 - 6-12 INCHES
 - 12-18 INCHES
 - 18-40 INCHES
 - 40-70 INCHES
 - 70+ INCHES



Circle 5 Ranch

WYOMING AVERAGE ANNUAL PRECIPITATION



ALBERS EQUAL AREA PROJECTION

1941-1970 Base Period
Basic data provided by: Soil Conservation Service & National Weather Service
Isohyetal Interval: 2" up to 20", 10" for amounts greater than 20"
Isohyetal Analysis prepared by Water Supply Forecasting Staff, SCS, Casper, Wyoming

USGS National Atlas 1:1,000,000 Albers
Equal-Area projection (1967) used as source
for base map and adapted for SCS use

NOTES

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