

# Jarvis Farm

Shoshoni, Wyoming



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**WE SELL FARMS & RANCHS!**

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Shoshoni, Wyoming

## DESCRIPTION:

**JARVIS FARM** has been under the same ownership for over 52 years. Located along U.S. Highway 26-789, this highly visible property produces 5.5± tons per acre of high quality alfalfa and has been systematically rotated and farmed throughout the years. The property is very well improved for a single family operation and is far above-average in quality.

## LOCATION:

16 miles Northeast of Riverton and 5 miles Southwest of Shoshoni, Wyoming

## ACREAGE:

**300± deeded** of which 230± is irrigated.

## IMPROVEMENTS:

**THE HOUSE** consists of a very nice 1,625 sq ft brick home with 3 bedrooms and 1 bathroom, a 1,200 basement and single car attached garage. This is a very comfortable home built in 1966 with good, potable, domestic well water (240± feet deep), natural gas, stone fireplace, and landscaped yard with underground sprinkler and big mature Cottonwood and Blue Spruce trees.



There is a 1,825± sq. ft. shop building with 14 foot sidewalls and concrete floor that is heated & insulated. There are numerous other equipment & livestock sheds, corrals, granaries and storage facilities all in average to good condition.

## ANNUAL TAXES & ASSESSMENTS:

Real Estate Taxes -	\$2,900. ±
Irrigation Fees -	\$4,100. ±
Pumping Costs -	-0-
Total	\$7,000. ±

**IRRIGATION:**

**THERE ARE** 230 ± acres of irrigated ground on the Farm. Water is delivered via gated pipe and cement ditch. This northwest facing farm has excellent soils and a gentle slope making it ideal for flood irrigated alfalfa, corn, small grains or beets. There owners have consistently rotated crops to allow for the maximum production. Current owner conservatively estimate production of 200± acres at 5.5 tons/acre of Alfalfa with the balance grass. **This is an excellent farm with above average improvements.**



**LOCAL INFORMATION:**

**RIVERTON** is an Ag-based town of 10,000 people. In addition to Ag supported businesses, there is a commercial airport, livestock sale barn, and 2 movie theatres. Riverton serves as a hub for central Wyoming shopping and trade.

The farm is in the Shoshoni School District, (K-12) 5 minutes away, with bus service to the door.



**WATER AND CLIMATE:**

The surrounding area has an average of 132 frost-free days, beginning May 15<sup>th</sup> and ending September 24<sup>th</sup>. Average annual precipitation is 8.67” and there are 347 days of sunshine per year. Elevation is 5,300 ft. Alfalfa, corn and small grains are the predominant crops with a trend towards irrigated pasture.

The farm is located within the **Midvale Water District** and receives an allocation of water through that entity.

The Midvale project encompasses approximately 73,000 irrigable acres and water is evenly distributed through an annual allocation by 5 elected, district landowner/water users. As evidenced by the surrounding area, this project is very reliable, and an inexpensive source of water.

Water cost is evenly distributed throughout the Midvale District Users and the Farm is assessed approx \$16/ac. plus a \$350 surcharge. Payment is in advance with 50% due in December. Missouri Valley Farm includes 230± irrigated acres as classified and assessed by Midvale Irrigation District. Water is generally available from mid-April through September.



**BROKER COMMENTS:**

**THIS IS** one of the finest farms of it's sized we have ever had the privilege of selling. Very nicely maintained with good fences, livestock water, and well-managed crop ground. This farm boasts an excellent location, easy access and good soils. It will be difficult to find fault with this one.

**PRICE:**

**Price reduced to \$675,000 (SIX HUNDRED, SEVENTY FIVE THOUSAND DOLLARS)**

NOTE: INFORMATION ON THE JARVIS FARM 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.

The Jarvis Farm is exclusively listed with Western Land Sales.



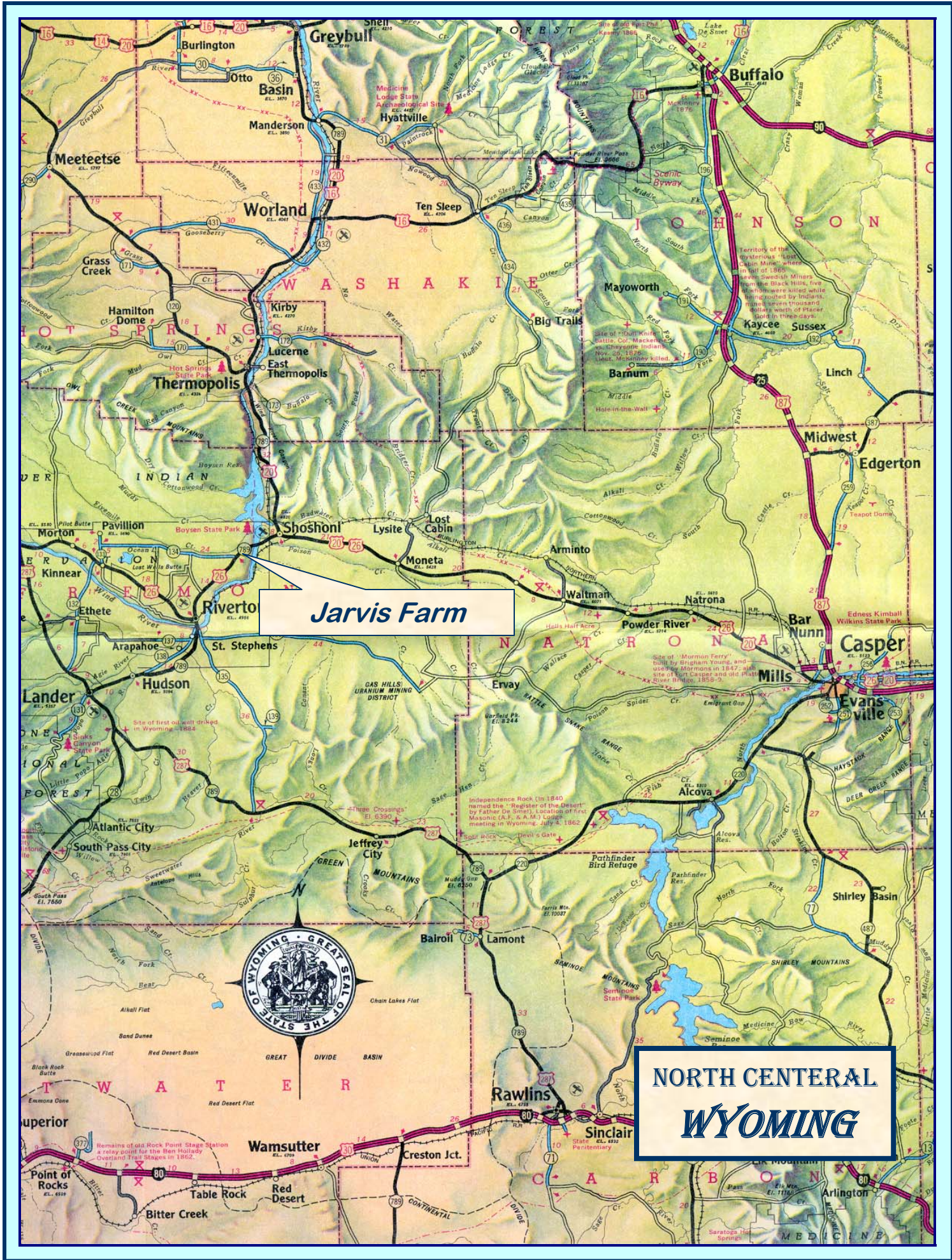
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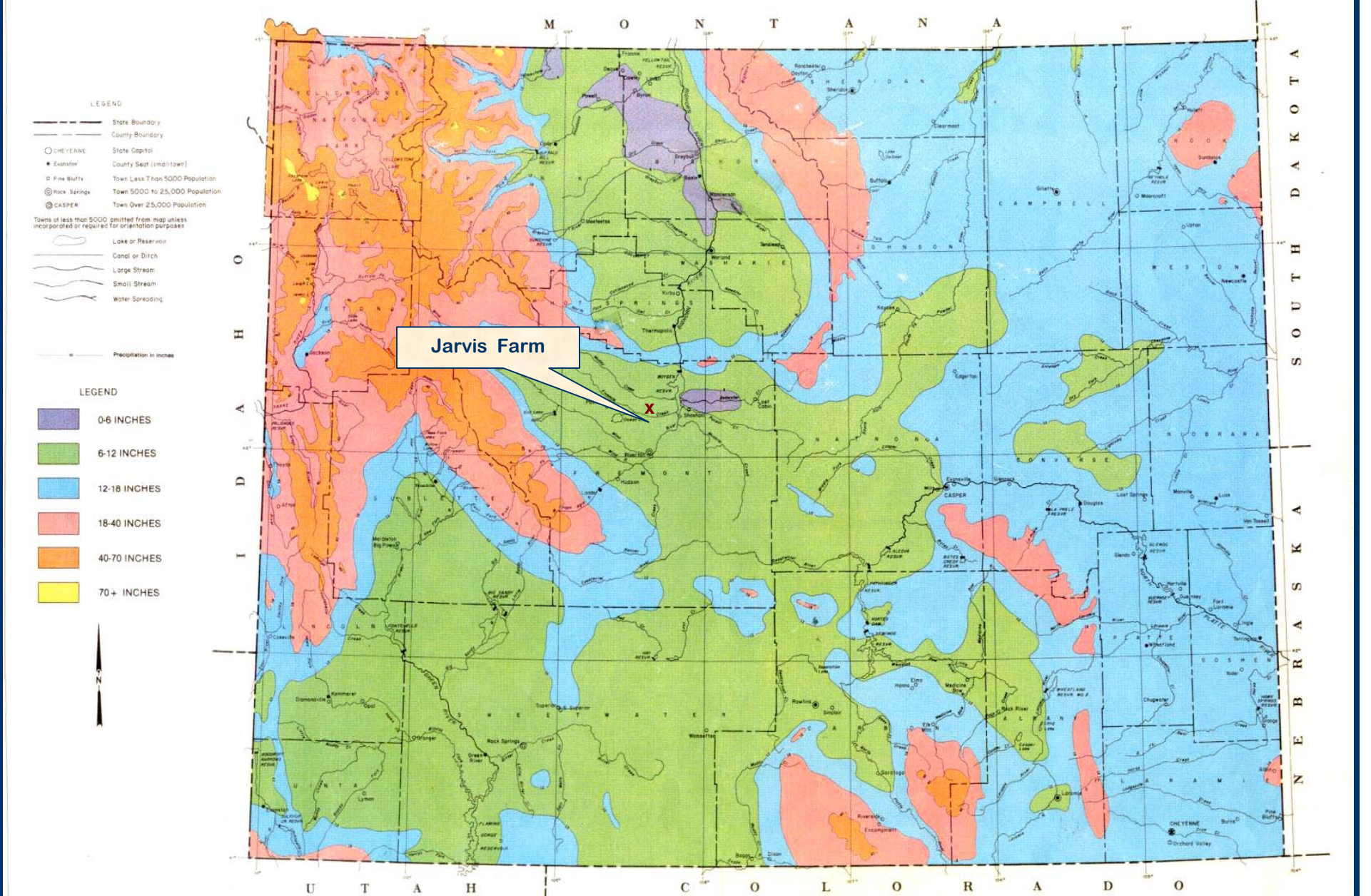




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NORTH CENTRAL  
WYOMING



- LEGEND
- State Boundary
  - - - County Boundary
  - CHEYENNE State Capital
  - Evansville County Seat (small town)
  - Fine Bluffs Town: Less Than 5,000 Population
  - ⊙ Rock Springs Town: 5,000 To 25,000 Population
  - ⊙ CASPER Town: Over 25,000 Population
- Towns of less than 5,000 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

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WYOMING AVERAGE ANNUAL PRECIPITATION



1961-1970 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

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