



THE TIGHE RANCH



An all contiguous 1,782± acre ranch in the Nebraska Panhandle.

STEPHANIE MILLER

Sales Associate

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PROPERTY HIGHLIGHTS

List Price

~~\$2,500,000~~

\$2,300,000

Location

20 miles Northeast of Torrington, WY

Acres

1,782.84±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated

\$9,868.42

Property Summary

The Tighe Ranch is a continuous 1,783 deeded acre ranch just 20 miles northeast of Torrington, WY. The ranch has a 950 max head capacity feedyard, with a 33 acre pivot planted to oats and irrigated by sheep creek. Another irrigated pivot is 128 acres with 14" per acre of water rights and a 38" per acre carryover from previous years. This pivot is 64 acres of planted alfalfa hay, 64 acres planted to corn. 2023 crops will go to current owner. There are 80 acres of deeded CRP, and 360 acres of dry land hay currently planted to millet and alfalfa. The remainder of the property is rolling hills and buttes with an abundance of wildlife, and native grass that is owner rated at 80 cow/calf pairs year round. There are currently no cattle on the property. Improvements include two modular homes both 3 bedrooms and 3 bathrooms built in 2013. There are two 48x60 shops also built in 2013, one of them heated by a wood burning stove, with concrete floors, and an office with bathroom. Other improvements are a nicely remodeled hunting cabin, barns, chicken coup, roping arena, pipe corrals with load out, another large shop, and many other miscellaneous outbuildings. There are several wells on the property with 1 being solar, 3 irrigation wells and 5 submersible wells, all feeding stock tanks with ample water. This property also comes with its own gravel pit! If that isn't enough, the property is rich in history with Tee Pee rings, arrowheads, and an old school house and playground still in tact! There really is too much to mention, this is a must see ranch!

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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LEGAL DESCRIPTION

All West of the 6th P.M. Sioux County, Nebraska

S01 T26N R58W
PT S1/2

S06 T26N R57W
PT S1/2

S05 T26 R57W
PT SW1/4

S07 T26N R57W
ALL

S08 T26N R57W
W1/2W1/2

S11 T26N R58W
LOTS 1 & 2

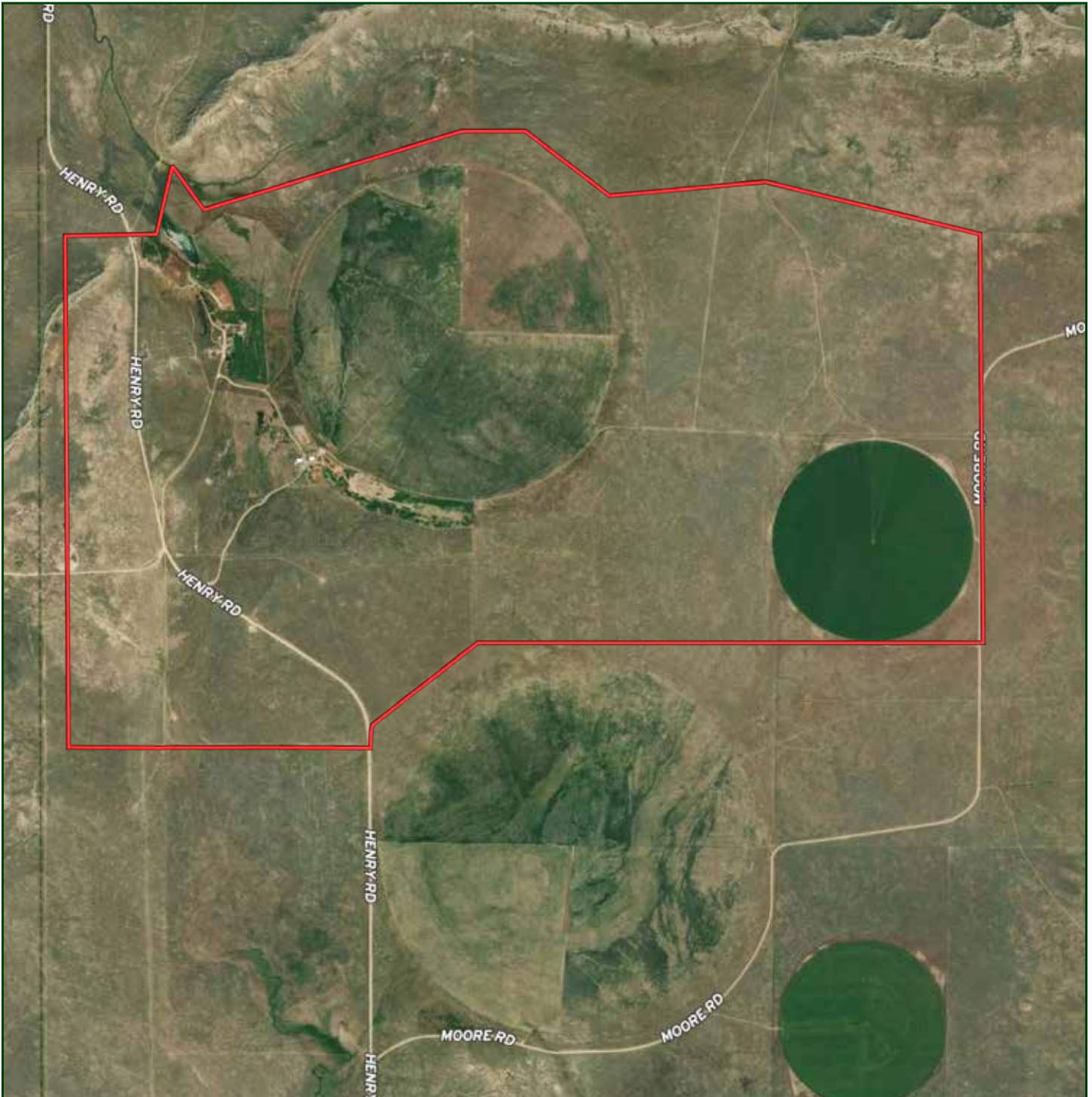
S12 T26N R58W
ALL EXCEPT 20 ACRES

S12 T26N R58W
W1/2SE1/4NE1/4NW1/4, E1/2SW1/4NE1/4NW1/4, W1/2NE1/4SE1/4NW1/4, E1/2NW1/4SE1/4NW1/4

S13 T26N R58W
N1/2NW1/4, NW1/4NE1/4

S13 T26N R58W
TRACT IN NE1/4NE1/4

AERIAL MAP



Boundary lines are estimates - Map for illustration only

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LOCATION MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE

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