

Grand Republic Farm

1,230± Acres

Goshen County, WY & Scottsbluff County, NE

\$1,100,000.00



Empire Realty, Inc.
2010 West B Street
Torrington, WY 82240
Office: (307)534-2222

Casey Essert, Land Broker

(307)532-1750

Love the Land. Respect the Water.

Grand Republic Farm

Price:

\$1,100,000.00

Terms:

- I. Minimum of **\$50,000.00** earnest money deposit
- II. Proof of available funds in the amount of the purchase price

Location:

The Grand Republic Farm resides within the meadows of Eastern Wyoming and West Nebraska. The property is located approximately 10 miles to the east of Hawk Springs, WY. Please see the map page herein.

Size: (Based on County Assessors records)

Wyoming.....	795± deeded acres
Nebraska.....	435± deeded acres
Total.....	1,230± deeded acres

Divisible:

Potential Parcel Sales

Parcel 1 636± Acres Taxes \$1,458.80

Parcel 2 594± Acres Taxes \$3,545.61

Call Casey for an update on the availability of parcels.

(307)532-1750

Grand Republic Farm

Sellers Account:

Grand Republic Farm Company uses a soil health first approach to farmland management, following the soil health principles widely associated with the regenerative agriculture movement as a guiding set of actions. This means soil movement with tillage is completely avoided or minimized, tall grass crop varieties are selected for residue production to restore organic matter and surface mulch for weed control and shading, and cover crops are employed to keep a live root in the soil wherever practical. While all these acres have been out of moldboard plowing practices for many decades, efforts have now focused on removing both tillage and herbicide use where feasible to aggressively restore soil tilth across the topsoil profile and restore soil bacterial-fungal ratios. Compared to traditional wheat-summer fallow rotation, or no-till that does not include cover crops or annual cash crops, a soil health first approach is visibly different in appearance during transition while historical weed banks in old strips are depleted to eventually provide large blocks of uniform, healthy soil. Ultimately, this leads to land that is more productive in proportion to lower production cost, producing healthier grain to feed this region.

Real Estate Taxes:

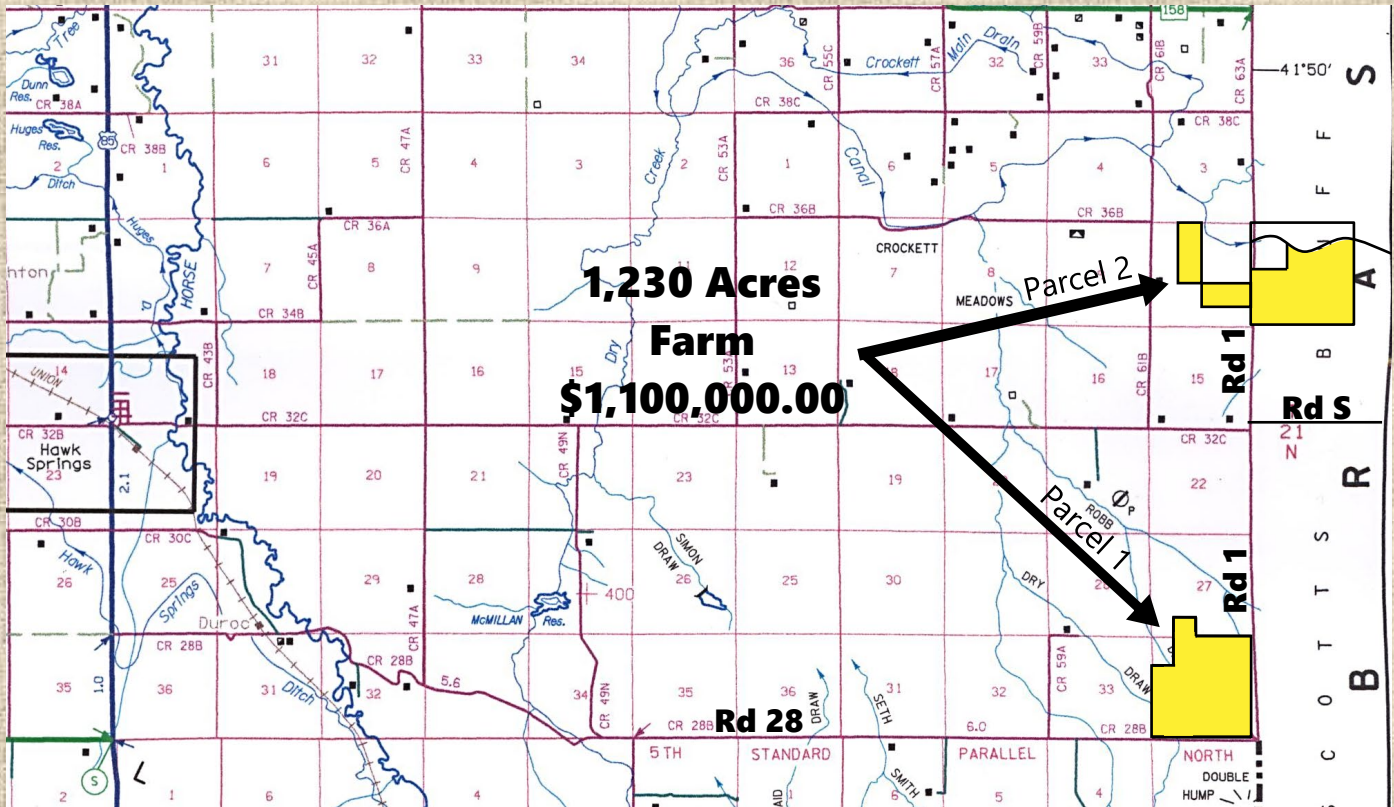
Estimated 2024 taxes..... \$5,004.41

Mineral Rights:

All the mineral rights that the seller owns are included in the asking price.



Grand Republic Farm



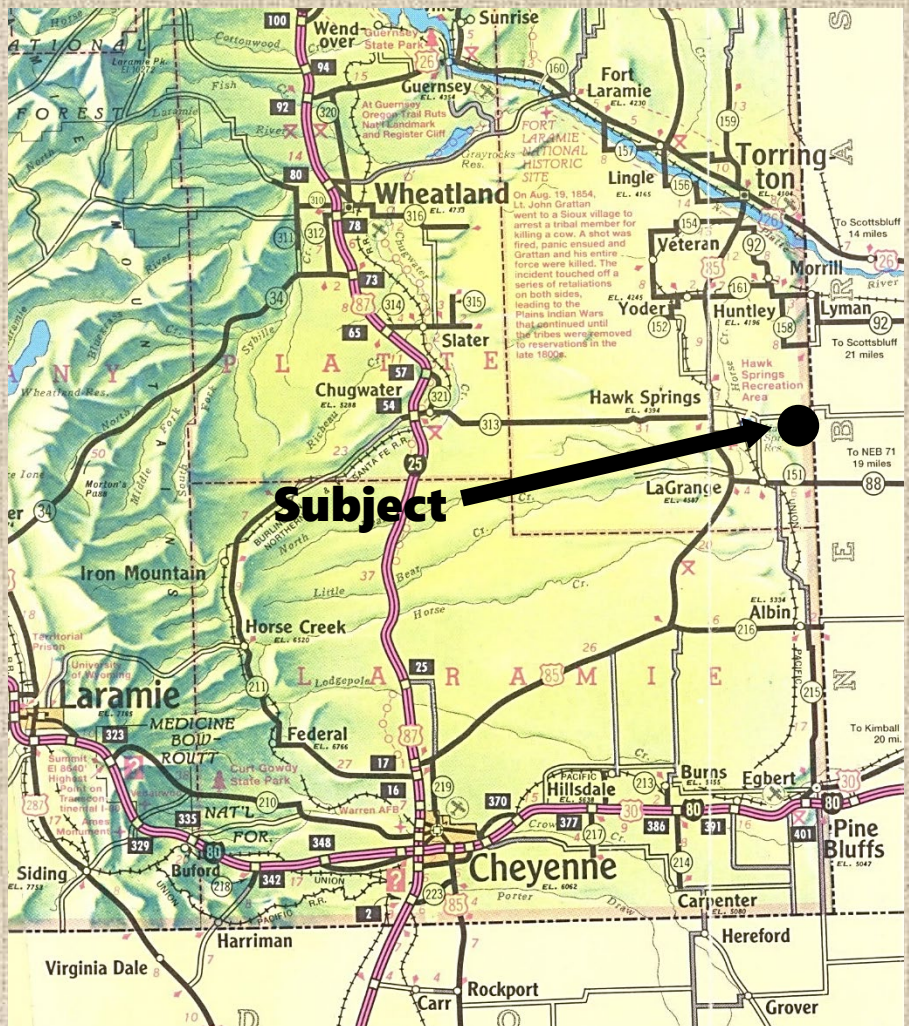
Location Maps

DISCLAIMER:

All maps and other information, as presented, are for informational purposes only. Accuracy is not guaranteed; fence lines may or may not correspond with property boundaries. Buyer is responsible for verification of all facts to their satisfaction.

NOTE:

Fence is not on line in E $\frac{1}{2}$ NW $\frac{1}{4}$ Sec. 10-21-60



Grand Republic Farm

DISCLAIMER:
All maps and other
information, as presented, are
for informational purposes
only. Accuracy is not
guaranteed; fence lines may or
may not correspond with
property boundaries. Buyer is
responsible for verification of
all facts to their satisfaction.

