

ALL FIELDS DETAIL



MLS #	20113968	Residence (Y/N)	Yes
Status	BACK ON MARKET	# of Residences	
Type	Working	Main Residence Gar Cap	
Address	5630 RD 55	Main Residence Gar Type	
Cross Street		Main Residence Bedrooms	
City	Torrington	Main Residence Baths	
State	WY	Other Residence Gar Cap	
Zip	82240	Other Residence Gar Type	
Area	GOSHEN COUNTY	Other Residence Bedrooms	
Class	FARM & RANCH	Other Residence Baths	
Asking Price	\$1,800,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Allow Display on Internet	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
1031 Exchange Agent	Bill Speidel - Work: (307) 532-3771	County	Goshen
		Listing Office 1	Wagons West Realty - Main: (307) 532-3771
Listing Agent 2		Listing Office 2	
Listing Agent 3		Listing Office 3	
Buyer Agency	2	Intermediary	0
Sub Agency	0	Customer	0
Bonus Compensation	0	Dual/Var Rate Com (Y/N)	No
Short Sale (Y/N)	No	Foreclosure	No
Listing Date	8/3/2011	Legal	Inquire at listing office.
Subdivision		Lot Size	
Zoning		Elem. School	
Jr High		High School	
Year Built		Above Grade Sq Ft	
Below Grade Sq Ft		Other Res Year Built	
Oth Res Above Grade SqFt		Oth Res Below Grade SqFt	
Irrigation (Y/N)		Irrigation (Y/N)	Yes
# Irrigated Acres	431.5	Total Deeded Acres	475
Total Leased Acres	0	Irrigation Company	Goshen Irrigation Dist.
Animal Units Monthly	n/a	Animal Units	n/a
Equipment Included (Y/N)	No	Mineral Rights Incl (Y/N)	Yes
% Mineral Rights Included	1/2	Mineral Leased (Y/N)	
# of Acres	240	Non-Irrigated Crop Acres	43.5
Non-Irrigated Pasture	0	Timber Acres	0
# of Stock Wells	0	# Of Domestic Wells	2
Irrig Water Rights (Y/N)	Yes	Irrigation District	Goshen Irr
Acres of Water Rights	431.5	Annual Assessments	8,248.50
Irrigation Well (Y/N)	No	# of Irrigation Wells	
GPM		Depth	
Types of Irrigation		Sprinkler Irrig (Y/N)	Yes
Sprinkler Irrigation Type	Center Pivot	Govt USDA Programs (Y/N)	Yes
Improvements	3 Bedroom 2 Bath Main house,central air & heat,very nice heated shop w /bathroom,2nd house 2 bedrooms	Personal Prop Included	3 Valley Pivot Systems with pumps, other personal property determined with accepted offer.
Type of Lease 1		Cost 1	
Term 1		Type of Lease 2	
Cost 2		Term 2	
Type of Lease 3		Cost 3	
Term 3		Type of Lease 4	
Cost 4		Term 4	
Type of Lease 5		Cost 5	
Term 5		Livestock Income	
Crop Income		Pasture Income	
Mineral Income		Hunt & Fish Income	
Other Income		Total Income	
Taxes Expense		Insurance Expense	
Assessments Expense		Lease Expense	
Utility Expense		Grazing Fee	
Other Expense		Total Expense	

GENERAL

Owners Name	Carl and Margaret Rupp	Owners Phone	
Occupant Name		Occupant Phone	
To Show	Call List Office	Directions	From Highway 85, 2 miles S. to Highway 92, 6 miles to CR 53, 2 miles E., 1/2 mile S. on CR 55
Off Market Date		Associated Document Count	0
Search By Map		Tax ID	
Update Date	9/19/2011	Status Date	9/19/2011
HotSheet Date	9/19/2011	Price Date	8/3/2011
Input Date	8/3/2011 5:56:00 PM	Original Price	\$1,800,000
Client Hit Count	10	Agent Hit Count	23
Lockbox Location	N/A	Days On Market	49

FEATURES

ACCESS	PRESENT USE	TOPOGRAPHY	WATER RIGHTS
Year Round	Farm	Sloping	Surface
ADJACENT	RESTRICTIONS	WATER	MINERAL RIGHTS
County	None	Private Water	Partial Mineral Rights
ELECTRIC	ROAD	Well	AMENITIES
Rural Electric	County Gravel	WILDLIFE	Easy Access
FENCE	SEWER	Duck/Geese	CURRENT CROPS
None	Septic	Pheasant	Alfalfa
LEASE		LIVESTOCK WATER	
None		None	

FINANCIAL

Taxes	5603	Tax Year	2011
Special Assessments		Available for Rent	
Possession	TBD in Purchase Contract	Listing Documents	
Terms	Cash	Exclusions (Y/N)	
Agent Conf Remarks		Exclusions	

SOLD STATUS

How Sold		Contract Date	
Closing Date		Sold Price	
Selling Agent 1		Selling Office 1	
Selling Agent 2		Selling Office 2	
Additional Provisions		Seller Improvements	
Buyer Improvements		Seller Imprvmnts Amt	
Seller Improvements Dscrp		Buyer Imprvmnts Amt	
Buyer Improvements Dscrp		Discount Points	
Closing Costs Pd By Sellr		Seller Concessions	

ADDITIONAL PICTURES**DISCLAIMER**

This information is deemed reliable, but not guaranteed.