

PARCELS & RIVER PROPERTY FOR SALE

Heritage Park - South of Torrington, WY on Hwy 85

• Lot 1 - 7.84 Acres

Corner of Hwy 85 & 154 • Torrington, WY

Access and frontage to Hwy 85 and Hwy 154. Used for several years for asphalt plants, crushing material and stock piling crushed material for road projects. Has substantial crushed material base on majority of property.

Listing Price: \$175,000

• Lot 2 - 9.97 Acres

Hwy 85 Frontage • Torrington, WY

Hard to find a parcel that has more highway frontage and easy access close to town. Across from Bomgaars.

Listing Price: \$200,000

• Lot 3 - Industrial Site - 22 Acres

150 Main Street • Torrington, WY

22 total acres with highway frontage and a railroad switch in place. Plenty of room to build a rail siding plus room to place lots of buildings and area to accommodate a substantial business. Hard to find a parcel with so many things to offer. Includes office, heated shop, warehouse, 60 ft truck Scale and natural gas.

Listing Price: \$695,000

• River Accretion Land - 66.14 Acres

Along North Platte River

West of Torrington to Rock Shop, then South of Vohn Bridge. Runs east along river for 1 1/4 miles

Listing Price: \$175,000

See map on next page



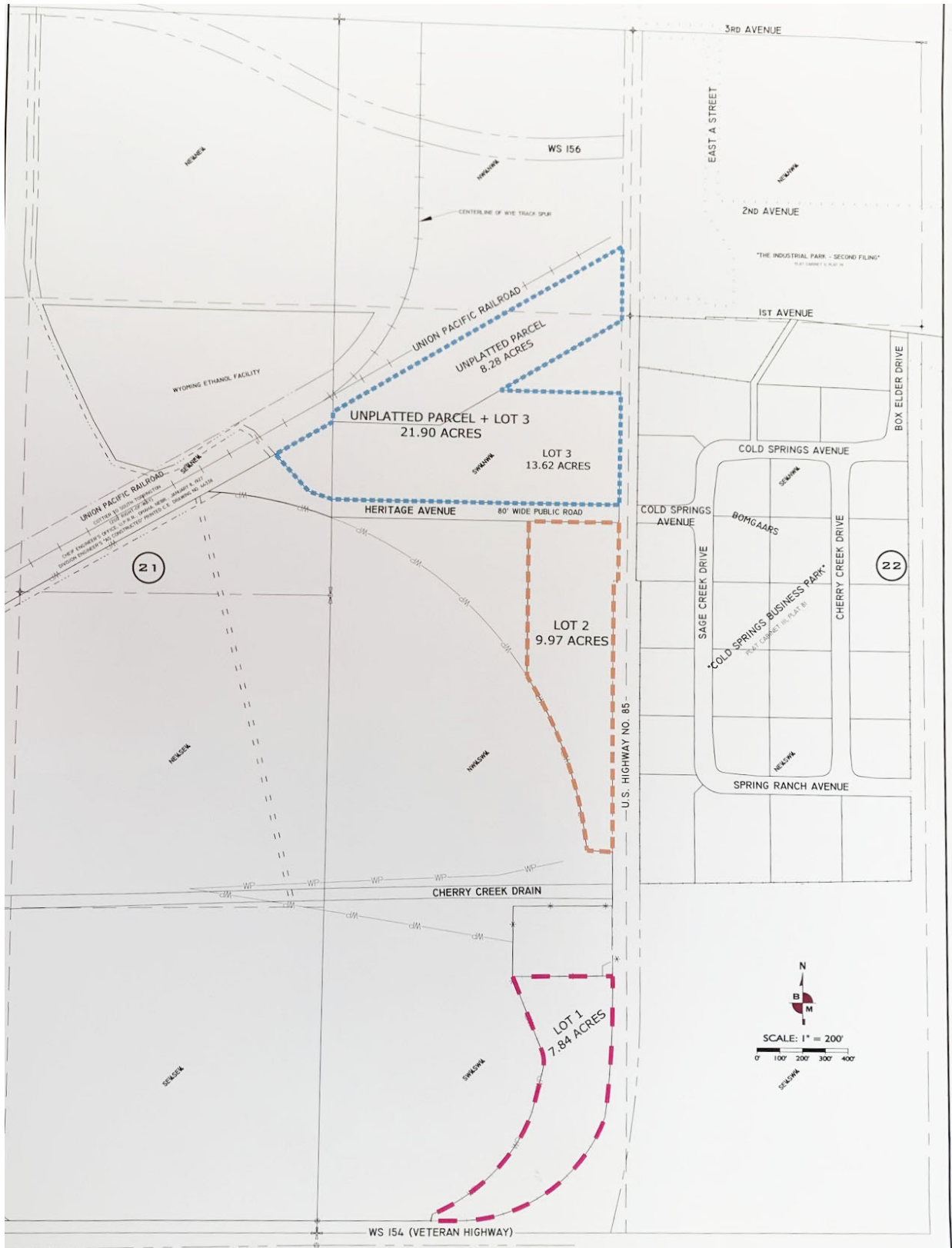
FRONTIER LAND CO

Torrington, WY

www.maddenbrothers.com

Office: 307-532-3333

Shawn Madden, Broker 307-532-1575



HERITAGE PARK

A PARCEL OF LAND LOCATED IN
 W1/4NW1/4 OF SECTION 22, T24N, R61W OF THE 6TH P.M.,
 &
 LOTS 1-3 OF "HERITAGE PARK",
 GOSHEN COUNTY, WYOMING.

MARKETING MAP 2020

B M BENCHMARK

119 East 17th Avenue, CO 80533-3811
 Torrington, Wyoming 82240