

# Buttermilk Road

## Improvements & Acreage



**Exclusively Listed By :**

**Madden Brothers Frontier Realty**

**4576 US HWY 26/85**

**Torrington, WY 82240**

**307-532-7079**



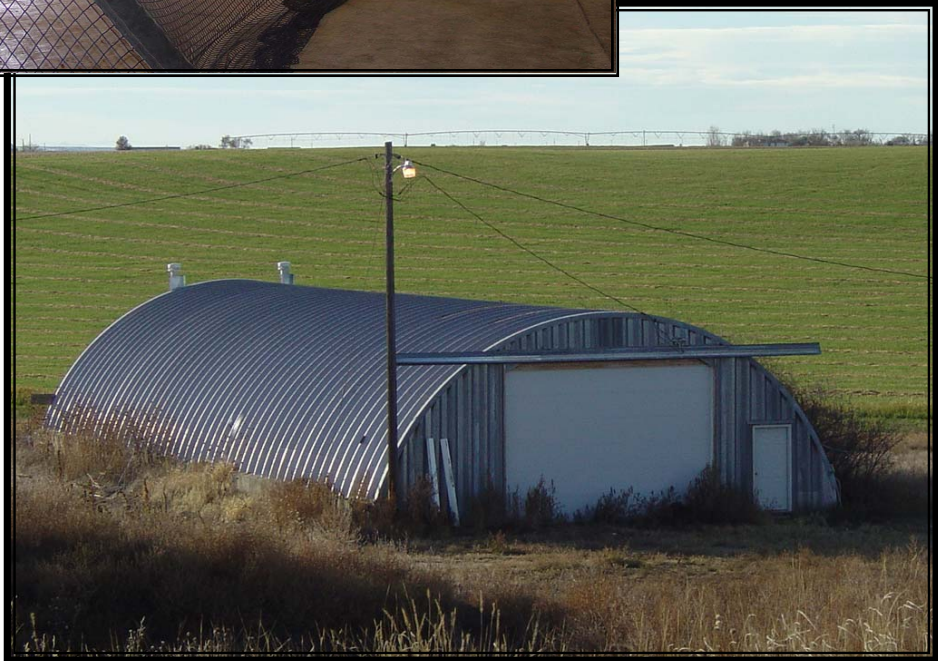
[www.maddenbrothers.com](http://www.maddenbrothers.com)

**10 +/- acres includes Quonset, Commodity Building, Grain Bin, Silage Pit, & Stock/Domestic Water Well. Livestock water tanks and partial perimeter fence compliment the property.**

The property is only minutes from Torrington, Wyoming located near Buttermilk Road with several locations for your home, corrals, & more buildings.

**This unique property features:**

1. Quonset [40' x 100']
  - Concrete Floor and sidewalls
  - Insulated & Heated by (2) Gas Furnaces
  - Updated Electrical System
  - Overhead Door [12'h x 17'w]
  - Walk-Through Door
  - 1/2 Court Basketball Court
2. Commodity Building [45' x 30']
  - 3 - 15' x 30' Bays
  - Concrete Floor
  - Tin Roof - Open Front
3. Grain Bin
  - 5,000 Bushel
  - COOP Brand
4. Silage Pit
  - Earth Dug
5. Stock / Domestic Water Well
  - Hydrants & 3 Livestock Tanks



This property is being offered for—**\$125,000.00**

**2009 Est. Real Estate Taxes - \$300**

**Lingle Water Users O&M [10 +/- acres] - \$8/acre**  
**NO MINERAL RIGHTS INCLUDED IN SALE**



**NOTICE TO PROSPECTIVE BUYERS**

The information contained in this exclusive brochure has been obtained from sources that are deemed to be reliable by Madden Brothers Frontier Realty. However, the accuracy of this information is not guaranteed or warranted by Madden Brothers Frontier Realty or the Seller. Prospective Buyers are directed to make, and expected to conduct, their own independent investigations of the information in this brochure. The inspection of the property offered for the sale in this brochure is the sole responsibility of the prospective Buyers and/ or their agents. This offering is subject to prior change, correction or withdrawal without notice. Any maps contained are for visual aid. All boundaries and fences should be inspected to buyer satisfaction.

This property is exclusively listed by:

**Madden Brothers Frontier Realty**  
**PO Box 670**  
**Torrington, WY 82240**  
**307-532-7079 – Office/ 307-532-7435 – Fax**  
Shawn Madden, Broker



# Aerial Map



map center: 42° 6' 11.1, 104° 13' 32.2

scale: 4226



11/13/2009

30-25N-61W  
Goshen County  
Wyoming

Maps provided by:



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Field borders provided by Farm Service Agency as of 5/23/2008. Aerial photography provided by Aerial Photography Field Office.

# Notes



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