



Bath Ranch

646.52 Acres

Fremont County, WY

\$3,200,000



Bath Ranch

TOTAL ACRES:

646.52

PRICE:

\$3,200,000

COUNTY:

Fremont County

CLOSEST TOWN:

Riverton, WY

Activities & Amenities:

Canal
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Hunting - Waterfowl
Income Producing
Irrigation
Outbuilding/Barn/Shed/Shop
Propane
Stream/River
Water Rights
Water View

Land Details:

Address: 19 Blue Cloud Road,
Riverton, Wyoming 82510, USA
Closest Town: Riverton
Total Acres: 646.52
Deeded Acres: 646.52
Leased Acres: 0.00
Zoning: Ag
Irrigated Acres: 488.45
Riverbottom Acres: 277.74
Estimated Taxes: \$8,218.02 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Split level
Finished Sq. Ft.: 2520
Bedrooms: 3
Full Bathrooms: 2
Basement: Partial finished
Parking Types:
Detached Garage
Total # of Spaces: 2
Outbuildings: 8
Heating Systems:
Boiler-HWBB
Electric Heaters
Fireplace

Property Summary

Bath Ranch is a great opportunity to own a very productive farm/cattle operation. Consisting of 646+/- deeded acres, this property has a great balance of productive farm ground with ample grazing along with recreational river bottom opportunities.

Land

Currently the tillable fields are all planted in malt barley and sugar beets and the river bottom parcel is in grass. The Ranch has a total of 488+/- irrigated acres with water rights dating back to 1868. With the total irrigated acreage there is room for added production if desired. Although the ranch is not one contiguous piece but rather broke into 5 different parcels, they are all in very close proximity of one another.

Improvements

The home on the property is a modest 2,500+ sq ft home with 3 bedrooms and 2 bathrooms with a 2 car detached garage. There are multiple outbuildings on the property along with a large 32x70 equipment storage building, additional work shop, barn, feed lot and weigh station.





Recreation

The Little Wind River flows through the southern end of the property with over a 1.5 miles of River frontage. This river bottom is loaded with White-tailed Deer and Pheasant. This river also provides world class fishing opportunities with an ample number of trout species that can be caught from the property. This property also supports plentiful Water Fowl opportunities in the fields or along the river bottom. Other wildlife that can be seen on the property include Moose, Coyotes, Upland Birds, and other small game.

Region & Climate

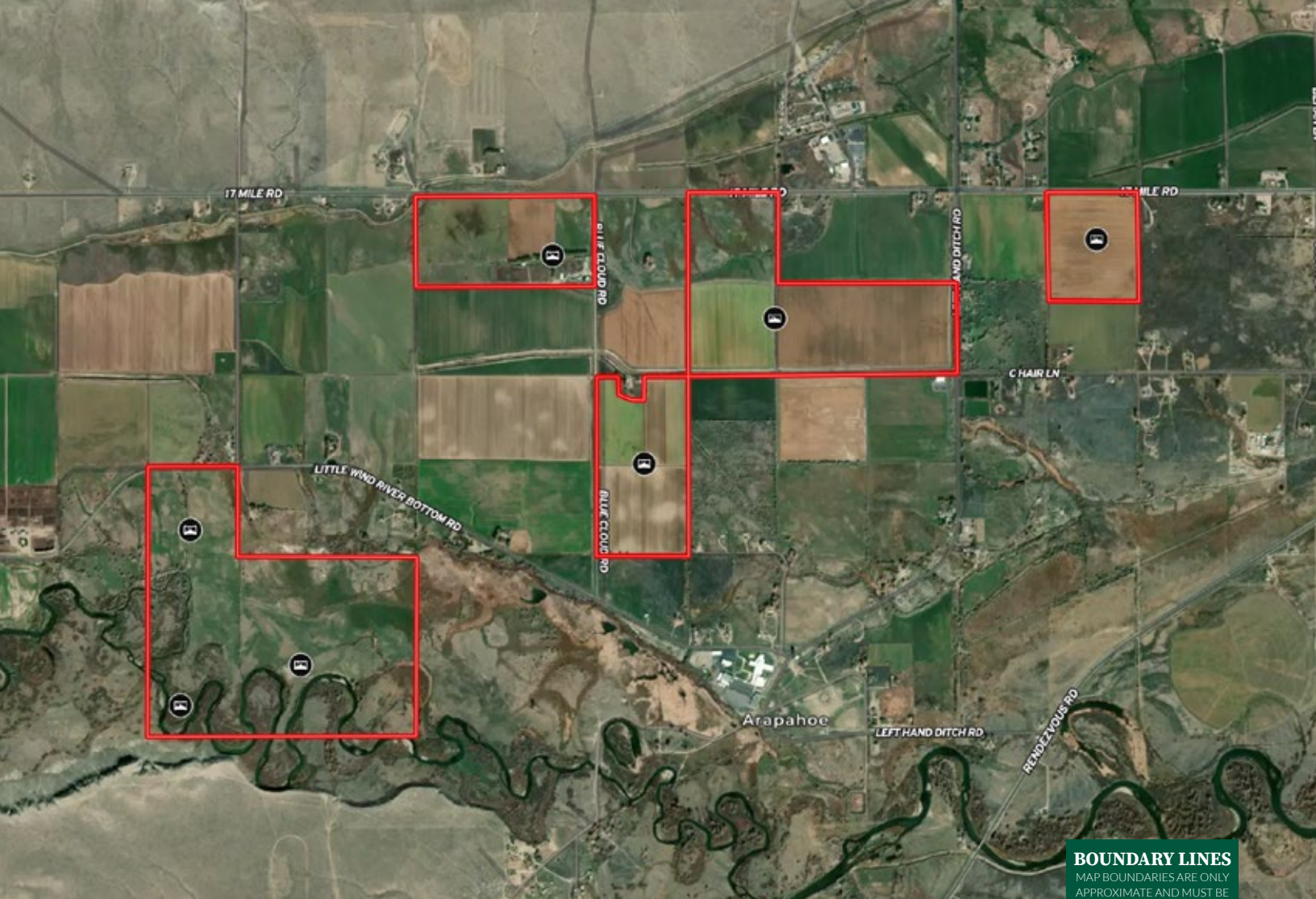
Farms in the Wind River Valley are highly sought after for their great climate conditions, reliable water sources, and are known for their excellent hay production.

Location

Located approximately 7.5 miles West of Riverton, Wyoming about 22 miles North East of Lander Wyoming.

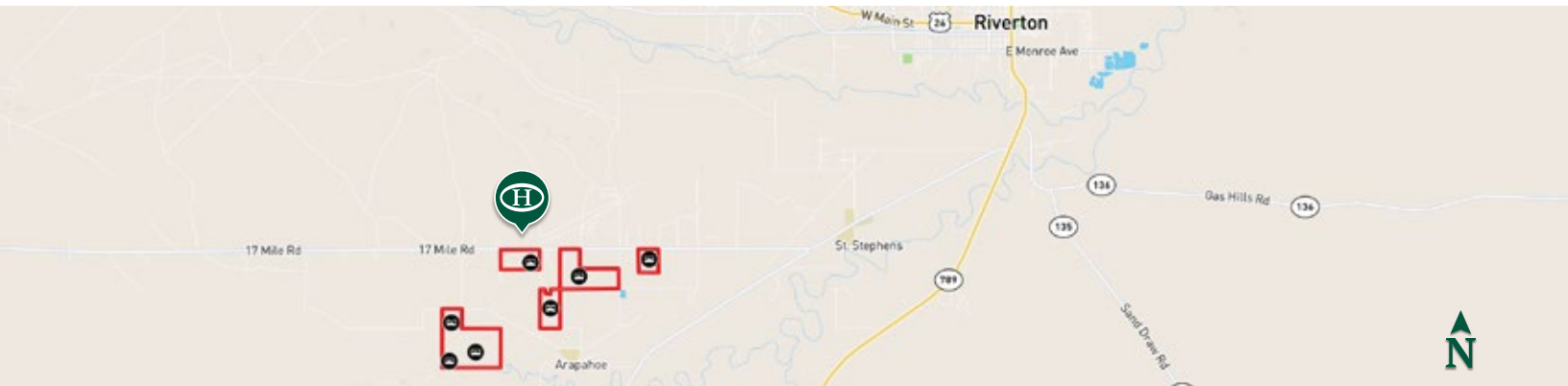
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 Boundary

BOUNDARY LINES
 MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE



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