

FOY RANCH

GUERNSEY / PLATTE COUNTY / WY



FARM & RANCH
REAL ESTATE DEPARTMENT



COLDWELL BANKER
THE PROPERTY EXCHANGE
&
BURNETT FARM AND RANCH

LOCATION

BEING JUST 5 MILES WEST OF I-25, AND ONLY 10 MILES NORTH OF WHEATLAND, WYOMING LIES THE FOY RANCH. A 1,837 +/- ACRE LANDSCAPE COMPRISED OF 1,641 ACRES OF PASTURE AND 196 ACRES OF CRP GRASSLAND. THE LANDSCAPE VARIES BETWEEN ROLLING HILLS WITH OUTCROPPINGS OF TREES THROUGHOUT THE PROPERTY GIVING THE LANDSCAPE LOTS OF CHARACTER AND AESTHETIC BEAUTY. WITH WONDERFUL VIEWS OF THE LARAMIE MOUNTAIN RANGE AND BEAUTY OF THE LAND ITSELF THE PROPERTY HAS LOTS OF POTENTIAL FOR A HOME SITE AS WELL AS WORKING CATTLE RANCH.

THE LOCATION OF THIS RANCH SEEMS TO BE CENTERED FROM MANY WONDERFUL AND RECREATIONAL ASPECTS OF SOUTHEASTERN AND CENTRAL WYOMING. NEARBY THE FOY RANCH LIE TWO MAJOR RECREATIONAL HOT SPOTS OF SOUTH EASTERN WYOMING. GLENDON RESERVOIR (LOCATED JUST 25 MINUTES FROM THE PROPERTY) AND GUERNSEY RESERVOIR (LOCATED JUST 15 MINUTES AWAY FROM THE PROPERTY) OFFER AMAZING RECREATIONAL OPPORTUNITIES SUCH AS BOATING AND FISHING OR CAMPING AND HIKING.

THE LOCATION OF THE FOY RANCH IS ALSO CLOSE TO CITIES AND TOWNS GIVING THE COUNTRY FEEL AND FUNCTION WITHOUT SACRIFICING THE NEED FOR IN TOWN AMENITIES. JUST 10 MINUTES AWAY FROM WHEATLAND, WYOMING, A TOWN WITH A POPULATION OF 3,641 IS THE NEAREST STOP PROVIDING RESTAURANTS, STORES, AND OTHER SERVICES WITH CONVENIENCE. TORRINGTON, WYOMING IS LOCATED 40 MINUTES AWAY WOULD PROVIDE THE NEAREST HOSPITAL AND OTHER AMENITIES. THE NEAREST CITY IS THE CAPITAL CITY OF WYOMING, CHEYENNE. CHEYENNE HAS THE POPULATION OF 61,537 AND OFFERS SHOPPING OPPORTUNITIES ECT. AND HOSTS CHEYENNE FRONTIER DAYS, THE WORLD'S LARGEST OUTDOOR RODEO. CHEYENNE IS LOCATED APPROXIMATELY ONE HUNDRED MILES FROM THE PROPERTY. DENVER IS LOCATED 3 HOURS AWAY.

RANCHING AND CATTLE

THE FOY RANCH HAS HISTORICALLY A WORKING CATTLE RANCH. DUE TO THE ABSENCE OF CATTLE IN RECENT YEARS VEGETATION IS RESTORED AND READY TO RETAIN THE CATTLE GRAZING THAT IT HAS SUSTAINED IN YEARS PAST. COMPLETE WITH 3 STOCK WELLS AND FENCED PASTURES FOR GRAZING. THIS GROUND HAS GREAT GRAZING QUALITIES AND WOULD SERVE AS A GREAT CATTLE RANCH WITH DIRECT ACCESS TO HWY 26.

HUNTING

BECAUSE OF THE CHARACTER OF THE LAND AND RIVER BOTTOMS ON THE PROPERTY THE LAND HOSTS ENVIRONMENTS FOR ANTELOPE AND MULE DEER.

PROPERTY FEATURES

- 1837 +/- ACRES
- GREAT LOCATION TO RECREATIONAL OPPORTUNITIES AT - GLENDON AND GUERNSEY RESERVOIRS.
- GREAT AMOUNTS OF CHARACTER AND WONDERFUL BACKDROPS OF THE LARAMIE MOUNTAIN RANGE ADD AESTHETIC BEAUTY AND VALUE
- HUNTING OPPORTUNITIES INCLUDE ANTELOPE AND MULE DEER.





PRICE = \$735,000

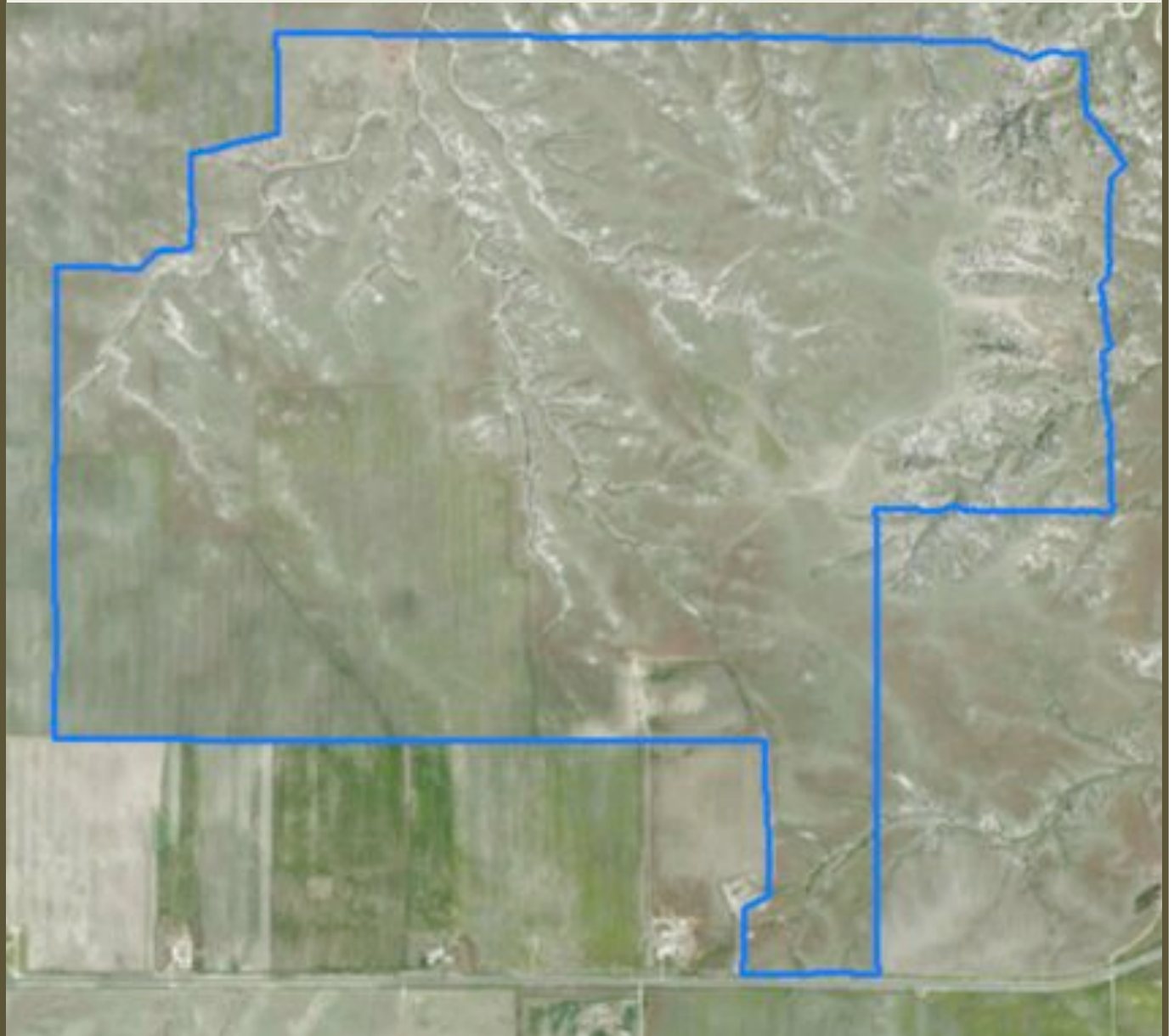
FURTHER INFORMATION AND SHOWINGS

**PROPERTY SHOWN BY APPOINTMENT ONLY. TO
SCHEDULE AN APPOINTMENT OR FOR MORE
INFORMATION ABOUT THIS PROPERTY
PLEASE CONTACT:**

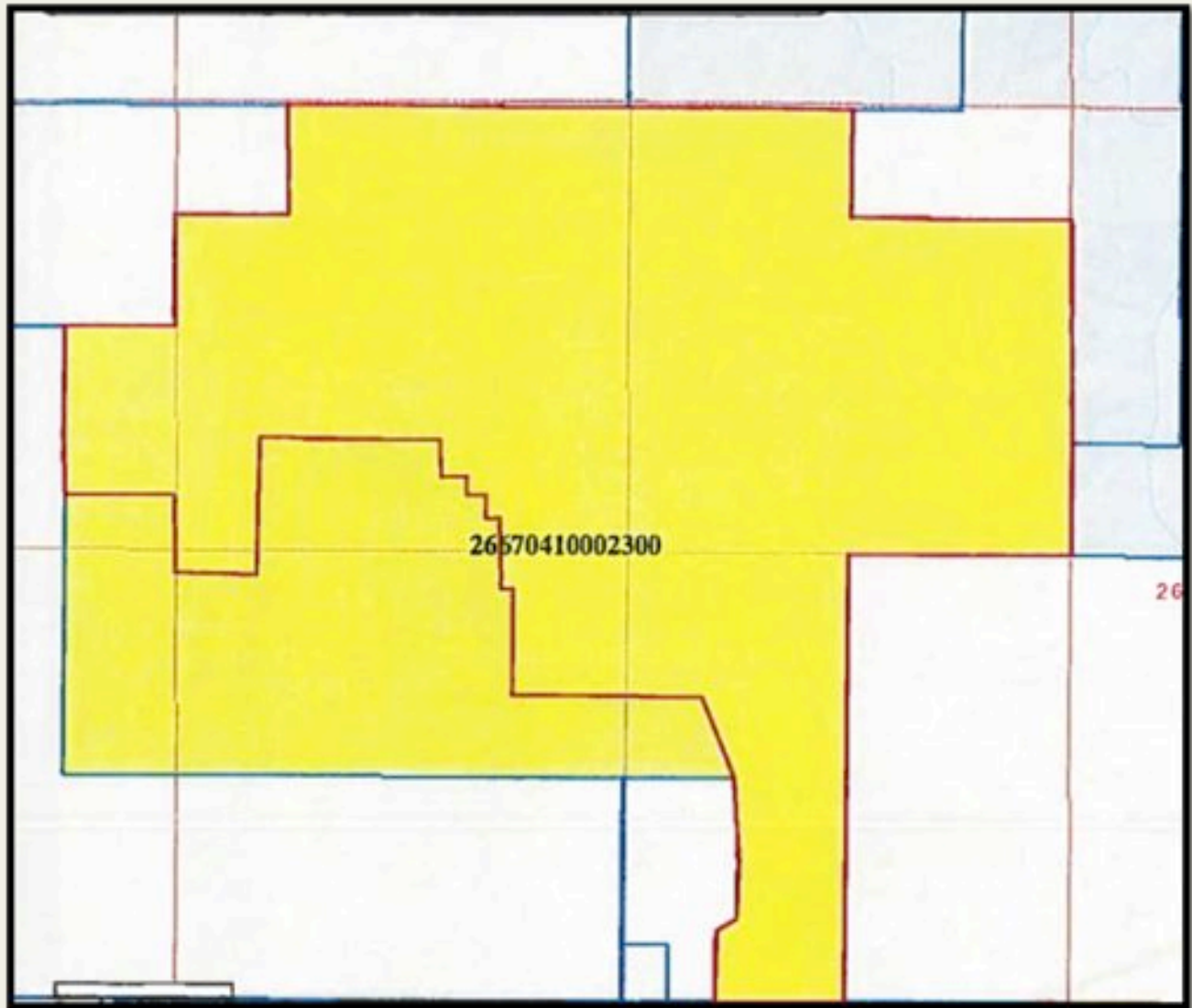
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KEVIN WHALEN
(307)-631-8241
KWHALEN@PROPERTYEX.COM

AIRIAL MAP



LEGAL DESCRIPTION MAP



LEGAL DESCRIPTION

26-67-04 S2NE4, W2, SE4; -05 NE4, E2NW4, SW4NW4, N2SW4, PSW4SW4, N2SE4, PSW4SE4, SE4SE4; -06 NE4SE4, N2SE4SE4; -08 NE4NE4, PNW4NE4, PSE4NE4, PNW4NW4; -09 N2NW4; PSW4NW4, SE4NW4, PSW4; 1413 ACRES

(main parcel description only)

ABOUT US

JERRY BURNETT



Because of his lifelong and close relationship with the land, Jerry has been successful in multiple facets of agriculture. For over forty years Jerry and his wife Margaret have been involved in agriculture owning a farm and ranch that evolved into something much more. Today Jerry's family operates a successful dairy farm in Carpenter, WY.

Similar to the farming industry, Jerry's character, hard work, and honest word have led him to a successful career in farm and ranch real estate. His own farm and ranch experience directly transfers to his farm and ranch real estate career by allowing him to understand both the buyers and sellers needs. Jerry joined The Property Exchange 10 years ago and continues to enjoy his profession of helping buyers and sellers in successful land transactions.

In his spare time Jerry enjoys spending time with family on their dairy, and also serves on boards for High West and Tri-State Energy groups. He is also involved in the Lazy D grazing association.

Contact Jerry at:

Phone- (307)-631-9900

Email- jerry@burnettfarmandranch.com

KEVIN WHALEN



Born and raised in Cheyenne, Kevin Whalen has a great appreciation and love for Wyoming and the Rocky Mountain West. Growing up, his parents Jim and Mary Whalen taught Kevin honesty, hard work, and western values that are still engrained today.

Kevin achieved an Agricultural degree from the University of Wyoming that focused on conservation and land quality. After college, Kevin had great opportunities in the golf industry working at courses such as the Colorado Golf Club in Parker, CO but was drawn to a career in farm and ranch real estate because of his entrepreneurial goals, appreciation of farm and ranchland, and outgoing personality. He will be able to provide assistance on farm and ranch as well as residential real estate.

In his free time, Kevin enjoys fly-fishing, bird and big game hunting, spending time with family and friends, golfing, and the great outdoors

Contact Kevin at:

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