



# SANDSTONE RIDGE FARM & RANCH

*Riverton, Wyoming*



DAVE HARRIGAN & HUNTER HARRIGAN | [HARRIGANLAND.COM](http://HARRIGANLAND.COM) | 800-524-1818



# INTRODUCTION

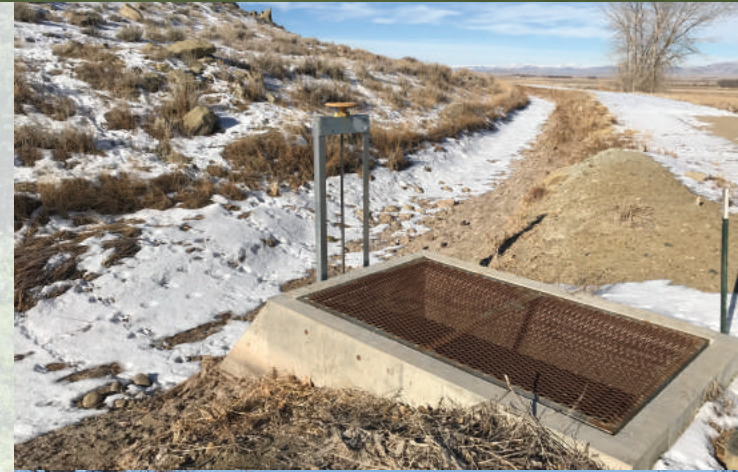
Located in the heart of one of Wyoming's greatest agricultural regions, the 2100-acre Sandstone Ridge Farm & Ranch needs to be on the radar for anyone looking at a production property of high value, with the added bonus of great hunting on the ranch itself. With a proven track record for excellent income, Sandstone Ridge Farm and Ranch is a serious contender as a profitable farming/ranching enterprise.





# WATER

Situated at about 5000 feet, and lying 20 miles north of Riverton, the Sandstone Ridge Farm & Ranch is blessed with assets that make it one of Wyoming's finest production properties on the market today. Not least are its water resources from the well-managed and renowned Midvale Irrigation District, founded in 1921, and has nearly a century of proven water supply via its 400 miles of canals and laterals. This water enables 828 acres on Sandstone Ridge to be well irrigated, with four pivots, concrete pipe, and gated pipe.





# PRODUCTION

All irrigated fields at Sandstone Ridge are planted with an alfalfa/brome mix that grows exceptionally well in this part of the state. The irrigated land is capable of producing at least 4 tons of hay/acre. As a result, Sandstone Ridge would make an excellent addition to an existing cattle operation, with its lower altitude suitable to winter grazing in addition to the hay production. Alternatively, Sandstone Ridge could be operated profitably solely as a productive hay farm. All irrigation infrastructure is in excellent condition and three out of the four pivots are gravity fed.





# WILDLIFE

The same fertility that makes Sandstone Ridge a superior location for agriculture also makes it attractive to wildlife. Both mule and whitetail deer are found on the ranch year-round, as well as pronghorn. Hunting is good for all of these species, as well as pheasant in the broad meadows. Adjoining public land offers additional hunting opportunities.





# IMPROVEMENTS

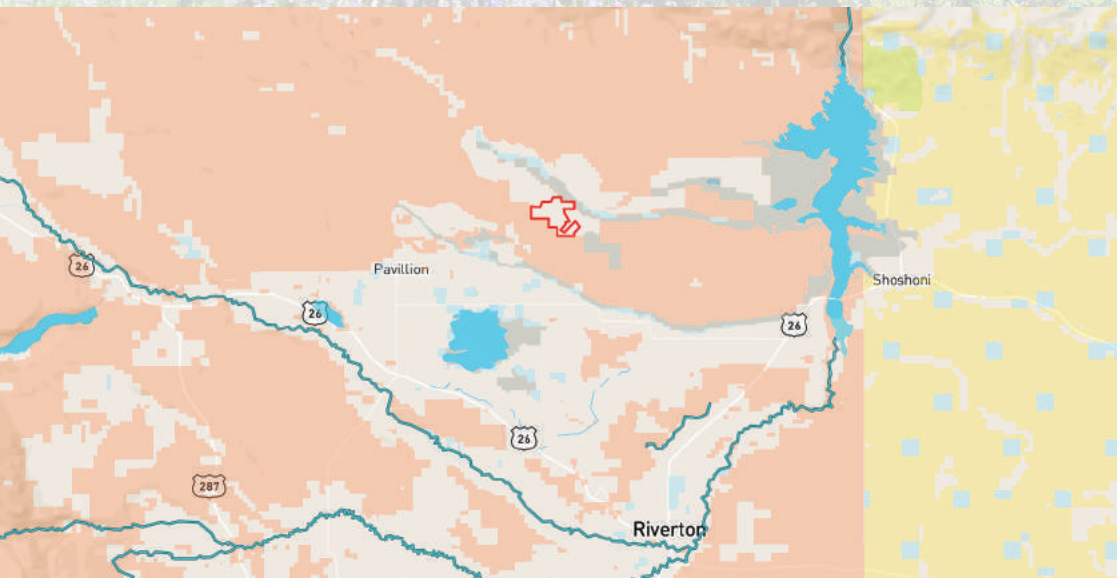
In addition to the aforementioned irrigation infrastructure, improvements on this expansive ranch include three homes, two heated shops with concrete floors, a barn and corrals. All improvements are fully functional to continue Sandstone Ridge as a hay operation or as a hay/cattle enterprise.





# LOCATION

Riverton, Wyoming is about 20 miles distant, and is the commercial hub for Fremont County. It is rich in history and offers all essential services to its 10,000 residents as well as the rural population of much of central Wyoming. Recreationally, Sandstone Ridge lies only a few miles west of Boysen State Park, and the famous hot springs at Thermopolis are only about an hour's drive away. The spectacular Wind River Mountains with their multitude of glaciers rise to the west, and Casper, Wyoming's largest city, is about two hours to the east.





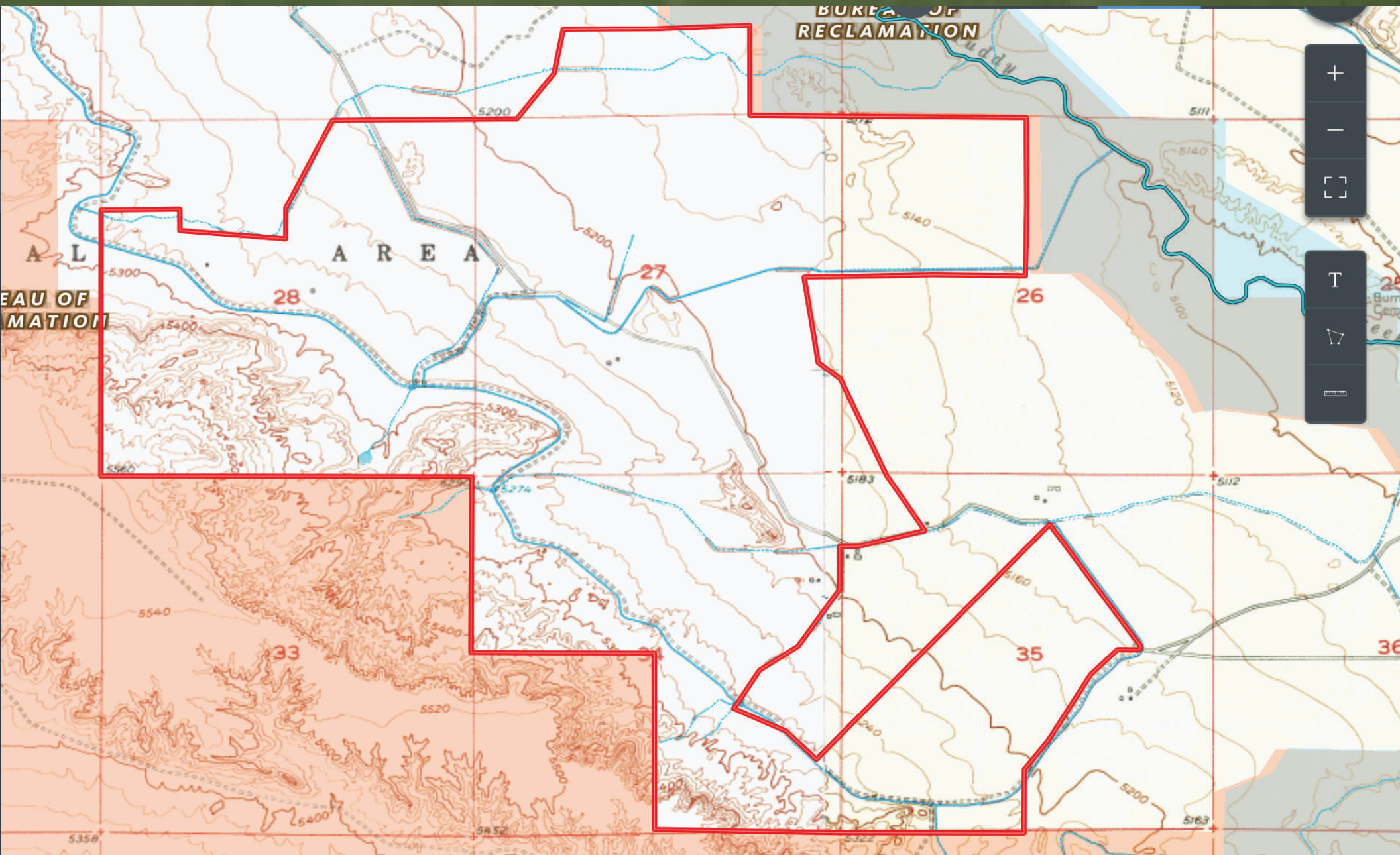
# PRICE

In an era of subdivisions and ski areas, we at Harrigan Land Company think it is refreshing to find an honest-to-goodness agricultural property with a proven income stream. We know of no better place on the market in this category than Sandstone Ridge Farm and Ranch. Having potential as a stand-alone farming property or as a valuable addition to an existing cattle operation, Sandstone Ridge boasts opportunities as expansive as a brilliant Wyoming sunrise.

**\$4,500,000**











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