



**WALKER'S 91 RANCH**

*Centennial, Wyoming*

The ranch contains approximately 2,154 acres. Roughly 800 acres +/- are irrigated or sub-irrigated hay meadows which, in normal years, will produce about 100-tons of excellent quality hay. Approximately 950 acres +/- are sub-irrigated pastureland. The majority of the ranch is made up of rolling pasture and meadowland. In the approximate center of the ranch there is an area of about 80 acres which is quite heavily covered with Aspen trees, coniferous trees and various shrub types and interspersed with grassy areas. Numerous springs emanate from this parcel which then flow thru portions of the ranch in small streams. The area in which the Little Laramie River flows thru the ranch, for about one and a half miles, is well covered with Cottonwood trees and dense areas of Willows.

Overall, this is an ideal calving area with excellent grass pastures scattered throughout, and the river provides some outstanding fishing. The 91 Ranch is approximately 22 miles southwest of Laramie, Wyoming via Hwy.

130, and about two and a half hours from Denver International Airport.



**Offered for \$6,950,000**  
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**MASON RANCH COMPANY**  **MORSE COMPANY**

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