



DOUGLAS PIVOT IRRIGATED FARM

WHEATLAND, WYOMING | 171 ACRES | \$900,000

The Douglas Irrigated Farm spans 171 acres, including 78 irrigated acres serviced by a five-tower Valley pivot with a 100-foot end gun and an 80-acre water right from the Wheatland Irrigation District. Historically used for beets, corn, and hay, the irrigated ground is level with rock-free sandy loam soil, while the remaining rangeland provides winter pasture for around 80 cow-calf pairs, supported by supplemental feeding and a year-round water well.

The Douglas Pivot is conveniently situated just four miles east of Wheatland, Wyoming on a paved county road. Torrington, WY, home to the state's largest livestock market, is located 60 miles to the east.

Wheatland, Wyoming offers a quiet, rural lifestyle with wide-open spaces, scenic views, and a strong sense of community. Residents enjoy a slower pace of life, low population density, and easy access to outdoor recreation like hunting, fishing, and hiking. The area's agricultural roots and open land provide opportunities for ranching and farming, while still being within reasonable driving distance of larger towns for amenities. With its small-town charm, friendly atmosphere, and beautiful Wyoming landscapes, Wheatland is an appealing place for those seeking space, simplicity, and a connection to the land.



OPERATIONS

Historically planted in sugar beets and corn silage, the irrigated acreage has produced approximately 35 tons of sugar beets per acre or 20 to 25 tons of corn silage in strong production years. This production history reflects the strength of irrigated agriculture in Platte County and the reliability of water delivered through the Wheatland Irrigation District.

The farm has historically commanded approximately \$175 per acre cash rent, offering potential agricultural income for investors or producers looking to expand their irrigated acreage.

Located near the Chug Creek drainage, the property regularly sees deer and migrating geese, providing wildlife viewing and seasonal goose hunting opportunities in addition to agricultural productivity.

WATER RIGHTS

The farm includes 80 irrigated acres served by the Wheatland Irrigation District.

IMPROVEMENTS

The property also includes a four-bedroom, two-bathroom farmhouse built in 1910 with approximately 1,920 square feet of living space. Wheatland maintains a strong rental market, particularly for homes located in the country outside of town, providing potential residential rental income depending on future occupancy arrangements.

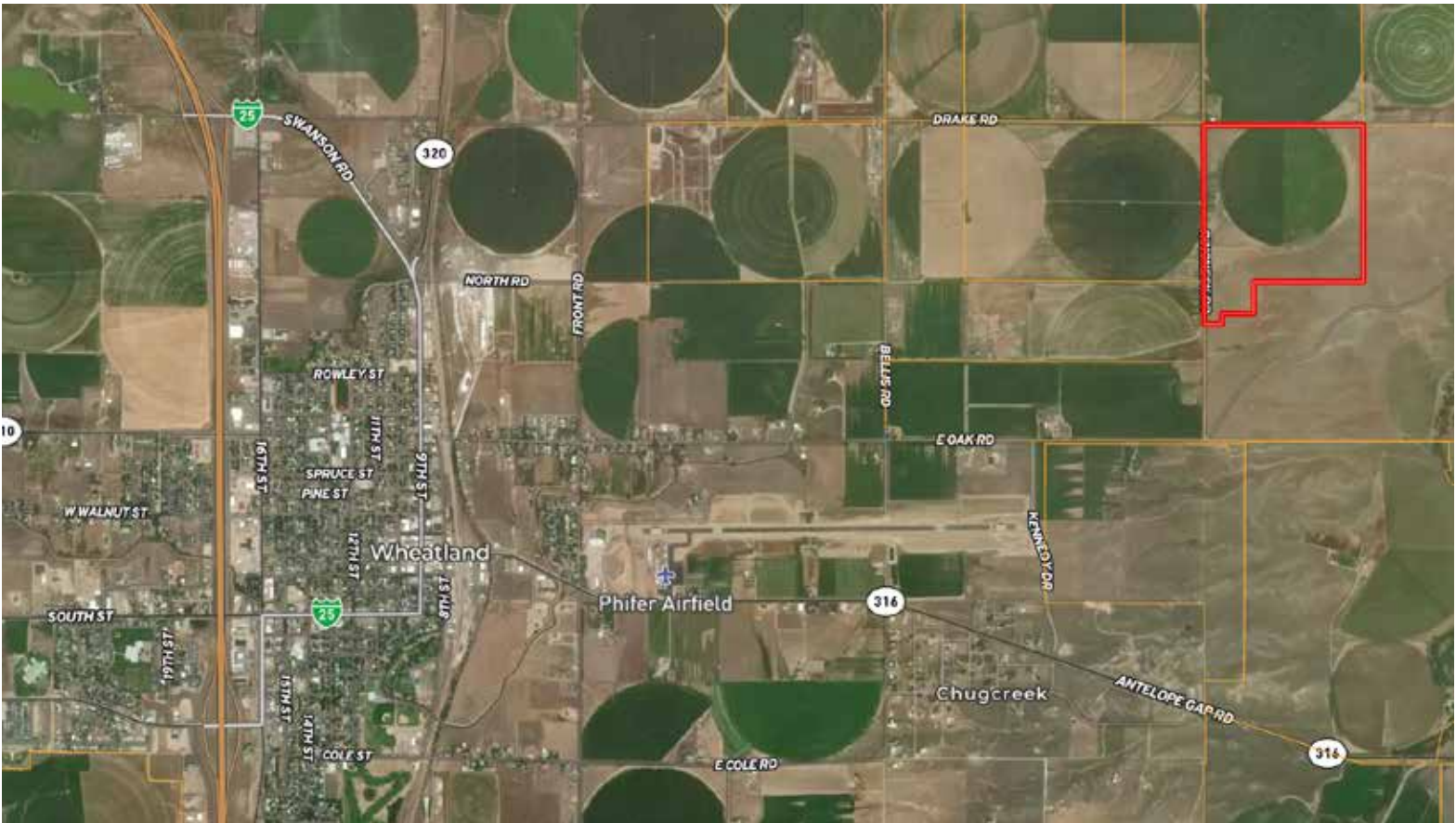
TAXES: \$2,308 (2025)

IMPROVEMENTS

The Douglas Irrigated Farm is a well-balanced 171-acre agricultural property located just four miles east of Wheatland, Wyoming, offering a combination of productive irrigated farmland, functional rangeland, and residential improvements. With 78 irrigated acres supported by an 80-acre water right through the Wheatland Irrigation District, the farm has a strong history of producing sugar beets and corn silage, along with reliable cash rental income potential. The remaining acreage provides winter pasture for livestock and attracts local wildlife, enhancing both operational and recreational appeal. Improvements include a four-bedroom farmhouse with income potential, while the property's proximity to Wheatland and regional markets like Torrington adds convenience. Set in a region known for its agricultural strength, outdoor recreation, and small-town quality of life, this property presents an attractive opportunity for producers, investors, or those seeking a rural lifestyle.







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