

Working Cattle Ranch in North-West Wyoming



Rare opportunity to own a very successful and large cattle ranch in beautiful northwest Wyoming. This ranch is made up of 7,722 deeded acres along with 2,874 acres of state and federal leased land. The ranch will support 350-400 cows year round plus 125 heifers and 12 bulls. The ranch has fantastic water rights along with an unbelievable water distribution system using over 15 miles of underground water lines.

Offered at – \$10,000,000



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Cody Country
REALTY

NORTHWEST WYOMING REAL ESTATE

RANCH FACT SHEET

- 7,722 Deeded Acres with historical water rights
- BLM permit – 280 acres – cost \$256/yr
- State permit - 2,594 acres – cost \$7,537/yr
- Recorded easements to forest service land
- 2 Ranch Homes
- 40' x 120' machine shed with shop
- 1,150 acre foot water reservoir with great fishing
- 573 acre foot water reservoir located in the national forest
- Approximately 1,705 irrigated acres
- 2 Pasture Wells – 140' & 700' plus a well at each home
- 81,000' of buried waterlines
- 29 rubber tire watering tanks
- 3 - 4,500 gallon water storage tanks
- 4 center pivots
- 8 siderolls – gravity system
- 22,000' of gated pipe
- Property is fenced and crossed fenced
- Hay Production – 1,800 tons 2012– average 1,900/yr
- Cattle capacity – 350-400 cows year round plus 125 heifers and 12 bulls
- Hunting permits – 2 owner permits allowed for elk, deer, & antelope
- Timber – None
- 5 miles of water frontage on both sides of Meeteetse Creek
- Property taxes for 2012 - \$8,480

OFFERED AT \$10,000,000

WATER AND WATER RIGHTS SUMMARY

Wells

140 Feet
700 Feet

Reservoirs

1,026 Acre Feet
573 Acre Feet

Territorial Appropriation 362 Acres

Appropriation

Year	Acres
1900	225
1901	203
1905	330
1909	392
1914	124
1915	33
1940	36
Total	1,343

This ranch has great water rights that are superior to other comparable ranches in the area.

1ST RANCH HOME



This log home was originally built next to Monster Lake in the 1940's.

In 2001, it was moved to its current location and placed over a new finished basement.



5 bedrooms and 3 bathrooms including finished basement totaling approx 2,300 square feet

1ST RANCH HOME



Since 2001:

- Decorative kitchen tile flooring and breakfast bar
- New appliances incl. built-in microwave
- Trex patio decking with built-in spa
- Remodeled floor plan to provide 5 bedrooms
- New roof
- Newly built extended length 2 car garage



Additional home features:

- Fenced yard
- Circular drive
- Views of Carter Mountain and Franc's Peak
- Baseboard heat
- Textured walls and ceilings
- Private well water

2ND RANCH HOME



This original farm home was built in the 1940's, and has been updated several times.

**3 bedrooms and
2 bathrooms on
main floor plus
unfinished
basement**

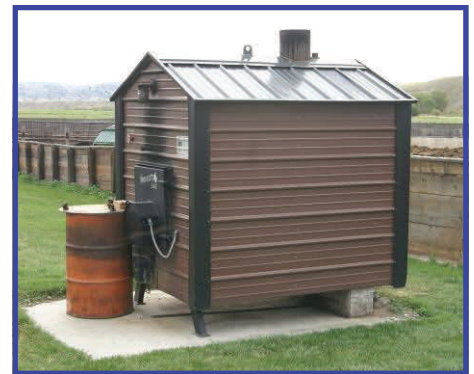


2ND RANCH HOME



Since 2001:

- New kitchen cabinets and countertops
- New appliances and reverse osmosis system
- Newly built machine shop with heat and power
- Newly built garage too
- New roof and replaced plumbing
- Laundry room with sink
- Remodeled master bedroom with attached bath and walk-in closet
- Added insulation
- Trex patio decking



Additional home features:

- Wood floors
- Recessed lighting and textured ceilings
- Private 80' well with pump house on the property
- Exterior wood stove with 3 pumps provides heat for all structures

1,150 ACRE FOOT RESERVOIR



ONE OF FOUR CENTER PIVOTS



ONE OF TWENTY-NINE RUBBER TIRE WATERING TANKS



Water is supplied to these auto-filled tanks by underground pipes from the reservoir and/or 2 back-up wells.

5 MILES OF WATER FRONTAGE ON BOTH SIDES OF MEETEETSE CREEK













Great Hunting for Elk, Mule Deer, Antelope and
Upland Game Birds

2 Owner Permits for Elk, Deer, & Antelope

LOCATED ON MEETEETSE CREEK ROAD
APPROXIMATELY 9 MILES NORTH OF
MEETEETSE

