

WAGNER RANCH



SOMMERS & VOERDING
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WAGNER RANCH

Area: The Big Horn Basin in Wyoming's northwest quadrant lies outside the East Entrance to Yellowstone National Park. A place of towering mountain ranges and high desert grasslands, this was a favorite area of the Shoshone and the Crow tribes. Early cattlemen found the foothills and alpine meadows lush in the summer while the plains and river bottoms offered winter protection and the occasional Chinook kept the grasslands open for grazing.



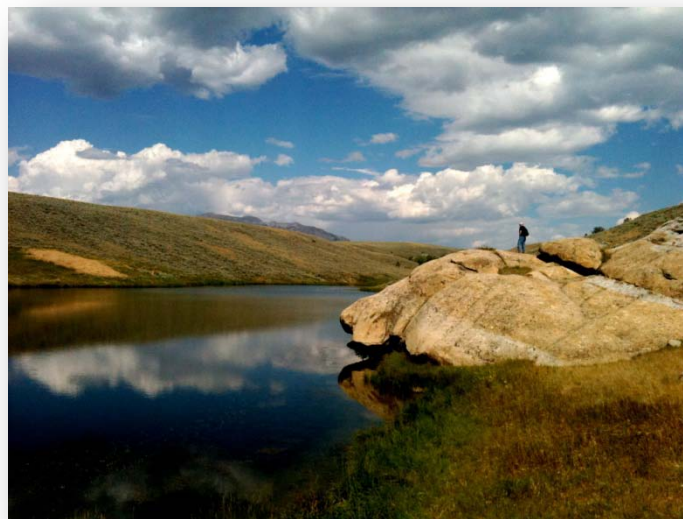
Location: The ranch is located along Meeteetse Creek, approx. 8 miles northwest of Meeteetse and 35 miles southwest of Cody. Cody offers commercial air service daily to and from Denver and Salt Lake. Access is excellent via Wyoming Highway 120 and a private paved road to the ranch driveway, which drops into the peaceful privacy of the creek valley.

Acreage: The ranch is comprised of approx. 1473 deeded acres and approx. 3600 acres of primarily State of Wyoming lease (along with a small amount of BLM permit). There are two State of Wyoming grazing leases totaling 2061 AUMs at an annual cost of \$7,748.19. Approx. 245 acres of land has water rights from Meeteetse Creek and Horse Creek. A compilation of the water rights has been completed by an engineering firm and is available for review. The ranch is currently leased to a neighbor to run yearlings.



Wildlife:

Meeteetse Creek runs the length of the ranch and provides excellent wildlife habitat, and two large reservoirs offer trophy trout fishing. Big game species including elk, deer (both mule and whitetail), pronghorn, as well as an occasional moose, bear or wolf can be seen on the ranch. Hawks, eagles, coyotes, badger and prairie dogs abound.



History:

The ranch is rich in local history and local historians offer summer tours on the ranch to the site of Arland, a wild and wooly town that was later moved to the ford on the Greybull River and became Meeteetse. Arland was frequented by cowboys, outlaws and dance hall girls and witnessed gunfights and wild times.



Improvements:

Main home:

The architecturally designed home was built in 2002. The home is a timber frame home with straw bale construction and has been featured in Wyoming Homes and Living magazine. Sited on a bluff overlooking the creek valley and the largest reservoir with 11,000 ft. Carter Mountain and the Absaroka Range as a backdrop, the views are superb. The home is ranch style with an open floor plan that lends itself to entertaining and easy living. With 4148 sq. ft. main level and 1772 sq. ft. fully finished basement, there is ample room for a complete master suite, three additional bedrooms and one and a half baths, dining room and living room, fireplace, patio with fire pit, complete guest suite downstairs, and three car garage.



Additional Homes:

There are three additional homes on the ranch including a guest home of 1900+/- sq.ft. plus basement and two nearly identical homes each of 960+/- sq. ft plus basement. All three homes have been extensively remodeled and offer excellent guest or employee housing.



Other:

Other improvements include a modest barn, various storage buildings, and a 40'x 960' three sided equipment and stock shed plus a set of working corrals.

Summary:

The Wagner Ranch offers the best of the Wyoming ranch lifestyle, with easy access, privacy, abundant wildlife and superb views. The ranch has the ability to generate substantial income by lease or by operating the property.

Taxes:

2010 Property Taxes: \$9,896.00

Price:

\$4,100,000.00

Note:

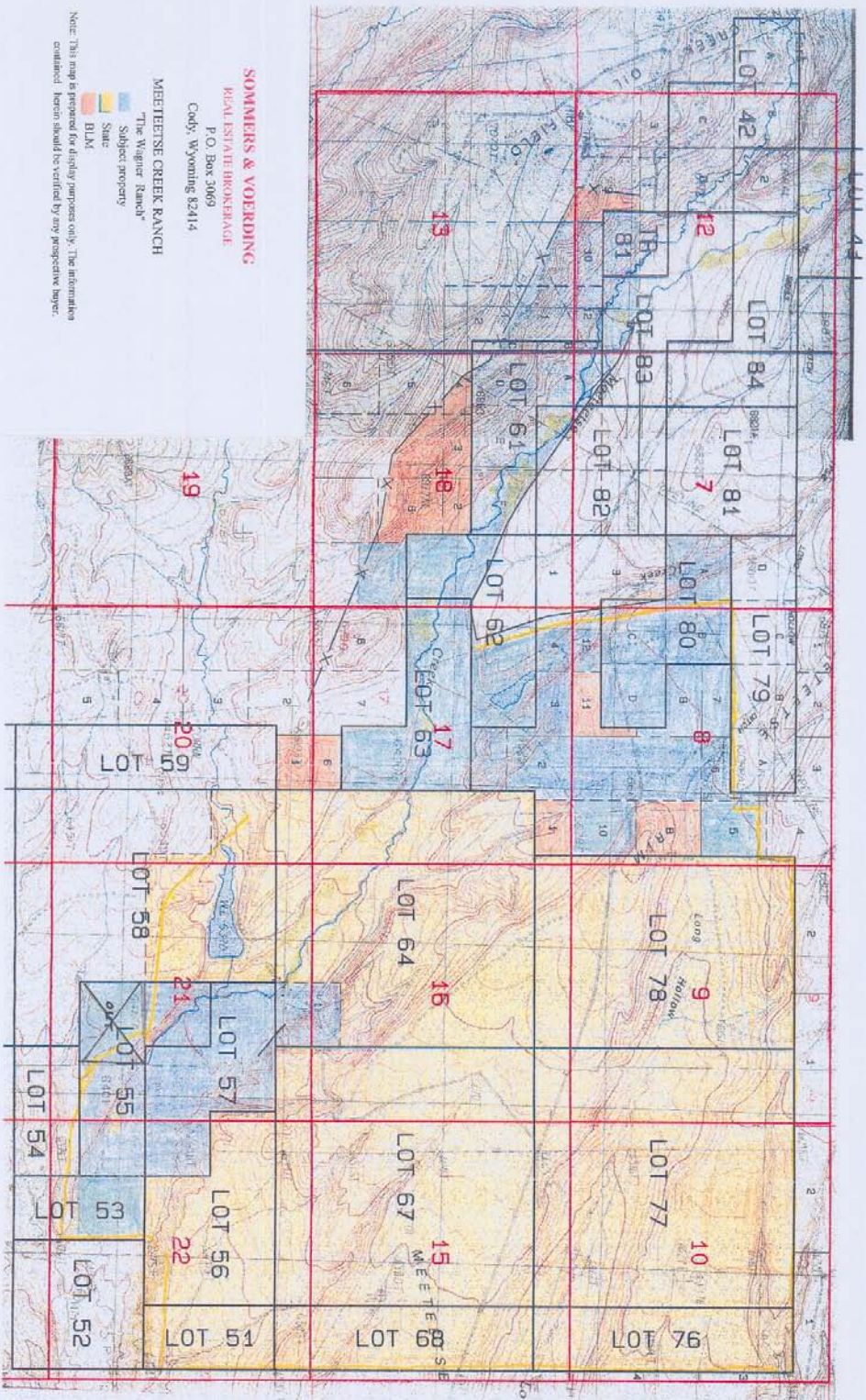
The above information is from sources deemed reliable but is not guaranteed by Seller or Sellers agent and is subject to change, error, omission, or withdrawal without prior notice. Water rights information is not guaranteed by Seller or Sellers agent. Prospective Purchasers are invited to review engineer's compilation to verify rights to their satisfaction.



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Additional Photographs of Wagner Ranch



Main House Interior



Guest Houses

