

# WIND DANCER RANCH

1060 acres diversified recreation, timber and native pasture lands, located just 10 minutes from spring creek fishing. Managed stands of Ponderosa Pine are excellent habitat for deer, elk, antelope and upland game birds. Extensive trails offer horseback riding, ATV and snowmobile adventures on the ranch and the bordering National Forest lands. Spring fed pond with fish, sub-irrigated meadows give summer pasture for around 100 head more or less depending upon the year. Maintained county road access!. Nice 2 bedroom, 2 bath country home with attached garage plus newer RV & equipment building.



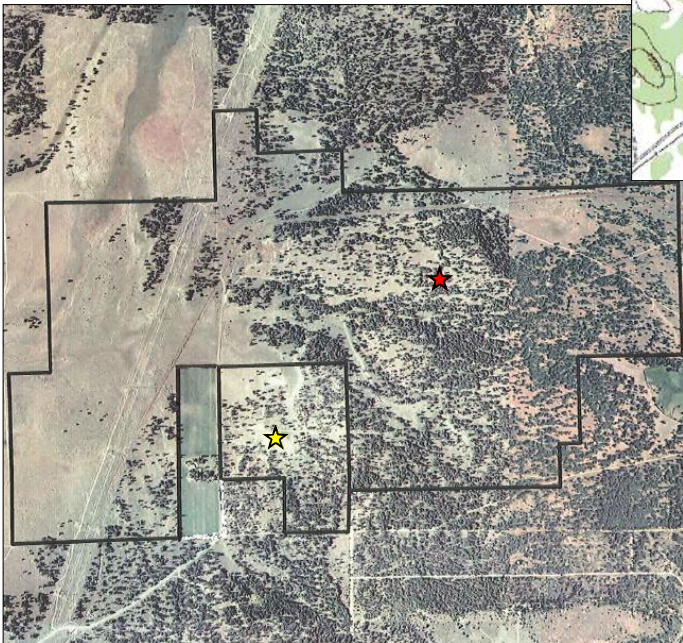
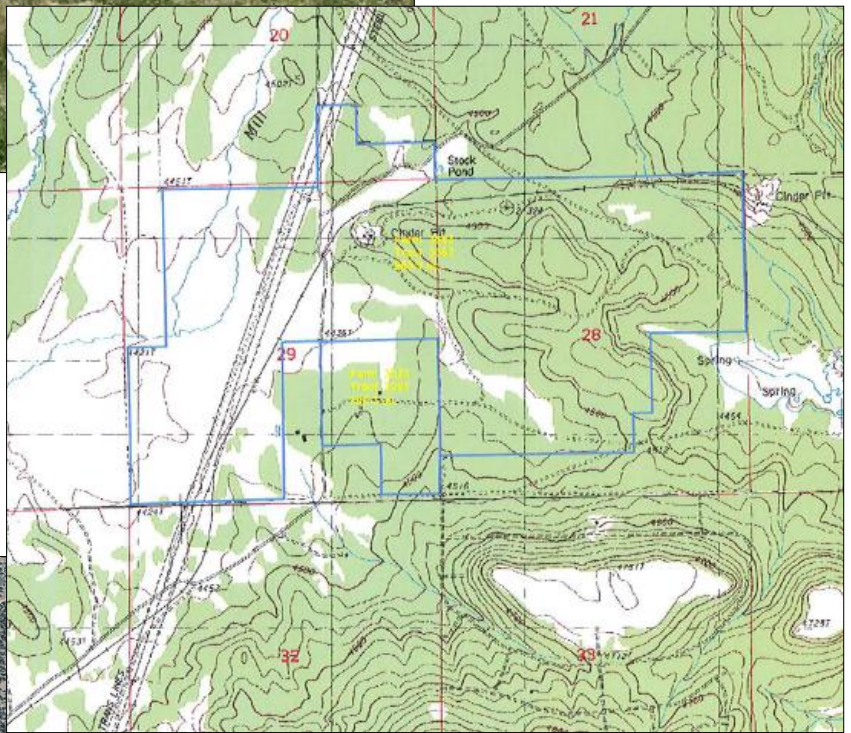
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Your own private retreat for **\$899,000** **MLS 77179**







- ★ Approximate location of the home.
- ★ 955 acres could be purchased separately for \$665,000.



**48850 Sycan ROAD**  
**Beatty**  
**\$899,000**



**AGRICULTURAL CLASS** Unknown  
**TOPOGRAPHY** Level, Rolling, Partially Wooded, Heavily Wooded  
**FARM EQUIPMENT Y/N** NO  
**SURFACE WATER** Pond(s), Spring  
**FENCING** Barbed Wire, Smooth Wire, Cross Fencing  
**OUTBUILDINGS** Garage, Equipment Barn  
**ROAD FRONTAGE** County Road, Private  
**ROAD SURFACE** Gravel  
**RESTRICTIONS** Recorded Plat, Easement/Right-Of-Way, Subject To Zoning, Access Recorded  
**WATER/SEWER** Well, Septic Tank  
**ELEMENTARY SCHOOL** Bly  
**JR. HIGH SCHOOL** Bonanza  
**SR. HIGH SCHOOL** Bonanza  
**NUMBER OF LIVING UNITS** 1  
**MAIN HOME TYPE** SITE BUILT  
**YEAR BUILT** 1984  
**HOME OCCUPANCY** OWNER  
**MAIN HOUSE APPRX. SQ FT** 1340  
**# BEDROOMS** TWO  
**BATHS** Two  
**POSSESSION** Negotiable  
**TITLE COMPANY PREF.** Amerititle  
**TERMS/NEGOTIABLE** Cash To Seller  
**POSSIBLE FINANCE** REFINANCE  
**TAX ACCT #** several in R=3513  
**TAXES** 1464.70  
**TAX YEAR** 2009  
**SHOWING INSTRUCTIONS** Appointment Only, Call Listing Agent  
**CROSS ROAD** Godowa Springs Rd  
**DIRECTIONS** Hwy 140E to Godowa Springs Rd, turn left to Sycan Rd. Turn right for about 5 miles, property on right.  
**M REMARKS** WIND DANCER RANCH 1060 acres for recreation, timber & native pasture on Mill Creek drainage, 10 min from river & mt creek fishing. Managed stands of Ponderosa/ excellent habitat for deer, elk, antelope & upland game birds. Extensive trails for horseback riding, ATV & snowmobiling on ranch & Nat'l Forest. Spring fed pond w/fish, subirrigated summer pasture for 100+ head. Maintained county road ends at ranch. Nice 2 bdrm 2 bth country home w/attached garage, newer Butler bldg for RV & equipment.

**MLS #** 77179  
**APPROX. MILE TO TOWN** 40  
**STATUS** ACTIVE  
**TYPE** 501+ ACRES  
**AREA** BEATTY  
**PRIMARY USE** GRAZING  
**LAND USE ZONING** KC-Forestry  
**LAND OCCUPANCY** OWNER  
**APPROX. CARRYING CAPACITY** 100+  
**CROPS** grass/game  
**PRODUCTION** N/A  
**SEASON/YEAR ROUND** summer  
**NUMBER OF ACRES** 1,060.74  
**WATER RIGHTS ACREAGE** 0  
**APPROX. ACRES RANGE** 200.00  
**APPROX. ACRES TIMBER** 800  
**IRRIGATED ACRES: FLOOD** 0  
**IRRIGATED ACRES: SPRINKLER** 0  
**LEASES/ACRES** 0  
**WATER COST** 0  
**PUMPING COST** 0  
**WELL APPROX. GPM** domestic



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