



PFISTER
LAND COMPANY, LLC

HAZELTON CIRQUE RANCH

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SIZE

*1,161 +/- deeded acres
240 +/- BLM lease acres*

LOCATION

Johnson County, Wyoming

PRICE

\$ 3,750,000



WELCOME

TO THE HAZELTON CIRQUE RANCH

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Pfister Land Company, LLC is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by Pfister Land Company, LLC; however, the accuracy of this information is not guaranteed or warranted by either PLC or the sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice and any offer presented does not have to be accepted.





1,161 +/- DEEDED ACRES
241 +/- BLM LEASE ACRES

HIGHLIGHTS

This ranch is the true embodiment of everything the Bighorn Mountains, in Wyoming, has to offer. This 1,161 deeded acre ranch is in one contiguous block at the end of Upper Doyle Creek Road on private deeded access, which is also accessible via Gold Mine Road, south of US Highway 16, situated at the southern slope of the Hazelton Pyramid. The ranch has a multitude of prolific springs and ponding opportunities for the angling enthusiast. There are no access easements through the property to any other users. This is an incredible hunting and fishing opportunity fit for one or several cabin sites. The entire north and east boundaries are adjacent to National Forest Service for approximately 2.6 miles. There are three private land owners that border the property on the southeast boundary. The south end is bordered by State of Wyoming. The west end of the property is the owner's transferable is a 241 acre BLM lease held by the owner. The views of this property take in the entire Greater Yellowstone Ecosystem to the west, the Wind River Mountain Range to the south, and the Cloud Peak Wilderness to the north, the Greater Hazelton Mountain Cirque to the north and east, and timbered slopes and parks to south and west. The North Fork of the Powder River oxbows into the property on the northwest end and runs into the BLM on the west end of the property, flowing south into Dull Knife Reservoir. This phenomenal hunting and fishing ranch is a rare investment opportunity. The ranch is roughly fifty percent timbered and fifty percent interspersed with open spring-fed sub irrigated meadows. This ranch has not been offered to the market since it was purchased from homesteaders.

VIEWS OF CLOUD PEAK
WILDERNESS



LOCATION & ACCESS

The Hazelton Cirque Ranch is located approximately 39 miles southwest of Buffalo, Wyoming. The ranch can be accessed year-round off of Highway 16 via Hazelton Road or Rome Hill Road. The property can also be accessed by Gold Mine Road. The elevation on the property ranges from 8600 feet at the south end of the property to 9200 feet in the north east corner of the property.

The ranch is located in close proximity to the following towns:

• Ten Sleep, Wyoming	33 miles
• Worland, Wyoming	60 miles
• Sheridan, Wyoming	74 miles
• Buffalo, Wyoming	39 miles
• Casper, Wyoming	111 miles
• Cody, Wyoming	134 miles

The nearest commercial air service is available in Sheridan, Casper and Cody, WY and Billings, MT with daily flights to Denver, CO and Salt Lake City, UT.



HUNTING & FISHING

The Hazelton Cirque Ranch presents a buyer with unlimited recreational opportunities and multiple off-grid cabin sites. The ranch provides the ideal cover and habitat needed for elk, mule deer, mountain grouse and incredible fishing for the angling enthusiast.

The property is located in elk hunt area 34 and the current owner qualifies for two elk and two deer landowner licenses. The ranch serves as summer ground and calving ground for migratory elk and deer herds throughout the spring, summer and fall. Elk live and propagate on the property until mother nature sends them to the Bighorn foothills in either direction.

The Bighorn Mountains have incredible genetics for trophy elk and mule deer, but the biggest trophy is the solitude of these open spaces and high mountain foothills.



MULTIPLE PROTECTED CABIN
SITES ON THE PROPERTY

RECREATION

There are over 200 lakes in the Big Horns and the many streams provide exceptional trout fishing and magnificent views. These lakes are accessible via the many marked hiking trails within the Big Horn National Forest either on foot or on horseback. The Big Horn Mountains and Big Horn National Forest offer over one million acres of scenic recreational lands available for public use. Recreational amenities on and near the property are too numerous to completely outline but include at least the following.

- Mountain biking
- Fly fishing
- Four wheeling
- Horseback riding
- Rock climbing
- Canoeing, Boating & Swimming
- Cross Country & Downhill Skiing
- Hunting
- Camping
- Snowmobiling
- Golfing
- Wildlife watching



WATER & MINERAL RESOURCES

Twin Creek runs through the center of the property providing an incredible source of spring and runoff water which currently runs into bogs and naturally occurring spring-fed ponds, where brook trout flourish and elk wallow in the spring and summer months.

The North Fork of Powder River runs into the northwest end of this property and carries on its southward direction meandering into the BLM lease to the west and back to the southeast to the State of Wyoming land toward Dull Knife Reservoir, most of which the owner has access to fish.

The Seller's make no representation as to the ownership of the mineral rights or mineral estate on the subject property. The Sellers do not believe they own any minerals; however, there will be no mineral reservation in the deed, so if any minerals are owned by the Sellers which are appurtenant to the property that fee mineral ownership will be conveyed to the Buyer at closing.



NORTH FORK OF THE POWDER
RIVER FLOWS THROUGH THE NW
SECTION OF THE PROPERTY

LEASES & TAXES

The current Bureau of Land Management lease term began on March 1, 2017 and will conclude on February 28, 2027. It is permitted for 35 AUMs on 241 +/- acres (Lease #7087). For additional information, please contact the BLM office at (307) 684-1100.

The 2019 estimated property taxes were \$873.68. Wyoming offers an extremely favorable tax climate including:

- No personal income tax
- No corporate income tax
- No gross receipts tax
- No inventory tax
- Low retail sales tax
- Low property tax
- Favorable inheritance tax
- Favorable unemployment tax



TERMS & DISCLOSURES

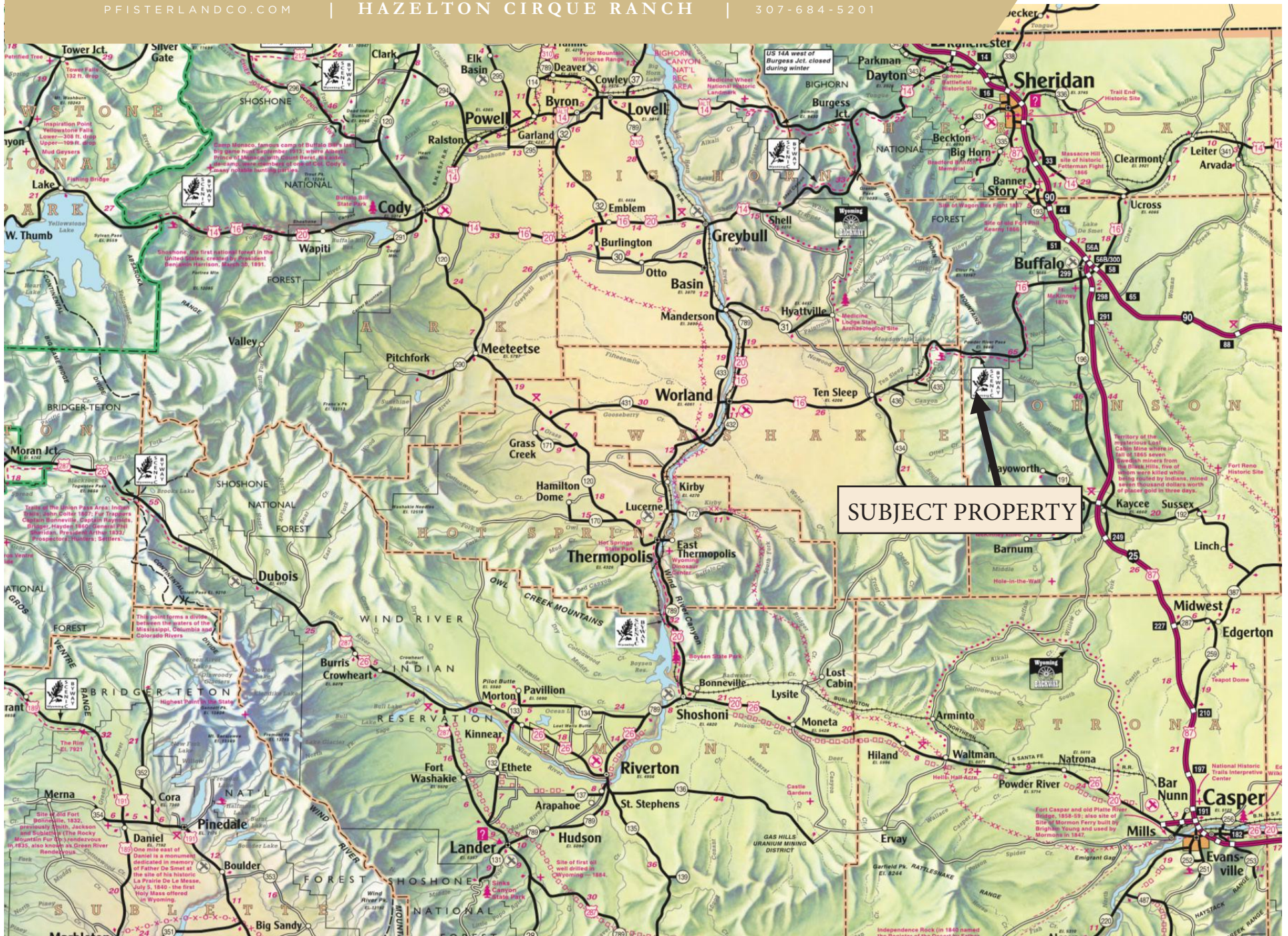
The Seller shall require an all cash sale. All offers shall be in writing and accompanied by an earnest money deposit check in the minimum amount of 3% of the purchase price.

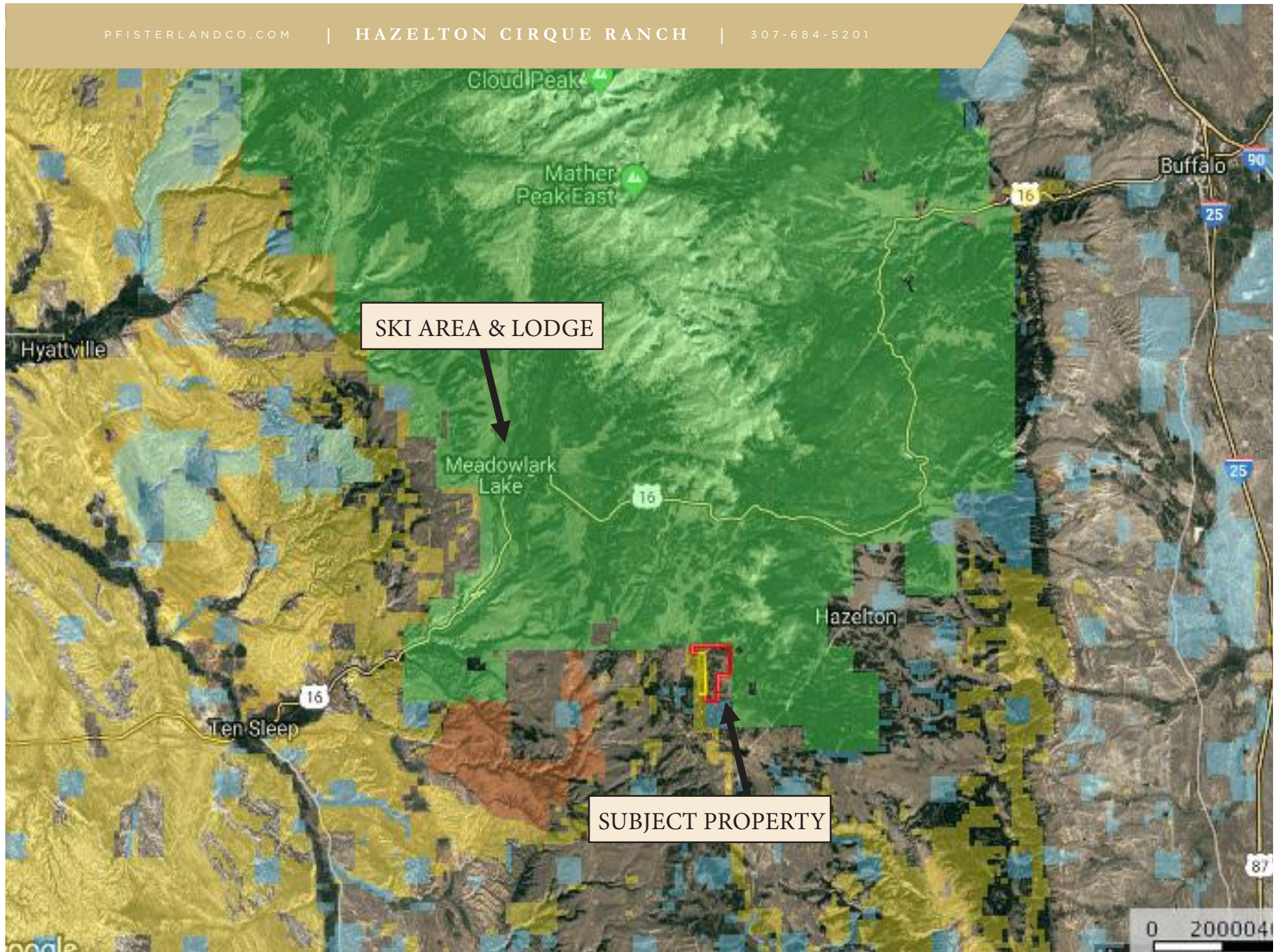
All earnest money deposits will be deposited in appropriate escrow. The Seller shall pay for an Owner's title insurance policy in full satisfaction of the purchase price. Both Buyer and Seller shall be responsible for their own attorney's fees.

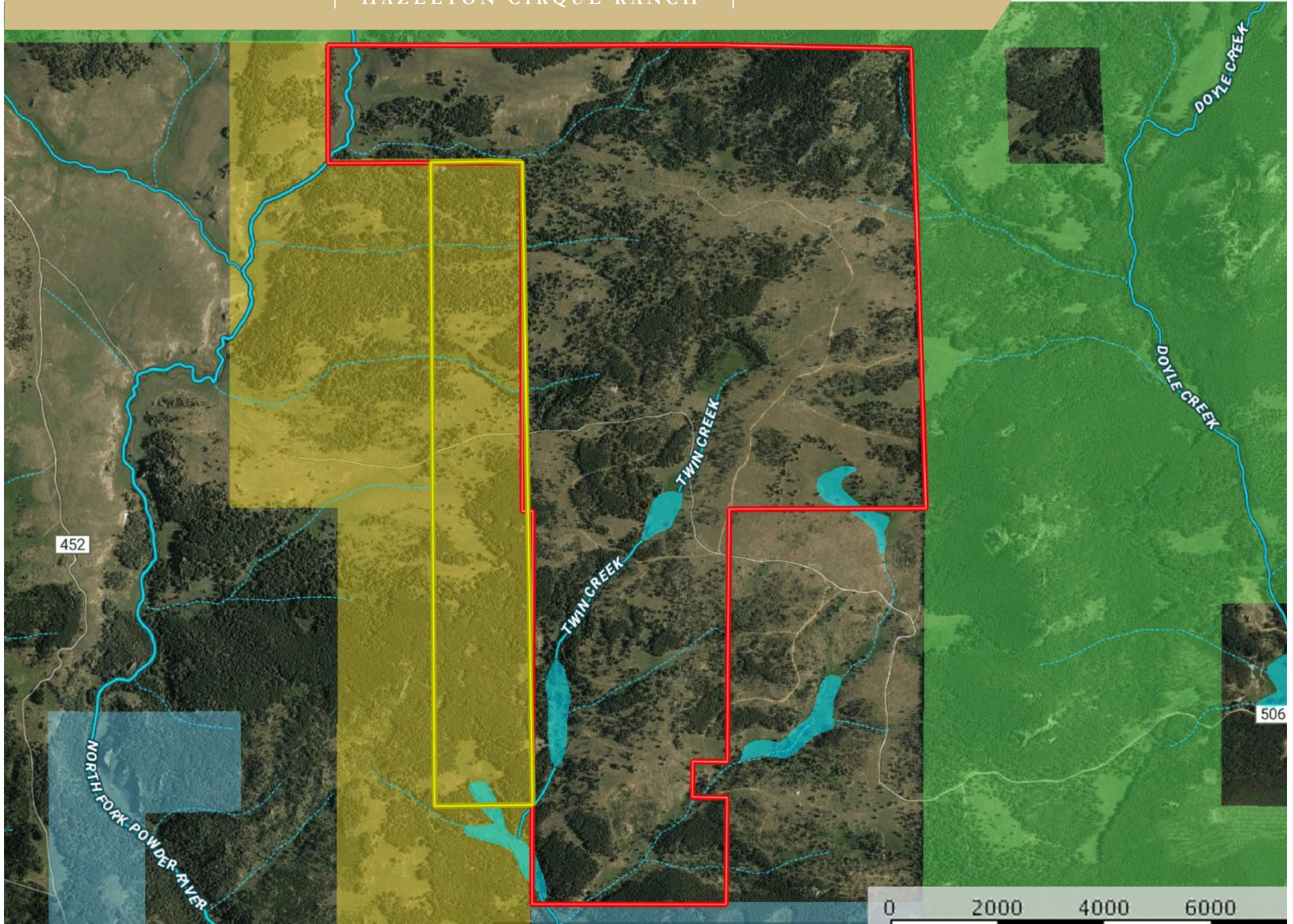
The Seller is making known to all potential purchasers there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. The Seller makes no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to specific acreage within the fenced property lines. The Seller is selling the property in an "AS IS" condition which includes the location of the fences as they exist. Boundaries shown on any accompanying maps are approximate, based on the legal description. Maps are not to scale and are for visual aid only. The accuracy of the maps and information is not guaranteed.



50% TIMBERED AND 50% OPEN
PARKS AND MEADOWS







WHY PFISTER?

VISION

Property is not just a commodity—it's an investment, a way of life, a legacy. It's personal and important. We understand this. We also realize that buyers, sellers, and investors vary in their needs, perspectives, and expectations, making no two real estate transactions ever the same. Consequently, we make sure to recognize and clarify your expectation first and then act accordingly. Once we understand your vision, we will apply ours and bring to you service, process, and results that go well beyond your expectations.

EXPERTISE

Pfister Land Company, LLC is a diversified regional real estate firm specializing in the sale of premier properties in Wyoming, Montana, Idaho, North Dakota, South Dakota, Nebraska, Colorado, California, Utah and Alaska. We bring you years of experience and knowledge, and have taken the time to learn the technical aspects of the real estate industry, the markets we operate in, and the best way to navigate through increasingly complex real estate transactions.

WHY PFISTER?

DEDICATION

We love this land. It's who we are and where we are from. Every facet of this region shapes our commitment to it—the wildlife, the unlimited recreation, the views and the people. We are dedicated to this land and the work that brings us here, it's not just a job for us, it's the life we chose to live.

In the same sense our dedication to you and the work that needs to be done on your behalf is equally passionate and steadfast. From our persistence in pursuing buyers and sellers to our effective and comprehensive marketing campaigns, we are completely committed to bringing to you the best service, experience, and results available.

It's the intention of Pfister Land Company to continue to grow our reputation as a leading real estate brokerage company while never losing sight of fundamentals—dedication to our home and work.

RESULTS

When you bring a group of people together with a true connection to the West, deep professional experience, and a commitment to shared priorities, you end up with a level of authenticity you just can't find anywhere else. All of us at Pfister Land Company want to play a pivotal role in helping you find success in real estate.

At the end of the day you should experience not just talk but results—within an overall experience that is enjoyable, efficient, and gratifying.



PFISTER

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