

COME AND BE A PART OF 'R' RANCH

CROOK COUNTY, WYOMING

WESTERN PROPERTIES, INC.

TOLL FREE-888-283-1901



35+ Acres of Unparalleled Beauty...

Your Chance to Own a Piece of the Black Hills of Wyoming
Just a short 39 miles from Gillette, Wyoming and 15 minutes from
having your boat in the water and beautiful Keyhole Lake.

Put your troubles behind you and come on home to 'R' Ranch, Crook County, Wyoming. Take in the lifestyle you have always wanted: hunting, fishing, horseback riding, rodeos and most of all gorgeous scenery and complete peacefulness.

Enjoy the western surroundings of Pine Haven and Moorcroft, WY. Just a short 15 minute drive. Take a quick 20 minute drive to Devils Tower, America's first national monument.

If golfing is your leisure activity? One of America's most scenic golf courses, Devils Tower Golf Club, Hulett, WY. Only a 30 minute drive.

The tracts at 'R' Ranch are ready for you to build your dream home or just a "getaway" place. There is excellent access to each tract with graveled roads and only a mile off of U.S. Highway 14. Electricity is also available at or near each tract. There are covenants in place to protect your investment.

Don't miss your chance to own your very own piece of Wyoming. Call for further information or to set up a showing. We invite you to become a part of "R" Ranch.

Prices starting at
\$2,250 per acre.



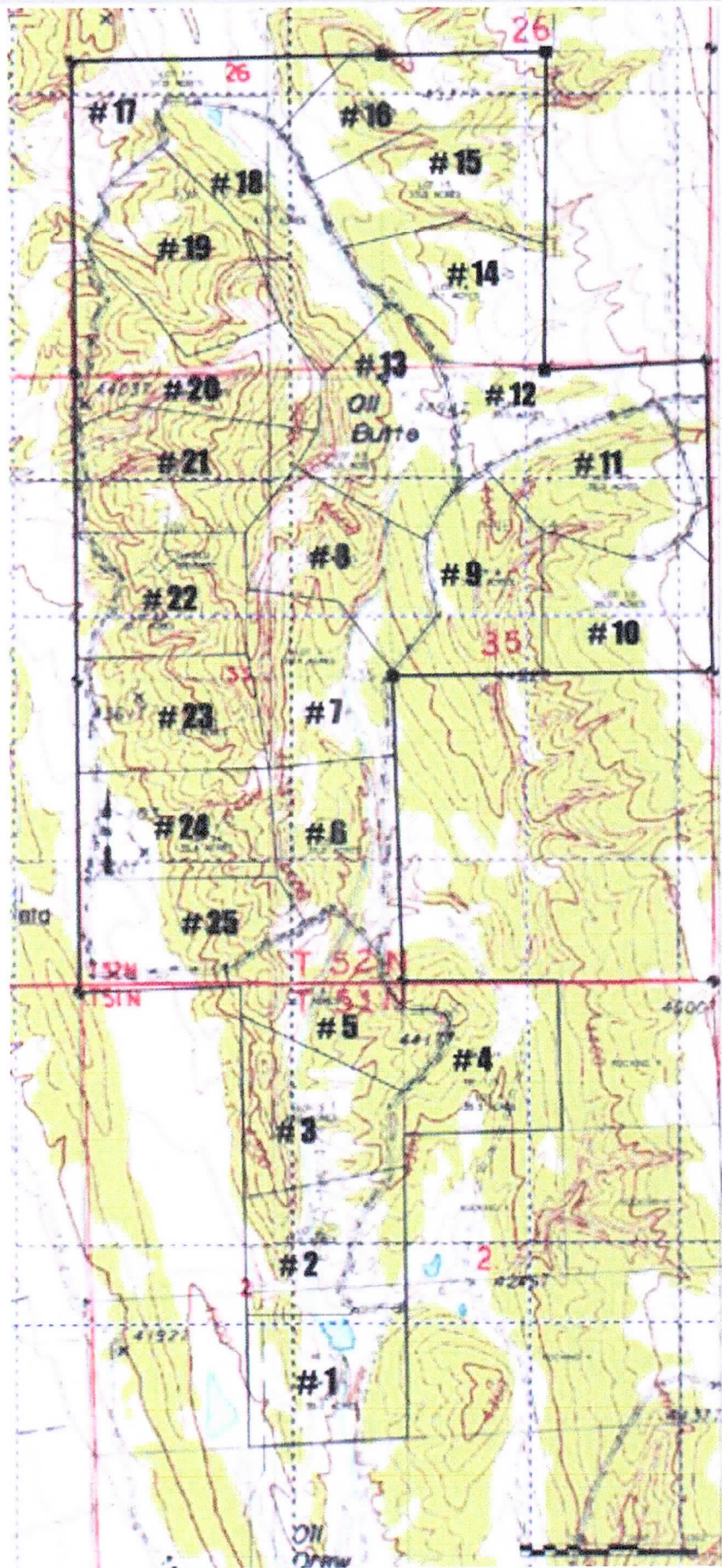
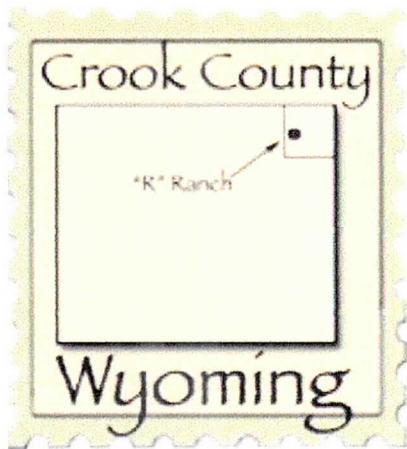
For More Information Call:
Western Properties, Inc.

WesternPropertiesOnline.com

Toll Free- 888-283-1901

304 Cleveland Ave.

Sundance, WY





Western Properties, Inc.

Office: 888-283-1901

www.westernpropertiesonline.com

Enjoy the Last of the Old West...
Purchase 35+ Acres at 'R' Ranch.
Conveniently located just off U.S. Highway 14,
between Moorcroft and Carlile, Wyoming.

Tract Details:

- All tracts are 35 acres or larger
- Gravel roads to each tract
- There is electricity on or near each tract
- Covenant protected
- Each tract has been surveyed with corners set (map of survey included)
- Each owner is responsible for drilling a water well and septic system
- Estimate of yearly taxes before improvements: \$500-600/yr. (estimate only)

Other Information:

- 13 miles from Moorcroft and Interstate 90.
- Nearest regional airports: Gillette, WY or Rapid City, SD
- Near Deadwood, SD which offers nightlife, snow skiing and gambling
- Excellent deer, turkey, elk and antelope hunting area
- Minutes from water skiing and fishing on Keyhole Lake
- Short drives to Mount Rushmore, Yellowstone National Park and Devils Tower
- Low Wyoming taxes

