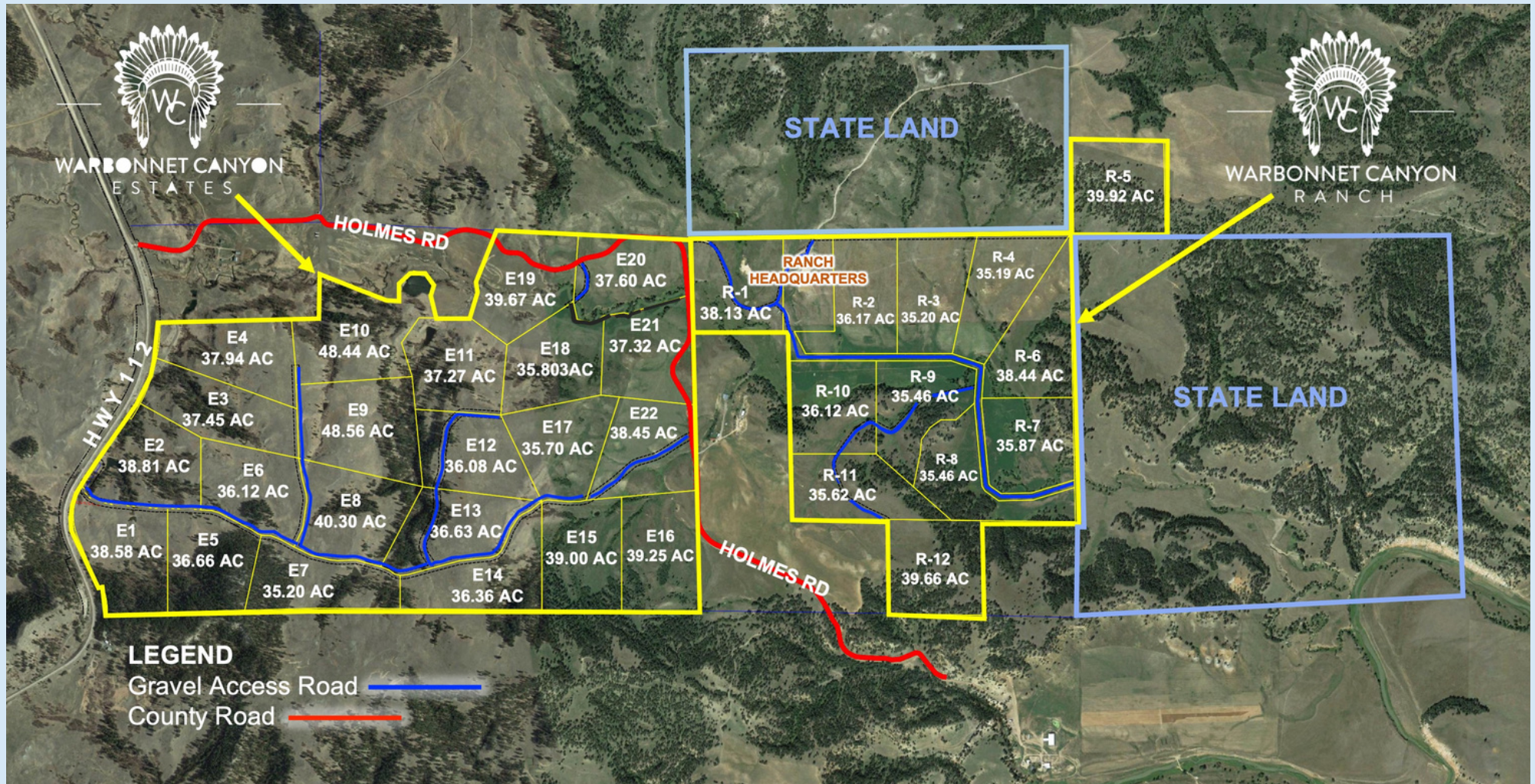




# WARBONNET CANYON PROPERTIES



FOR MORE INFORMATION, CONTACT:  
PATRICK L. DONAHUE, Broker | License #181000  
304 Cleveland St | Sundance, WY  
307-283-1901 | [www.westernpropertiesonline.com](http://www.westernpropertiesonline.com)





WARBONNET CANYON  
PROPERTIES



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Crook County, Wyoming

## WARBONNET CANYON REAL ESTATE OFFERINGS

### LOCATION

Located just minutes from the charming saw mill town of Hulett, Wyoming, nestled at the top of Wyoming's Bear Lodge mountains at over 3,500 feet elevation. Fresh mountain air along with a stunning canopy of stars at night provides for the ultimate high country get-a-way retreat. Warbonnet Canyon consists of valleys and high plateaus for residential ranch living, with tracts starting at 35 acres in the Black Hills of Wyoming.

### DETAILS

Wyoming offers a favorable tax structure with low real estate taxes, no state income tax, and no death tax. All tracts have excellent roads, with power available at your property line. Wells are available to be drilled [ask your real estate agent]. Take advantage of this rare opportunity to own property in the Black Hills of Wyoming.

### WARBONNET CANYON ESTATES

- Warbonnet Canyon Estates consists of 847 acres.
- Remaining tracts range from 35 to 48 acres.
- This new development will not participate in an HOA and therefore, will not have access to the Ranch Headquarters at the neighboring Warbonnet Canyon Ranch development.

### WARBONNET CANYON RANCH

- Warbonnet Canyon Ranch consists of 476 acres.
- Remaining tracts range from 35 to 40 acres.
- Includes HOA access to the Ranch Headquarters, including the cabin, barn/indoor riding arena, stable and pens/corrals.





# WARBONNET CANYON PROPERTIES



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## ACTIVITY AND BEAUTY SURROUND YOU

Warbonnet Canyon Properties is located 10 miles North of Hulett, WY on Highway 112. You will be situated close to two spectacular National Monuments; only 19 miles away to see Devils Tower and 117 miles to Mount Rushmore.



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## CALENDAR OF POPULAR EVENTS

Your new ranch will be within driving distance of the most popular events in the Black Hills.

05/05 - 05/07/2022	Old West Invitational Turkey Shoot	Hulett, WY	10 mi
06/11 - 06/12/2022	Hulett Rodeo & Parade	Hulett, WY	10 mi
07/23 - 07/31/2022	Crook County Fair	Sundance, WY	45 mi
07/25 - 07/30/2022	Days of '76 Rodeo	Deadwood, SD	68 mi
08/05 - 08/14/2022	Sturgis Motorcycle Rally	Sturgis, SD	73 mi
08/24/2022 [est.]	Ride a Horse Feed a Cowboy Rodeo	Hulett, WY	10 mi

## NEARBY SITES

Take a day trip to visit some of the most amazing sites in and around the Black Hills.

18 mi	Bear Lodge Mountains
19 mi	Devils Tower National Monument
36 mi	Vore Buffalo Jump
38 mi	Keyhole State Park
55 mi	Spearfish Canyon
105 mi	Black Hills National Forest & Custer State Park
117 mi	Mt. Rushmore
122 mi	Crazy Horse Memorial



Photo courtesy of Hulett, WY Chamber of Commerce

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WARBONNET CANYON  
PROPERTIES

CUSTER STATE PARK | KEYHOLE STATE PARK | SPEARFISH CANYON



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CUSTER STATE PARK



KEYHOLE STATE PARK



SPEARFISH CANYON





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### 360° Scenic Views

Warbonnet Canyon Properties has beautiful stands of timber providing lush peaceful living in the Black Hills of Wyoming. Making life a visual and scenic pleasure anytime you step out of your home on to your ranch.

### Wildlife & Outdoor Activities in Abundance

Game species on the ranch include white tail deer, mule deer, elk, Merriam Turkeys and sharp-tailed grouse. Our colorful four seasons deliver numerous activities at your fingertips: hiking, mountain biking, wild game hunting, fishing, boating, camping, horseback riding, ATV riding, snowmobiling, cross country skiing, snowshoeing and even golf at the members only Golf Club at Devils Tower.

### The Golf Club at Devils Tower | [www.devilstowergolf.com](http://www.devilstowergolf.com)

Designed by Phelps-Atkinson Golf Design, Kevin Atkinson ASGCA, The Golf Club at Devils Tower is an 18 Hole, Par 72 course spread over approximately 150 acres. Whether you're a golfing member, a guest, or just looking for some great food in a spectacular location, everyone is welcome to dine at their 77 Steakhouse & Saloon.

### Hulett Public Airfield

They say, "From Tarmac to Tee in 10 Minutes!". You'll have access to the top-notch Hulett airfield, conveniently located within The Golf Club at Devils Tower community.

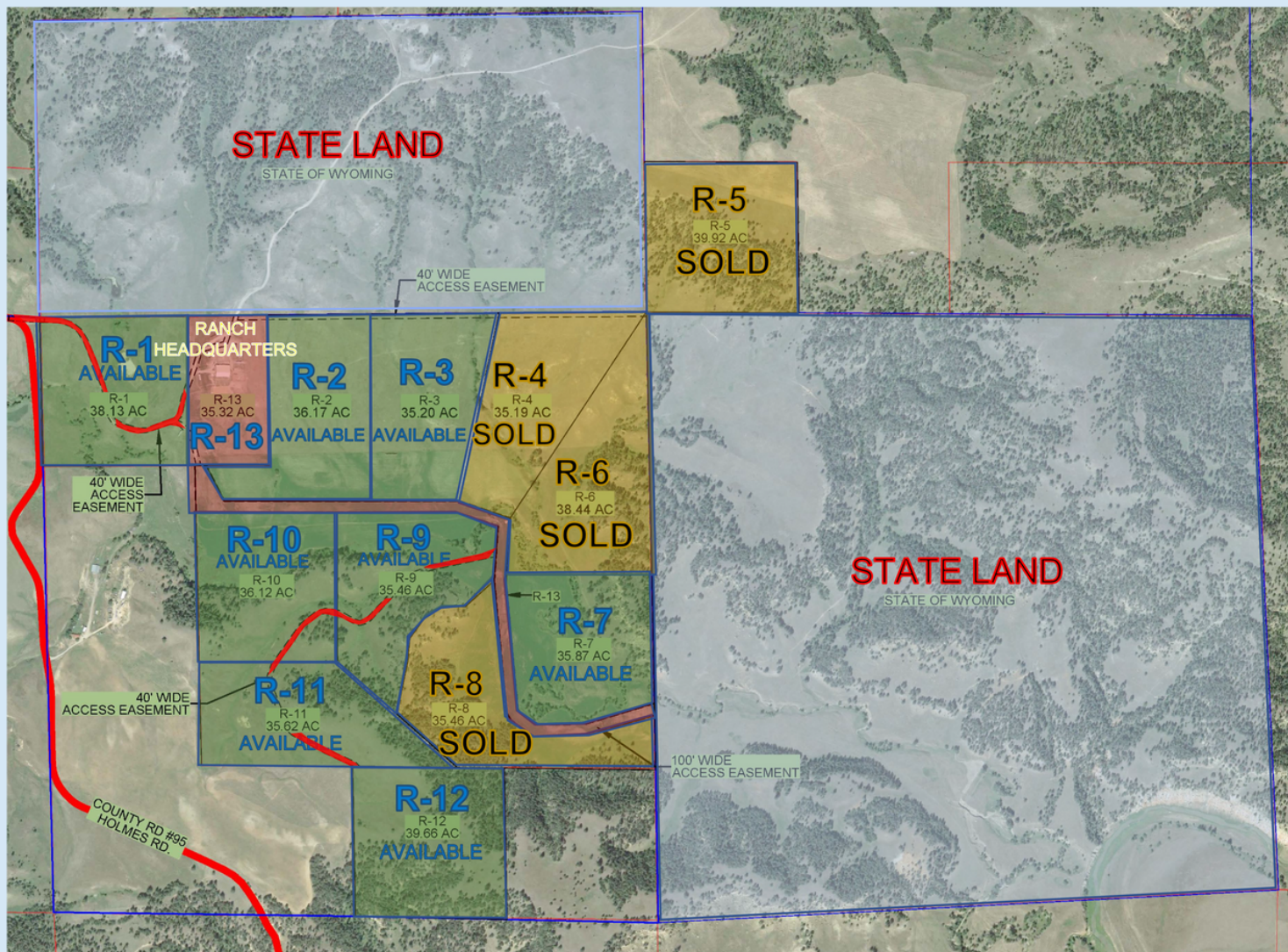






# WARBONNET CANYON RANCH

ESCAPE FROM IT ALL AT THE WC RANCH



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**R A N C H**  
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## Crook County, Wyoming

# WARBONNET CANYON RANCH

### LOCATION

Located just minutes from the charming saw mill town of Hulett, Wyoming, nestled at the top of Wyoming's Bear Lodge mountains at over 3,500 feet elevation. Fresh mountain air along with a stunning canopy of stars at night provides for the ultimate high country get-a-way retreat.

### SIZE

The Warbonnet Canyon Ranch consists of 476 acres of valleys and high plateaus for residential ranch living, with tracts starting at 35 acres in the Black Hills of Wyoming. Remaining tracts range from 35 to 40 acres.

### DETAILS

Wyoming offers a favorable tax structure with low real estate taxes, no state income tax, and no death tax. All tracts have excellent roads, with power available at your property line. Wells are available to be drilled [ask your real estate agent]. Take advantage of this rare opportunity to own property in the Black Hills of Wyoming.







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## NEIGHBORING STATE LAND

Warbonnet Canyon Ranch is adjacent to 320 acres of Wyoming State land to the North and another 640 acres neighboring you on the East, with access to the Belle Fourche River. A deeded easement is included for all homeowners in Warbonnet Canyon Ranch to access to this state land.

## WARBONNET CANYON RANCH HOA MEMBERSHIP & EXCLUSIVE ACCESS [R-13]

HOA membership rights to the Ranch Headquarters are included with your tract of land.

## RANCH HEADQUARTERS

The Ranch Headquarters tract included in the HOA membership utilizes the 1,560 square foot, three (3) bedroom, two (2) bathroom ranch house [cabin] through a timeshare style program. You will also have year-round access to the barn and indoor riding arena [stable, barn with pens/corrals, inside and outside watering tanks].





# WARBONNET CANYON RANCH

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## RANCH HEADQUARTERS - CABIN



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# WARBONNET CANYON RANCH

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## RANCH HEADQUARTERS - BARN & CORRALS



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## RANCH HEADQUARTERS - MACHINE SHED



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## RANCH HEADQUARTERS - INDOOR RIDING ARENA & TACK ROOM



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# WARBONNET CANYON RANCH

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## RANCH HEADQUARTERS - KENNEL & STORAGE BUILDING



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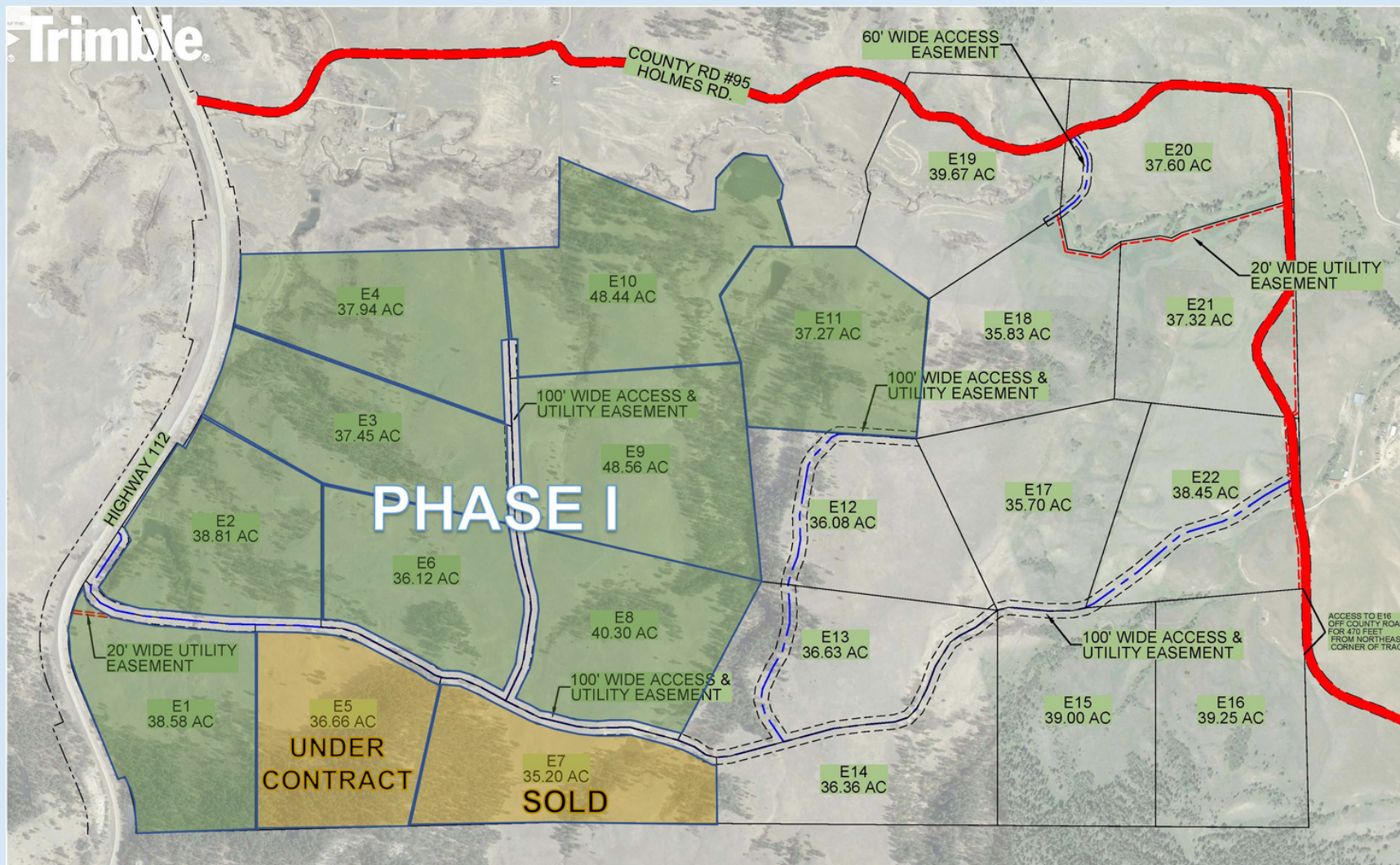
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# WARBONNET CANYON ESTATES



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## Crook County, Wyoming WARBONNET CANYON ESTATES

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### **PROTECTIVE CC&Rs; NO HOA**

If you prefer to be a part of a brand new development that does not have an HOA, we are now offering Phase I of Warbonnet Canyon Estates. This ranch land includes tracts ranging from 36 - 48 acres. These properties will NOT have access to the Ranch Headquarter amenities or state land access that are included only in the Warbonnet Canyon Ranch HOA. The protective CC&Rs are put in place to protect your ranch land, however not considered restrictive .

### **DIRECT ACCESS**

Warbonnet Canyon Estates has direct access off County Highway 112 that runs between Hulett, Wyoming and Alzada, Montana. Your ranch would be situated approximately 10 miles from Hulett, WY and 20 miles from the Montana border.

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