



TONGUE RIVER RETREAT

RANCHESTER, WY \$1,800,000



EXECUTIVE SUMMARY

At the end of the road, just 15 minutes north of Sheridan along the Tongue River, you'll find a peaceful and quiet 385± acre riverfront retreat waiting for you. This beautiful property consists of a sub-irrigated meadow about 10 acres in size along the river, and another 20± acre dry land hay field. The property has about ¾-mile of Tongue River for ambiance, fishing, and waterfowl, plus the surrounding riparian habitat offers excellent habitat for whitetail, mule deer, antelope and other species.

Whether you're a hunter, or just enjoy watching, the wildlife here will enhance the living experience. Having no covenants, or restrictions, the sellers have used a 500-yard shooting range for years, and they have also harvested some really nice bucks. It's a perfect place for a small herd of cows, or maybe a place to lease to someone seasonally.

In addition to the lower lying areas, the property gently climbs up to the pine ridges with scenic outcroppings of sandstone hogbacks. From anywhere on the land, one can enjoy beautiful Bighorn Mountain views, but especially from the higher ridges where one can see the peaks to the south, or the Tongue River breaks to the north.





PROPERTY FEATURES

- 385± deeded acres
- 3/4 mile of Tongue River
- 15 minutes from Sheridan, WY
- 10± acres of sub-irrigated meadows near river
- 20± dry land acres for hay
- Spring-fed reservoir
- Pine ridges
- great views in all directions
- Covered RV or hay storage bay with concrete floor
- Well
- Power
- Excellent Wildlife
 - Mule deer
 - White-tail deer
 - Pronghorn antelope
 - Ducks
 - Geese
 - Blue Herons
 - Sandhill Cranes
 - Coyotes, bobcats, badgers and others
 - Fish



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