





INTRODUCTION

ondos Ranch, in Bridger Valley, strategically located just outside the city limits of Mountain View, Wyoming, consists of approximately 294 deeded acres. South Creek of Smiths Fork River traverses the ranch for one mile providing an excellent water source for cattle and wildlife. The property is fully perimeter fenced, with one cross fence, and a fence around the headquarters. Additionally, portions of the river are fenced off to prevent erosion and maintain a fishery.

A home built in 1894 with several additions has two bedrooms and two

bathrooms. The new owner could utilize the current home, or the property offers multiple ideal homesites that could be protected from the highway with the willows and cottonwood trees throughout the meadows.

The ranch has been in the Condos family for many years and generations have enjoyed it. This rare opportunity offers a significant land parcel only one mile from the town center and just 7 miles from Interstate 8o. Take advantage of tax-friendly Wyoming with this legacy property that not only makes an ideal property to create a family legacy estate but is also a rock-solid investment opportunity.



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ondos Ranch enjoys almost a mile of frontage on Highway 414. This highway links Interstate 80, seven miles north of the ranch, to Flaming Gorge National Recreation Area, about 50 miles east of the ranch.

The center of Mountain View is about 1.25 miles north west of the ranch house.

The 11,000-foot to 13,000-foot peaks of the High Uinta Mountains lie about 22 miles south of the ranch as the crow flies, and can be easily accessed via Highway 410, about 1.5 miles from the ranch.

Approximate highway mileages from the ranch are as follows:

Lyman, WY	7 Miles
Fort Bridger, WY	7 Miles
Evanston, WY	45 Miles
Flaming Gorge	55 Miles
Park City, UT	102 Miles
Salt Lake City, UT	130 Miles

AIRPORTS

Salt Lake City International Airport (SLC) is located about 130 miles west via I-80. The trip is an easy one hour and 50 minutes via I-80. Salt Lake City is a Delta Airlines hub, and direct flights to most U.S. and many international cities are plentiful.

Fort Bridger Airport is located about 12 miles north of the ranch, with a paved 6,404′ X 75′ runway and 100LL fuel.

Evanston, the Uinta County seat, lies about 50 miles east of the ranch via I-80 and its airport (KEVW) can fuel and handle heavy jets.



AREA INFORMATION

he Bridger Valley has a population of 5,760± people among the towns of Mountain View, Fort Bridger, Urie, and Lyman.

The center of Mountain View, with a population of about 1,300, is about one mile from the ranch. Mountain View has excellent schools with kindergarten through high school grades and a vocational education program. The town also features a large modern grocery store with a pharmacy, hardware store, several convenience stores, a bank, gas stations, restaurants, and a bowling alley. There is also a senior citizen center and a daycare facility for children.

Bridger Valley is a major gateway to the Wasatch and Ashley National Forests, the 456,000-acre High Uintas Wilderness Area, and Flaming Gorge National Recreation Area. These convenient forest and wilderness resources offer a full range of year-round

recreational opportunities, all within about a 60-mile radius of the ranch. From hiking, rock climbing, off-roading, mountain biking, kayaking & boating, fishing, and horseback riding in the summer, to snowmobiling, downhill skiing, snowboarding, and Nordic skiing in the winter, the outdoor enthusiast will have abundant opportunities right in your backyard.

Fort Bridger, about 7 miles from the ranch, is home to the Fort Bridger Historic Site. The grounds of this state park are sprinkled with aspen and cottonwood trees and beautifully restored buildings that date from the mid to late 1800s. "The Fort Bridger Rendezvous", held each year on Labor Day Weekend, is the largest modern-day mountain man rendezvous in Wyoming. This small community also has a convenience store and gas station, post office, restaurant, bar, and several churches.

HISTORIC SITES & MUSEUMS

Roundhouse & Railyards - Evanston, WY

Fossil Island Golf Course - Kemmerer, WY

- Uinta County Museum Evanston, WY
- Fort Bridger State Historic Site
- Piedmont Charcoal Kilns State Historic Site

MUSIC & FESTIVALS

- Fort Bridger Mountain Man Rendezvous
- Oyster Ridge Music Festival Kemmerer, WY
- Grand Teton Music Festival Jackson Hole, WY

HIKING, CLIMBING & WATER PURSUITS

- Bear River Greenway & State Park Evanston, WY
- Fossil Butte National Monument Kemmerer, WY
- Dinosaur National Monument Vernal, UT
- Grand Teton National Park Jackson Hole, WY
- Wind River Range
- High Uinta Wilderness Northeastern Utah
- Lake Viva Naughton Kemmerer, WY
- Flaming Gorge National Recreation Area

SKIING & WINTER SPORTS

- Jackson Hole, WY
- Salt Lake City & Park City Area Ski Resorts

PHYSICAL & OPERATIONAL DESCRIPTION

DEEDED ACREAGE

294± Deeded Acres

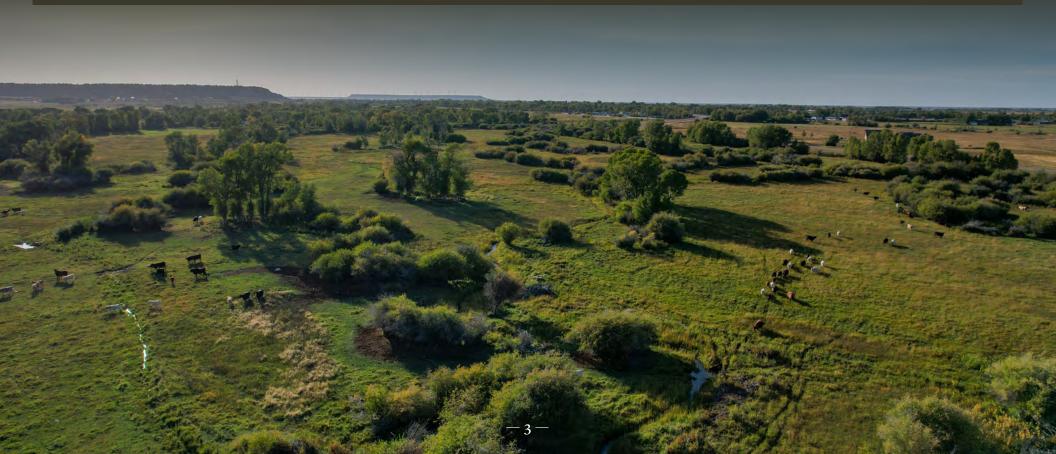
- 110± acres of flood-irrigated meadow
- 15± acres of fenced improvements
- 169± acres of sub-irrigated pasture, creek, and ditch bottoms interspersed with willows and cottonwoods.

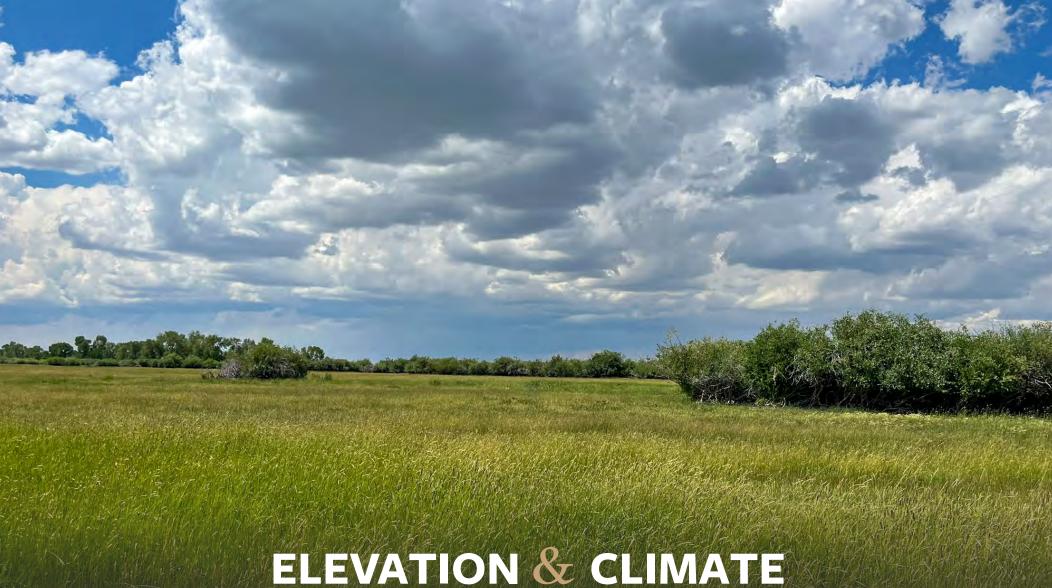
The deeded land consists of approximately 294 surveyed acres in a rectangular shape with some variation of the boundary on the western portion. The property is about 1.02 miles running east-west, and about .49 mile running north-south.

The land consists of almost all flood-irrigated hay meadows interspersed

with large stands of cottonwood trees and willows along the creek and riparian areas.

The ranch currently winters about 200 to 300 cows from November to June and typically gets one cutting off of the hay meadows in the summer.





he ranch is 6,740 feet at the headquarters sloping very gently to the east dropping about 60 feet over its one-mile length. Overall, Mountain View experiences a true four-season climate, with distinct changes in weather and temperature throughout the year. The area is in Zone 4a Plant Hardiness Zone. On average there are 225 sunny days per year in Mountain View with the growing period about 66 days from around June 25th to August 30th.

Summer Average Highs: Summer Average Lows: Winter Average Highs: Winter Average Lows:

Rain: Snow: 74 - 81 F degrees 42 - 49 F degrees 33 - 35 F degrees 12 - 13 F degrees

Averages 10.13 inches of rain annually Averages 55 inches of snow annually

IMPROVEMENTS

ocated on the northwest corner of the ranch, the improvements consist of a single-family home, a garage, and several outbuildings. The original ranch house was built in 1894 as a frame rustic log structure and has been added on to over the years. Now 2,914± square feet, the home includes 2 bedrooms and 2 bathrooms. The home is two stories, plus an attic, and a two-car garage with a room above the garage allowing for plenty of storage space. The second floor consists of 832± square feet. The enclosed patio/

sunroom is finished, providing a nice place to relax year-round. In addition to baseboard heat, the home is heated with a wood-burning stove in the kitchen, and the river-rock fireplace in the living room. Overall, the home is in fair to average condition. The roof is metal and appears to be in good condition.

The new owner could utilize the current home, or the property offers several ideal homesites.













YEAR-ROUND RECREATION

he Uinta Mountains and Flaming Gorge National Recreation Area offer a wealth of outdoor activities for nature enthusiasts and adventure seekers. In the Uintas, visitors can enjoy hiking and backpacking along numerous trails, with options ranging from easy day hikes to challenging multiday treks. The area is known for excellent fishing in its many lakes and streams, as well as opportunities for rock climbing and wildlife viewing. During winter, the mountains become a playground for skiing, snowshoeing, and snowmobiling. The High Uinta Wilderness encompasses 456,705 acres (about half the area of Rhode Island) and stretches 60 miles

east to west. It is a spectacular area with hundreds of glacier-formed lakes reflecting blue skies and Utah's highest peaks in clear, icy water.

Flaming Gorge, centered around its stunning reservoir, is a haven for water-based activities. Boating, kayaking, and paddleboarding are popular on the emerald waters, while the lake is renowned for its exceptional fishing, particularly for trout and kokanee salmon. The surrounding red rock canyons provide scenic drives, hiking trails, and rock-climbing routes. Camping options abound in both areas, allowing visitors to fully immerse themselves in the natural beauty of these landscapes.

HIKING, CLIMBING & WATER PURSUITS

- Bear River Greenway & State Park- Evanston, WY
- Fossil Butte National Monument Kemmerer, WY
- Dinosaur National Monument Vernal, UT
- Grand Teton National Park Jackson Hole, WY
- Wind River Range
- High Uinta Wilderness Northeastern Utah
- Lake Viva Naughton Kemmerer, WY
- Flaming Gorge National Recreation Area

GOLF

- Purple Sage Golf Course Evanston, WY
- Fossil Island Golf Course Kemmerer, WY

SKIING & WINTER SPORTS

- Jackson Hole, WY
- Salt Lake City & Park City Area Ski Resorts



he Bridger Valley is a prime destination for hunting enthusiasts, offering a diverse and rugged landscape ideal for a variety of game species. The region features expansive high plains, rolling hills, and the scenic Uinta Mountains, creating a range of habitats that support abundant wildlife.

Hunters in the area can pursue an array of game species. The region is particularly noted for its healthy populations of mule deer and elk, with the latter often found in the higher elevations of the Uinta Mountains. Pronghorn antelope roam the open plains, providing an exciting challenge for hunters. Black bears and mountain lions can also be found in the forested areas, offering more thrilling pursuits.

Game management units in the area are well-regulated, ensuring sustainable hunting practices and healthy wildlife populations. Local guides and outfitters are available to assist both novice and experienced hunters, providing

expert knowledge of the terrain and wildlife patterns.

For those interested in upland game bird hunting, the Bridger Valley offers excellent opportunities. Sage grouse, pheasant, and chukar partridge are commonly found in the area. Additionally, the region's rivers and streams attract a variety of waterfowl, enhancing the diverse hunting experience.

The best hunting seasons vary by species, with big game hunting typically peaking in the fall months. It is advisable for hunters to check with the Wyoming Game and Fish Department for specific regulations, licenses, and permits required for hunting in the area.

Whether you're drawn to the challenge of big game hunting or the thrill of pursuing upland birds, the Bridger Valley provides an unforgettable outdoor experience set against the backdrop of Wyoming's wild and picturesque landscape.



outh Fork of Smiths Fork River traverses the ranch for one mile. The ranch has territorial irrigation water rights from Smiths Fork River with a priority date of 1876 for the irrigation of 110 acres.

It is hard to overstate the significance of these exceedingly early water rights. Only 8 other water rights on Smiths Fork River are superior out of over 200. Full documentation of these water rights is available for interested parties.

MINERAL RIGHTS

The seller will convey the ranch without reservation of any mineral rights but makes no representation as to the quantity or quality of any such rights and has no knowledge as to the appurtenance of any such rights.

UTILITIES & SERVICES

Electricity and high-speed internet service are provided by Bridger Valley Electric Association, a cooperative.

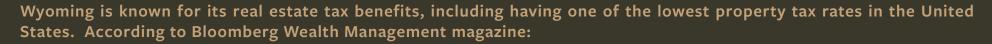
Union Telephone, based in Mountain View, provides local telephone service, including wireless.

Domestic water is provided from a well, gas is propane, and sewer is septic.

REAL ESTATE TAXES

Real estate taxes for 2024 are expected to be about \$3,467.

Parcel 01657, Account number 411-016157.



"Wyoming consistently is rated as the #1 Tax Friendly State in America."

POTENTIAL WYOMING TAX BENEFITS

- No state income tax on personal or corporate income
- No state inheritance tax or estate tax
- No state excise taxes on gas or food
- No tax on the sale of real estate
- No state capital gains tax
- Dynasty trusts are permitted to shelter assets from generation to generation
- Wyoming Close LLC statute

- No tax on out-of-state retirement income
- No state gift tax
- No intangible taxes on financial assets
- No personal property tax on property held for personal use
- No tax on individual mineral interest
- Lower property taxes based on the assessed value



- Reduced property tax on agricultural land
- Potential conservation easement
- Income tax deductions related to expenses, improvements, and equipment
- USDA programs
- Conservation and clean energy programs





OFFERING PRICE & CONDITIONS OF SALE

Condos Ranch, as previously described herein, is offered at \$3,500,000.00. The Conditions of Sale are as follows:

- 1. All offers to purchase, or letters of intent must be in writing and accompanied by an earnest money deposit in the amount of \$100,000.
- 2. Earnest money deposits will be placed in escrow with First American 5. Title Company of Evanston, Wyoming.
- 3. All Prospective Buyers must demonstrate to the satisfaction of the Seller absolute financial capability to purchase the Ranch prior to scheduling an inspection of the property;
- 4. The Seller will provide and pay for a standard owner's title insurance 7. policy issued by First American Title Company of Evanston, Wyoming. Any endorsements requested by the Buyer, or any lender, will be at

- the Buyer's expense. Title to the real property will be conveyed by trustees' deed;
- 5. Inventory of any personal property will be transferred via a separate Bill of Sale at Closing;
- 6. All water rights will be transferred to the Buyer at Closing, and all the mineral rights which the Seller owns will be conveyed to the Buyer at Closing;
- 7. Buyers' Brokers are welcome and invited to contact Sam Sanders in our Salt Lake City Office for information regarding Cooperation Policies.

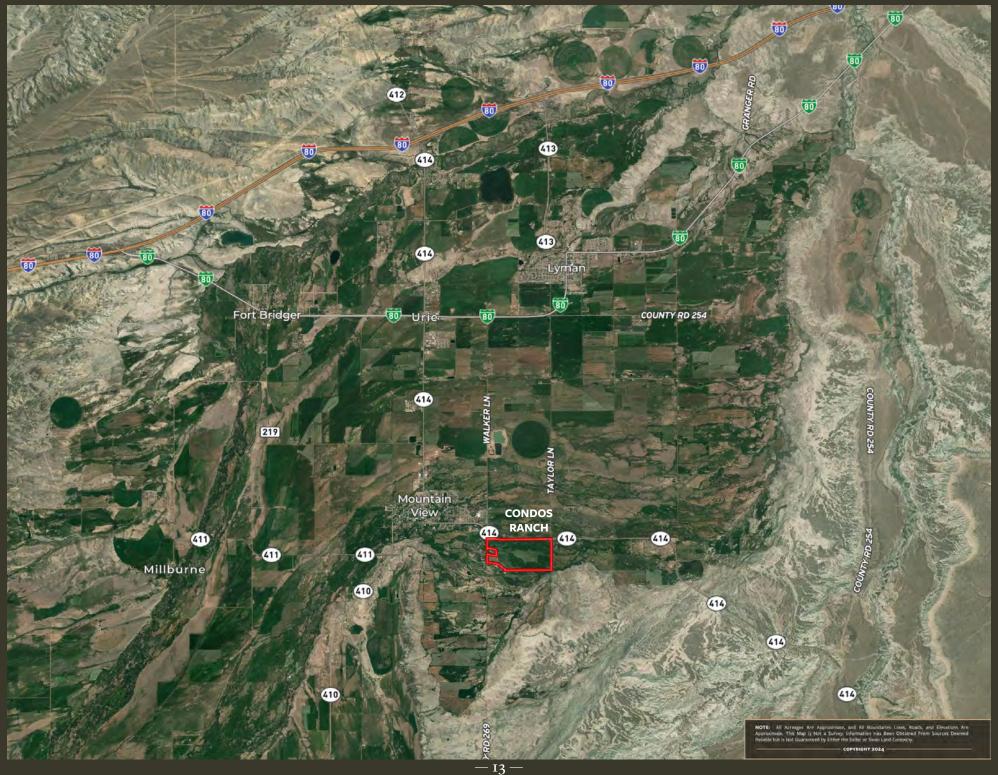
The Sellers reserve the right to effect a tax-deferred exchange for other real property in accordance with provisions in Section 1031 of the Internal Revenue Code. The Buyer will not be required to incur any additional expenses nor to step into the chain of title on any property which the Sellers may acquire.

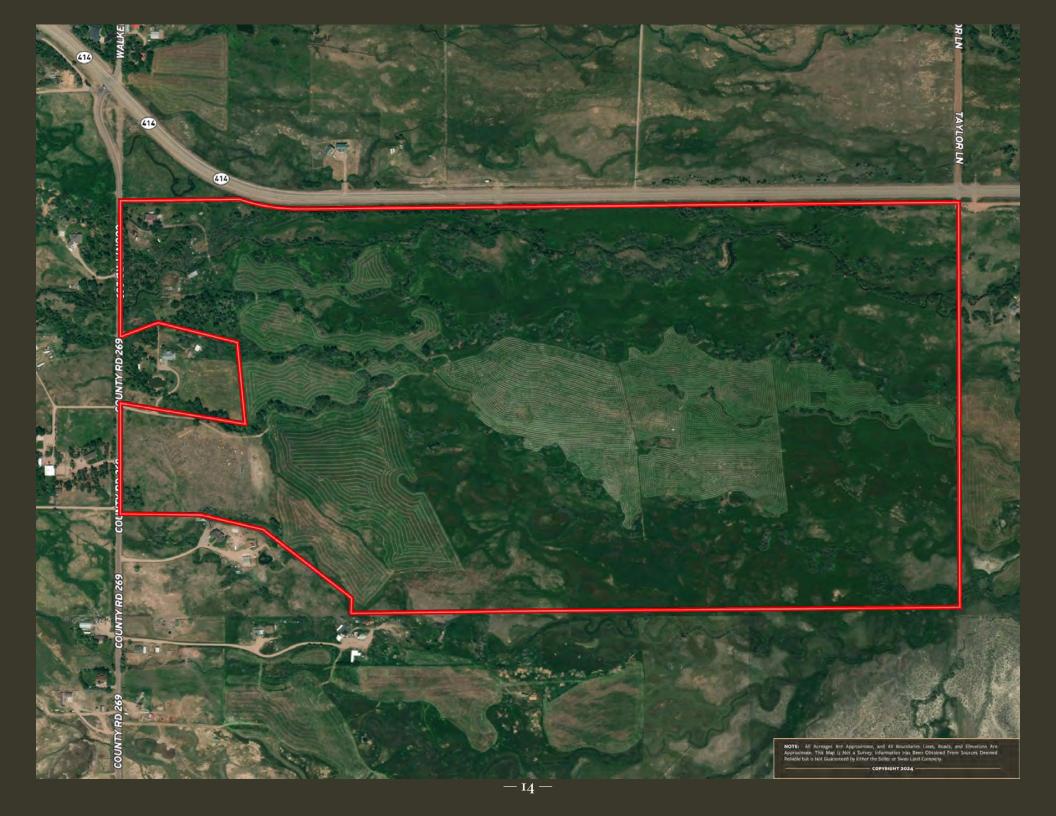
The Seller is making known to all potential purchasers that there may be variations between the property lines and the location of the existing fence boundary lines on Condos Ranch. The Seller makes no warranties with regard to the location of the fence lines in relationship to the property lines, nor does the Seller make any warranties or representations with regard to specific acreage within the fenced property lines.

The Seller is selling Condos Ranch in an "as is" condition which includes the location of the fences as they now exist. Boundaries shown on any accompanying maps are approximate. The maps are not to scale and are for orientation purposes only. The accuracy of the maps and information portrayed thereon is not guaranteed nor warranted.



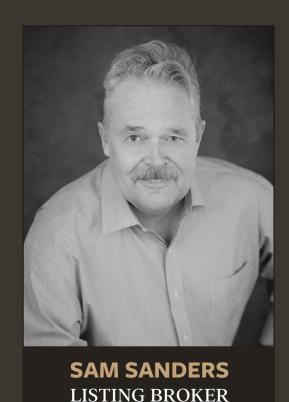
To learn more and view additional images and property video, visit https://www.swanlandco.com/properties/condos-ranch/.







CONTACT INFORMATION



801.694.2092

SAM@SWANLANDCO.COM

Swan Land Company has been authorized by the Sellers to act as their Exclusive Real Estate Broker on the sale of Condos Ranch. Since 2002, we have focused on the brokerage of significant ranches, farms and recreational properties throughout the Rocky Mountain West.

This Offering is based on information believed to be correct; however, it is subject to errors, omissions, prior sale and change or withdrawal without notice. Information contained herein has been provided by the Sellers or obtained from other sources deemed reliable. The Agent does not, however, guarantee accuracy and recommends that any Prospective Buyer conduct an independent investigation.

A 48-hour notice is requested to make proper arrangements for an inspection of Condos Ranch.

FOR MORE INFORMATION OR TO MAKE AN APPOINTMENT TO INSPECT THE PROPERTY, PLEASE CALL SAM SANDERS.

SWAN LAND COMPANY

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