



Cross Creek Ranch
CENTENNIAL, WYOMING





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\$7,700,000 | 370± ACRES



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Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



Executive Summary

Cross Creek Ranch is located along the east slope of the Snowy Range and about two miles south of Centennial. The ranch comprises 370± deeded acres and backs up to the Medicine Bow National Forest. Anchoring the ranch is a custom log home and a large, quality, heated, and insulated indoor arena/barn. The house sits higher on the western end of the property, providing big views of a diverse terrain. To the west of the residence are the towering mountains, and looking east, the view overlooks a lush aspen bottom across native grass plains and takes in the distant timbered bluff. The arena is below the home, to the east, inconspicuously tucked back in, and surrounded by dense aspens. The far east portion of the ranch is open, lush, and productive, with a gentle, more flattened terrain. Much of it is irrigated and sub-irrigated, creating quality stands of native grass for grazing and hay production.

The ranch is perfectly positioned against the base of the mountain, providing an exceptional location for an executive home and property inhabited by a broad cross-section of wildlife. The adjacency to the Medicine Bow National Forest adds an unlimited "backyard" full of recreational amenities for all seasons of the year. Cross Creek Ranch is big enough to provide a lot of diversity and quality Wyoming attributes, but small enough to be manageable.



Location

Cross Creek Ranch is situated about two miles south of Centennial, WY, along the east boundary of the Medicine Bow National Forest. It is a quick 30-mile drive west from the vibrant college town of Laramie, which has a population of 32,000 and a full slate of amenities. Laramie offers limited commercial air service, plus a private FBO, and Denver International Airport is just two hours from the ranch.



Locale

The ranch is located at the base of the Snowy Range and gives an appropriate “base of the mountain” feel. To the direct west is the Medicine Bow National Forest, providing nearly endless public lands. North of the ranch are smaller foothill acreages, most with high-quality mountain homes. These mountain retreats then back up to the town of Centennial. South and east of the ranch boundary are larger, more expansive high plains ranches, primarily held in strong hands. The nearby community of Centennial is a typical mountain town built on early settlement and a bygone logging industry. Now, it is more suited as a small recreational town that acts as a gateway to the National Forest and endless mountain recreation.

Medicine Bow National Forest sits west of the ranch and Centennial and is home to the Snowy Range Ski Area. Medicine Bow Peak is the highest peak in the Snowy Range, reaching 12,013 feet above sea level. This massive expanse of public land is well known for its hunting, fishing, and lengthy trail system for summer recreation and tremendous snowmobiling.

Thirty miles east of the ranch is Laramie. Laramie’s population is roughly 32,000 and includes the University of Wyoming, which has an enrollment of 12,000. As a major university town, Laramie enjoys a variety of arts, as well as athletic and social amenities that cater to the students, guests, and alumni of the school. Laramie is also the County Seat of Albany County. The Laramie Regional Airport offers limited commercial service and can accommodate large private jets.





General Description

Heading south from Centennial, a short distance on Kelly Creek Road takes one through dense aspen groves and a few high-quality mountain homes. Continuing south and entering the property, the ranch opens to high grass plains flowing from the mountains. Entering the ranch and angling west on the ranch's private drive leads one up to a 6,000± square-foot executive log home situated on the western boundary. While traveling up to the homesite, take a quick look north, and one can notice a large indoor arena tucked back in the Aspen grove, mostly out of sight.

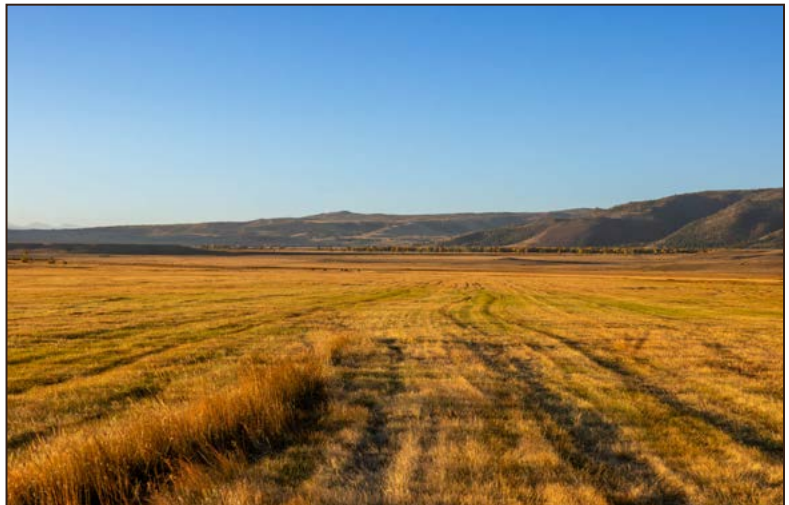
The 150'x300' foot heated and insulated arena is vast, covering almost an acre. Exceptionally well-built, the building is a clear span encompassing a large arena equipped with roping chutes, a return alley, and several stalls for horses. There is also a tack room, bathroom, and area for vet and roping supplies.

The far western edge of the property is an extension of the timbered Snowy Range. It opens and flows to the east over a prominent timbered ridge and onto the Kelly Creek pastures and alluvial bottom. The eastern portion of the ranch is gentler and gradually sloping. Kelly Creek, a small spring-fed stream, flows east out of the Snowy's and then heads south, skirting through and along the ranches' east boundary. The Creek provides lush bottom ground that is both irrigated and sub-irrigated. Currently, approximately 70 to 80 acres are harvested for high-quality, high-meadow grass hay. The remainder of the pastures are utilized for summer and fall grazing. The property is fully fenced and big enough to run a small herd of cattle and a few horses or more horses and fewer cattle.

Acreage

The Cross Creek Ranch consists of 370± deeded acres combined in two nearly adjoining parcels. The terrain varies greatly, with pine-timbered forest on the far west end and expanding easterly to lower elevations filled with dense stands of aspens and open grass plains of rangeland.

The United States Forest Service borders the 220± acre western parcel and feels appropriately mountainous. The home and arena are perfectly located to be private and largely inconspicuous. The elevation decreases rapidly as the property falls easterly. It is nicely balanced with large stands of Aspens, scattered pines, and sloping grasslands. The lower 150± acre parcel is largely irrigated and sub-irrigated as Kelly Creek skirts the easterly boundary. Currently, about 60 acres are being cut for quality grass hay and the additional acreage is being utilized for pasture.



Improvements

The Cross Creek Ranch offers an exceptional owner's home and a large, clear span insulated and heated indoor arena.



An exceptionally built, 6,080± square foot Swedish Cope log home designed by architect Joe P. Robbins of Steamboat Springs. The home is a must-see built of oversized logs and spanning open beams. The heart of the home is a large great room with a sunken living room and wood-burning fireplace. Wood floors and the exposed beams give the home a fitting mountain feel one would expect at the base of the mountain. With an open floor plan, the great room is balanced with a large dining room and open kitchen, floored with quality Saltillo tile. The kitchen has high-quality appliances, pine cabinetry, granite counters, and a center island with a cooktop. It makes the home warm and inviting. The main floor leads down a hallway to a den, the primary bedroom, and the bathroom.

Additionally, the home has a private guestroom suite that gives guests a feeling of privacy without leaving the main residence. The residence's lower level provides a large family room and a large bedroom with multiple beds for additional family and friends. The home is heated with in-floor radiant heating from a dual-source system using wood pellets and propane-fired boilers. The home's electric system is supplemented with solar panels, which helps offset the electric costs.



The build is impressive: a massive, clear span 150'x300' indoor arena constructed with large steel beams on concrete pilings and metal siding. The west wall is built into the sloping hillside with nearly 700 tons of concrete. The arena structure is fully insulated and heated with large rollup doors on the north and south ends. The arena is set up for roping, with roping chutes, boxes, and a high-quality return alley. Additionally, there are three stalls, a workshop area, a tack room, hay storage, and a restroom. An open-face overhang on the east side provides additional storage for hay and equipment. Outside, at the arena's south end, is a large parking area for vehicles and trailers. Out the north end of the arena and wrapped around the east side are a nice set of pipe pens for holding cattle and horses. It should be noticed that the massive indoor arena is carefully tucked back into an aspen grove and situated mostly out of sight.





Climate

Because of the elevation, Centennial and Laramie, Wyoming, have a relatively cool climate. The average daily summer temperature in Laramie is just over 70 degrees. Average daily winter temperatures are below 40 degrees. Average temperatures drop rapidly as elevation increases. Summer nights are almost invariably cool even though daytime readings may reach temperatures in the 80s. High temperatures rarely reach 90 degrees on the ranch. In the wintertime, rapid and frequent changes between mild and cold spells are characteristic. The average annual precipitation at the ranch is nearly 14 inches. During the winter months, snow does accumulate at the ranch. However, the ranch has year-round access and requires limited snow removal and maintenance.



Wildlife Resources

Wildlife on the ranch and in the adjacent mountains includes species one would expect, including elk, mule deer, moose, black bear, mountain lions, antelope, coyotes, marmots, pika, Richardson's ground squirrels, bobcats, and lynx, as well as a variety of birds. The lush irrigation and brushed slope are good habitats for holding game.



Recreational Considerations

The Snowy Range Mountains, immediately to the west, are well known for their many recreational amenities. Many streams and lakes are nearby and provide excellent fishing. The Medicine Bow National Forest is equipped with numerous trail systems for hiking and riding, which are very user-friendly. There are also endless miles of dirt roads for exploring on ATVs and mountain bikes. The Snowy Range Ski Area provides excellent downhill skiing just west of Centennial. The area is also noted as one of the best areas in the west for snowmobiling and cross-country skiing, with many miles of trail systems for both.

Taxes

Based on past years, the annual real estate taxes are estimated at \$15,572.

Mineral Rights

All minerals appurtenant to the property and owned by the current owners will be conveyed to the buyer.

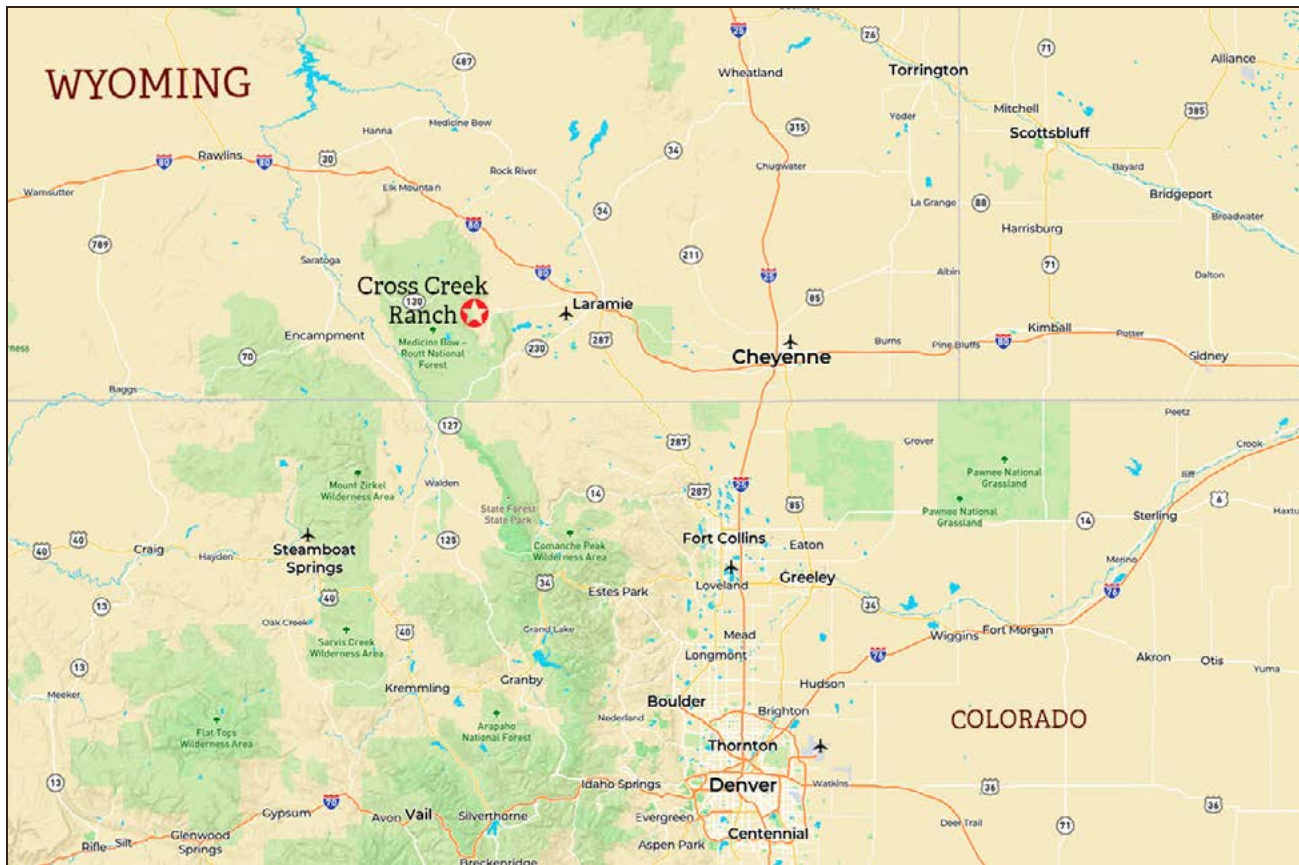




Broker's Comments

The Cross Creek Ranch is very straightforward—a fantastic “mountain foothills” ranch that borders the Medicine Bow National Forest. It is well-equipped with a beautiful home, a fantastic horse and roping arena, and enough acreage to run a little livestock and enjoy the wildlife resources and open space. It is a true executive's ranch that is easy to own.

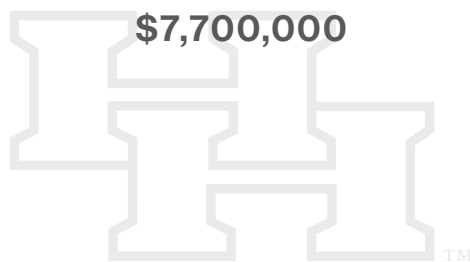




Click on map above for link to Land id™ map of property.

Price

\$7,700,000



Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use any enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.

WYOMING AS A TAX HAVEN

Many consider Wyoming to be one of the tax friendliest states to live in. Here are a few of the reasons:

No state income tax on personal or corporate income or out of state retirement income

No state inheritance or gift tax

No state capital gains tax

Dynasty trusts are permitted in Wyoming

No tax on personal property held for personal use

Property taxes in general are low and based on assessed values.

No taxes on the sale of real estate

Please consult a tax professional for more information and assistance in evaluating Wyoming as “tax haven”.

Additional Services Offered by Hall and Hall

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer "Another Solution" to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's "Rolodex" of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#), [Alex Leamon](#) or [Brian McEntire](#) • (806) 698-6882

IMPORTANT NOTICE
HALL AND HALL PARTNERS, LLP
WYOMING REAL ESTATE BROKERAGE DISCLOSURE

When you select a Real Estate Brokerage Firm, Broker or salesperson (all referred to as “Broker”) to assist you in a real estate transaction, the Broker may do so in one of several capacities. In accordance with Wyoming’s Brokerage Relationships Act, this notice discloses the types of working relationships that are available to you.

Seller’s Agent. (Requires written agreement with Seller)

If a Seller signs a written listing agreement with a Broker and engages the Broker as a Seller’s Agent, the broker represents the Seller. On properties listed with other brokerage companies, the Broker may work as an agent for the Seller if the Seller agrees to have the Broker work as a subagent. As an agent or subagent for the Seller, the Broker represents the Seller and owes the Seller a duty of utmost good faith, loyalty, and fidelity in addition to the obligations enumerated below for Intermediaries. Wyo. Stat. § 33-28-303(a). The Seller may be vicariously liable for the acts of the Seller’s Agent or Seller’s Subagent that are approved, directed or ratified by the Seller.

Customer. (No written agreement with Buyer or Seller)

A customer is a party to a real estate transaction who has established no intermediary or agency relationship with any Broker in that transaction. A Broker may work either as an agent for the Seller treating the Buyer as a customer or as an agent for the Buyer treating the Seller as a customer. Also when a Buyer or Seller is represented by another Broker, a Broker may work with the other Buyer or Seller as a customer, having no written agreement, agency or intermediary relationship with either party. A Broker working with a customer shall owe no duty of confidentiality to a customer. Any information shared with Broker may be shared with the other party to the transaction at customer’s risk. The customer should not tell the broker any information which the customer does not want shared with the other party to the transaction. The Broker must treat the customer honestly and with fairness disclosing all material matters actually known by the Broker. The Broker owes the Customer the obligations enumerated below for Intermediaries which are marked with an asterisks. W.S. 33-28-310(a).

Buyer’s Agent. (Requires written agreement with Buyer)

If a Buyer signs a written Buyer Agency Agreement with a Broker, the Broker will act as an agent for the Buyer. If so, the Broker represents the Buyer and owes the Buyer a duty of utmost good faith, loyalty and fidelity in addition to the obligations enumerated below for Intermediaries. The Buyer may be vicariously liable for the acts of the Buyer’s Agent that are approved, directed or ratified by the Buyer. As a Buyer’s Agent, Wyoming law requires the Broker to disclose to potential Sellers all adverse material facts, which may include material facts regarding the Buyer’s financial ability to perform the terms of the transaction. Wyo. Stat. § 33-28-304(c). As a Buyer’s Agent, Broker has duties to disclose to the Buyer certain information; therefore, the Seller should not tell Broker any information which the Seller does not want shared with the Buyer.

Intermediary. (Requires written agreement with Seller and/or Buyer)

The Intermediary relationship is a non-agency relationship which may be established between a Broker and a Seller and/or a Broker and a Buyer. A Seller may choose to engage a Broker as an Intermediary when listing a property. A Buyer may also choose to engage a Broker as an Intermediary. An Intermediary shall not act as an agent or advocate for any party and shall be limited to providing those services set forth below. Wyo. Stat. § 33-28-305.

As an Intermediary (Non-Agent), Broker will not represent you or act as your agent. The parties to a transaction are not legally responsible for the actions of an Intermediary and an Intermediary does not owe the parties the duties of an agent, including the fiduciary duties of loyalty and fidelity. Broker will have the following obligations to you:

- perform the terms of any written agreement made by the Intermediary with any party or parties to the transaction;
- exercise reasonable skill and care;
- advise the parties to obtain expert advice as to material matters about which the Intermediary knows but the specifics of which are beyond the expertise of the Intermediary;
- present all offers and counteroffers in a timely manner;
- account promptly for all money and property Broker received;
- keep you fully informed regarding the transaction;
- obtain the written consent of the parties before assisting the Buyer and Seller in the same real estate transaction as an Intermediary to both parties to the transaction;
- assist in complying with the terms and conditions of any contract and with the closing of the transaction;
- disclose to the parties any interests the Intermediary may have which are adverse to the interest of either party;
- disclose to prospective Buyers, known adverse material facts about the property;
- disclose to prospective Sellers, any known adverse material facts, including adverse material facts pertaining to the Buyer's financial ability to perform the terms of the transaction;
- disclose to the parties that an Intermediary owes no fiduciary duty either to Buyer or Seller, is not allowed to negotiate on behalf of the Buyer or Seller, and may be prohibited from disclosing information about the other party, which if known, could materially affect negotiations in the real estate transaction.
- disclose Buyer's intent to occupy property as primary residency.

As Intermediary, Broker will disclose all information to each party, but will not disclose the following information without your informed consent:

- that you may be willing to agree to a price different than the one offered;
- the motivating factors for buying or selling the property;
- that you will agree to financing terms other than those offered;
- or any material information about you, unless disclosure is required by law or if lack of disclosure would constitute dishonest dealing or fraud.

Change From Agent to Intermediary -- In-House Transaction

If a Buyer who has signed a Buyer Agency Agreement with Broker wants to look at or submit an offer on property Broker has listed as an agent for the Seller, the Seller and the Buyer may consent in writing to allow Broker to change to an Intermediary (non-agency) relationship with both the Buyer and the Seller. Wyo. Stat. § 33-28-307.

An established relationship cannot be modified without the written consent of the Buyer or the Seller. The Buyer or Seller may, but are not required to, negotiate different commission fees as a condition to consenting to a change in relationship.

Designated Agent. (requires written designation by the brokerage firm and acknowledgement by the Buyer or Seller) A designated agent means a licensee who is designated by a responsible broker to serve as an agent or intermediary for a Seller or Buyer in a real estate transaction. Wyo. Stat. § 33-28-301 (a) (x).

In order to facilitate a real estate transaction a Brokerage Firm may designate a licensee as your agent or intermediary. The Designated Agent will have the same duties to the Buyer and Seller as a Buyer's or Seller's Agent or Intermediary. The Broker or an appointed "transaction manager" will supervise the transaction and will not disclose to either party confidential information about the Buyer or Seller. The designation of agency may occur at the time the Buyer or Seller enters into an agency agreement with the Brokerage Firm or the designation of agency may occur later if an "in house" real estate transaction occurs. At that time, the Broker or "transaction manager" will immediately disclose to the Buyer and Seller that designated agency will occur.

Duties Owed by An Agent But Not Owed By An Intermediary.

WHEN ACTING AS THE AGENT FOR ONE PARTY (EITHER BUYER OR SELLER), BROKER HAS FIDUCIARY DUTIES OF UTMOST GOOD FAITH, LOYALTY, AND FIDELITY TO THAT ONE PARTY. A BROKER ENGAGED AS AN INTERMEDIARY DOES NOT REPRESENT THE BUYER OR THE SELLER AND WILL NOT OWE EITHER PARTY THOSE FIDUCIARY DUTIES. HOWEVER, THE INTERMEDIARY MUST EXERCISE REASONABLE SKILL AND CARE AND MUST COMPLY WITH WYOMING LAW. AN INTERMEDIARY IS NOT AN AGENT ADVOCATE FOR EITHER PARTY. SELLER AND BUYER SHALL NOT BE LIABLE FOR ACTS OF AN INTERMEDIARY, SO LONG AS THE INTERMEDIARY COMPLIES WITH THE REQUIREMENTS OF WYOMING'S BROKERAGE RELATIONSHIPS ACT. WYO. STAT. § 33-28-306(a)(iii).

THIS WRITTEN DISCLOSURE AND ACKNOWLEDGMENT, BY ITSELF, SHALL NOT CONSTITUTE A CONTRACT OR AGREEMENT WITH THE BROKER OR HIS/HER FIRM. UNTIL THE BUYER OR SELLER EXECUTES THIS DISCLOSURE AND ACKNOWLEDGMENT, NO REPRESENTATION AGREEMENT SHALL BE EXECUTED OR VALID. WYO. STAT. § 33-28-306(b).

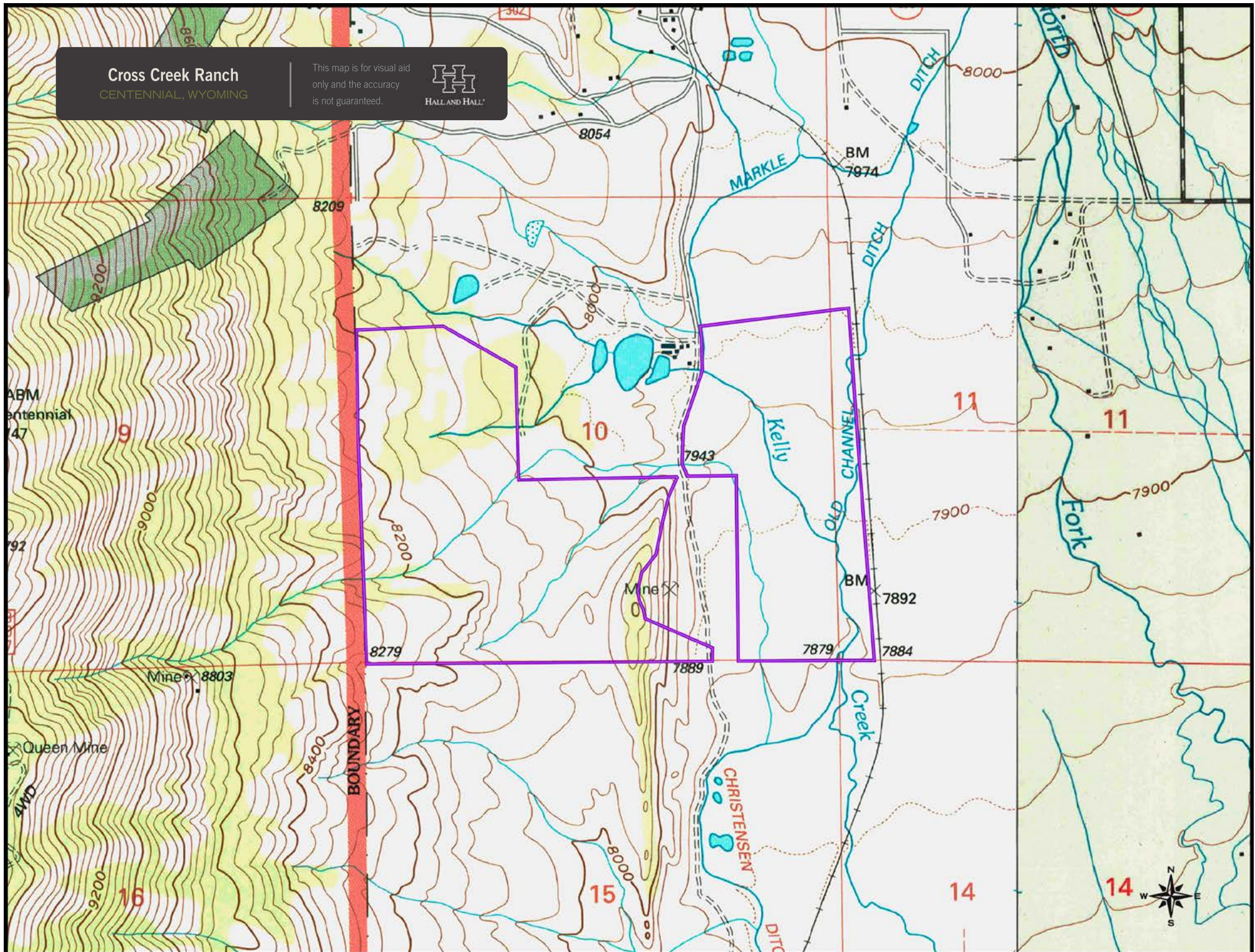
NO MATTER WHICH RELATIONSHIP IS ESTABLISHED, A REAL ESTATE BROKER IS NOT ALLOWED TO GIVE LEGAL ADVICE. IF YOU HAVE QUESTIONS ABOUT THIS NOTICE OR ANY DOCUMENT IN A REAL ESTATE TRANSACTION, CONSULT LEGAL COUNSEL AND OTHER COUNSEL BEFORE SIGNING.

The amount or rate of a real estate commission for any brokerage relationship is not fixed by law. It is set by each Broker individually and may be negotiable between the Buyer or Seller and the Broker.

[MIKE FRALEY](#) of Hall and Hall is the exclusive agent of the Seller.

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National Forest

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