

Old Pitchfork Ranch

MEETEETSE, WYOMING

288 acres with over two miles of the Greybull River, historic 1880 adobe homestead, restored compound, equestrian facilities, native cutthroat fishery, wildlife, and timeless heritage.

LIVE WATER
P R O P E R T I E S





A Living Chapter Of Wyoming's Ranching Heritage

For nearly 150 years, this ranch has stood at the heart of Wyoming's ranching story. Known today as Old Pitchfork Ranch, it was the original headquarters of Count Otto Franc von Lichtenstein, the German-born cattleman who established the Pitchfork Ranch in 1878—one of the earliest and most iconic cattle operations in the Big Horn Basin.

Here, history is not only preserved, it is lived. Franc's adobe residence, believed to be among the oldest standing structures in the region, once housed the first U.S. Post Office in the Basin and served as a gathering point for early settlers. Franc himself lived and worked within these walls, anchoring what became one of Wyoming's most legendary ranching enterprises.







Historic Adobe Homestead

Constructed circa 1880, the adobe home remains remarkably intact. Its walls—18 inches thick, formed of earth, straw, and mica—have endured Wyoming’s harsh seasons for nearly a century and a half. The structure is entirely original, with modest interior framing to accommodate modern living.

Current stewards Greg and Stephanie Luce have meticulously restored the residence, preserving Franc’s design while introducing thoughtful updates. River-recovered longleaf heart pine flooring, together with river-recovered cypress ceilings and beams, and custom cabinetry by Norseman Designs West are incorporated into both the historic adobe and the modern addition, which complements rather than overshadows the original. Clerestory windows brighten the kitchen, and radiant warmboard heating ensures year-round comfort.







Historic Outbuildings

The compound includes several additional structures, each with its own historic significance:

The Bunkhouse – Believed to predate the adobe, this log structure once housed the ranch’s cowboys, including a young Butch Cassidy. It was carefully deconstructed, each log numbered, then reassembled on a new foundation. Today it serves as a comfortable guesthouse, retaining its historic soul.

The Barn – Dating to the 1880s, this 160-foot-long log barn stands entirely original on its historic foundation. Its craftsmanship and scale reflect the earliest days of large-scale cattle ranching in the Basin.

Guest Cabin – Relocated from the Pitchfork’s former dude ranch, this cabin includes a vintage chuck box and period features, offering additional lodging steeped in ranching tradition.

Together, these buildings form a compound that is both deeply historic and fully livable.







The Greybull River

The ranch encompasses 288 deeded acres with over two miles of the Greybull River running through its heart. The river is one of the most prized native fisheries in Wyoming, home to genetically pure Yellowstone cutthroat trout. A freestone river with exceptional dry-fly water, riffles, and pools, the Greybull provides both a world-class fishery and a serene, ever-present soundtrack to life on the ranch.

For conservationists and anglers alike, the Greybull represents both rarity and continuity: a native trout stream that remains largely untouched, where wild fish thrive in solitude.



Wyoming's official state fish, the cutthroat trout, is the only species of trout native to the state and is prized among fishermen for its voracity and willingness to take a dry fly from the water's surface. Its name comes from the bright slash of red on the underside of its jaw, and its scientific name, *Oncorhynchus clarki*, traces back to William Clark, of Lewis and Clark, who gave one of the earliest descriptions of the fish. There are four subspecies in Wyoming—the Colorado River, the Bonneville, the Snake River, and Yellowstone cutthroat. But cutthroat trout populations are reeling. There were 14 unique subspecies of the trout that evolved in western North American waters.





Equestrian Lifestyle

Horses have always been central to life on the Old Pitchfork. The barn, corrals, and restored round corral make it easy to keep and work stock on-site. Riders can saddle up and head directly into the river pastures or beyond the Greybull to the benches and foothills to ride, hunt, and fish.

Within minutes by trailer, national forest trailheads open access to some of the most breathtaking alpine riding in the Rockies. Whether a quiet morning trot through the hay meadows or a full-day pack ride into the Absarokas, the property offers endless equestrian freedom.







Conservation & Stewardship

The ranch is protected under a conservation easement that preserves its character while allowing for agricultural use and thoughtful development. Importantly, it includes two designated building envelopes—one still undeveloped—offering flexibility for a future owner to expand.

Irrigation water is delivered via a two-mile underground pipeline from Timber Creek, with risers across 83 acres of hay pasture and adjoining horse pasture. The ranch also qualifies for landowner deer, elk, and antelope tags, enhancing its recreational profile.





“For Stephanie and me, this has been more than a home—it’s given us history, wilderness, and peace. My hope is that the next stewards will feel, as we have, the sense of living inside an ancient story much bigger than themselves.”

—Greg Luce

A Place Of Serenity And Legacy

Mornings here begin on the north porch, watching elk, moose, and deer wander the river bottom while ducks, geese, and sandhill cranes glide along the water. Afternoons might be spent fly fishing, riding horses, or tending to irrigation. Evenings close under a canopy of stars—unspoiled by light, as they were when Otto Franc chose this site nearly 150 years ago.



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