



HALL AND HALL®

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Big Horn Ranch | Big Horn, Wyoming | \$5,400,000

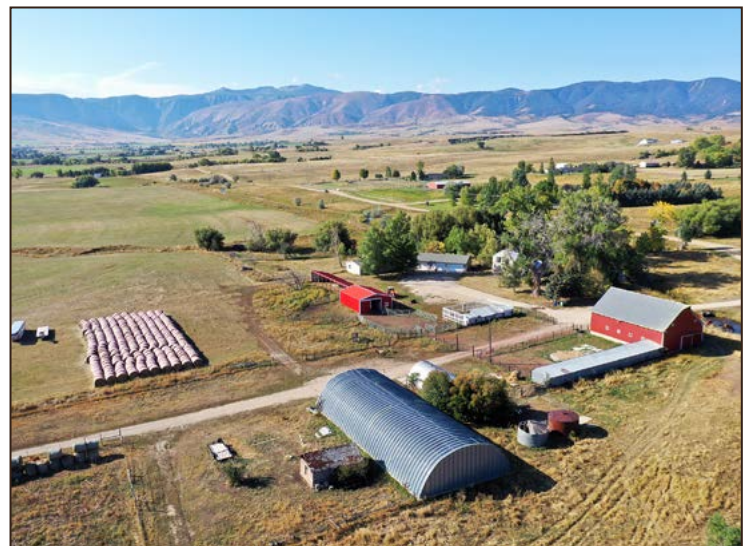


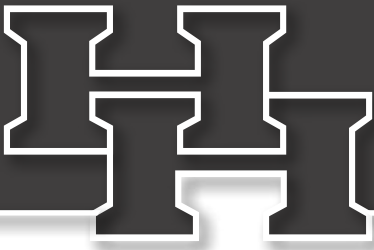
Executive Summary

The Big Horn Ranch is a rare combination of open space, agricultural productivity, and recreational opportunity in the heart of Big Horn, Wyoming. With 341± deeded acres, the property is surrounded by tasteful large-lot rural developments while maintaining agricultural zoning for favorable tax benefits.

This working ranch supports over 100 Animal Units and produces its own hay. Approximately 120± acres are irrigated by two center pivots, while the remaining acres are irrigated by a side-roll/wheel-line system and used primarily for grazing. The land is divided into two pastures of about 150± acres each, both with a blanket irrigation right from the Colorado Colony Ditch. The pasture nearest the improvements is largely pivot-irrigated for hay production, while the second is ideal for rotational grazing.

The ranch consists of two living improvements, multiple barns for hay and equipment storage, livestock sheds, calving barns, and horse stalls, providing everything needed for a productive agricultural operation.





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The property supports fantastic wildlife and recreational opportunities, with thriving populations of pheasants, sharp-tailed grouse, and Hungarian partridge, as well as excellent whitetail deer hunting. Seasonal springs run west to east through the ranch, enriching the habitat and enhancing its natural beauty.

The Big Horn Ranch blends productive agriculture, premium livestock and equestrian facilities, and exceptional wildlife habitat, all within a peaceful rural setting that is close to community amenities and protected by surrounding large lot development.





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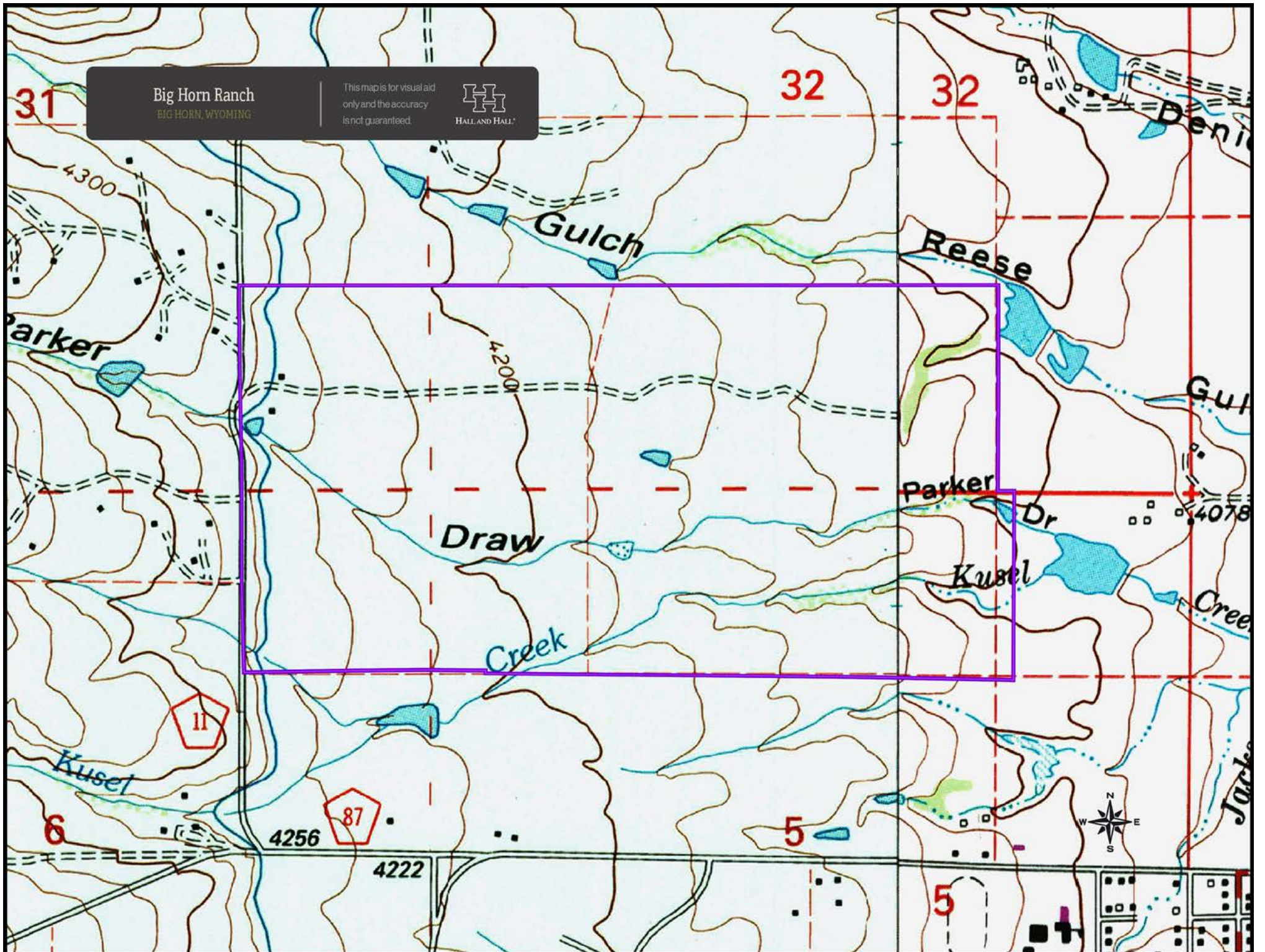
Just The Facts

- 341± deeded acres
- 15 Minutes to Sheridan, WY, and the nearest airport
- Minutes from downtown Big Horn, WY
- Surrounded by a tasteful large-lot subdivisions
- Self-sufficient ag operation
- Diverse wildlife populations
- Excellent hay production
- Two center pivots
- Working facilities
- Still water and spring resources
- Dramatic mountain views



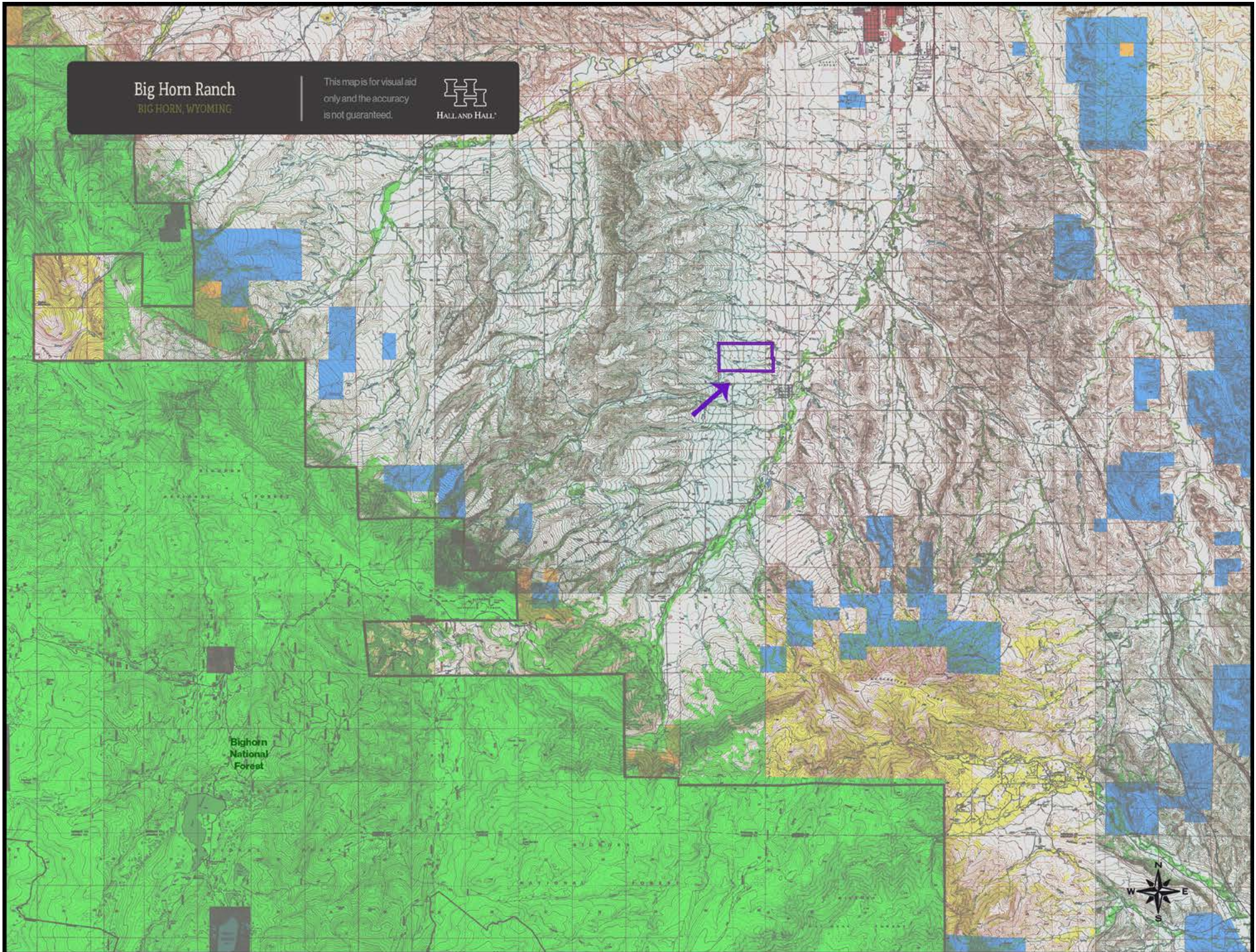
PETER WIDENER | pwidener@hallandhall.com
248 W. WORKS ST. | SHERIDAN, WY 82801
(O) 307-278-0232 | (M) 307-763-3170

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