



TRIANGLE S RANCH • BUFFALO, WY

\$6,500,000



EXECUTIVE SUMMARY

Situated in the picturesque Shell Creek valley, along the foothills of the Bighorn Mountains, lies the historic Triangle S Ranch. This ranch is primarily used for equestrian and recreational activities, but also has a small livestock and hay production operation. The indoor arena and vast amount of adjoining public land make this the perfect place for the equestrian enthusiast; either for professional purposes, or leisure and enjoyment. The arena is currently leased for horse trainers, clinics and roping events. If one were looking to create an equestrian enterprise, the opportunities are numerous.

The Triangle S Ranch was established in 1882 while Wyoming was still a territory, this beautiful, 400-acre ranch is ideally located between the two coveted towns of Sheridan and Buffalo, WY. Properties like the Triangle S are in high demand, yet seldom do they come on the market. Perhaps it's the proximity to the incredible Bighorn Mountains. After all, mountain views are always at the top of the list for people who want to live in Wyoming. It could also be the incredible views of the unique Wyoming hills and plains to the East. Or, maybe it's the privacy that comes from the lack of nearby development and the nearly unending public land that adjoins this property. Honestly, the best answer is probably all the above, but you will definitely want to come see for yourself. When you do, you'll find a whole lot more reasons to like this place.

Hay production on the ranch varies from year to year, but annual yields of 3-4 tons per acre are possible. The grazing land is best suited for a very small cow herd or for a place to turn out your horses. Bottom line is that it's great having both the irrigated land and the dryland pasture. Additionally, the hay fields, along with the riparian areas provide great habitat for wildlife, especially deer, upland birds and an occasional elk.

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FEATURES

- 400± deeded acres
- Charming 3 bedroom, 2 bath farmhouse with enclosed front porch,
- 35,000 sf steel frame barn with 250' x 120' indoor roping arena plus 20' x 250' area for equipment and hay storage, tack rooms, 4 stalls, a feed room and also a bathroom. It is used for a variety of equestrian activities including, training horses, eventing, recreational riding and competitive roping. (Includes a Pearson roping chute, custom built, heavy duty roping boxes, alleys, fences, 10 outdoor pens for your horses with partial cover and direct access to the barn and indoor arena)
- Borders 10,000+ acres of Wyoming State Land plus has access to the Bighorn National Forest
- Live water runs year-round through the property in the North Fork of Shell Creek.
- Nice small horse and cattle ranch
- Hunting opportunities for upland birds, elk, white tail deer, mule deer and antelope
- Amazing regional year-round recreation
- 20 minutes North of Buffalo, WY (Buffalo has a robust downtown with great shopping, dining and Jet Accessible FBO)
- Triangle S Ranch brand is included
- 25 minutes South of Sheridan, WY (Sheridan has a vibrant downtown with great shopping, dining and commercial air service in addition to an FBO)
- Wyoming is one of the most favorable states for overall taxes

