



HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT

RAPID CANYON RANCH | SHERIDAN, WYOMING | \$23,900,000

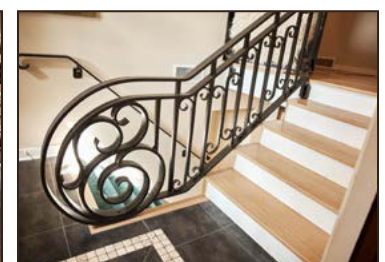
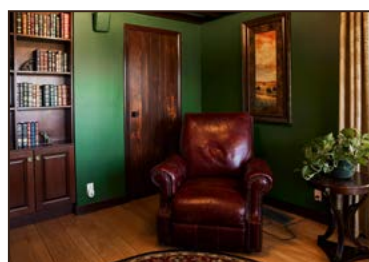


EXECUTIVE SUMMARY

The Rapid Canyon Ranch is truly a “one of a kind” ranch. It encompasses the first two and a half miles of the entire Rapid Creek Valley as it leaves the Big Horn National Forest boundary. Rapid Creek is one of the very few trout streams that come out of the Bighorns near Sheridan. It is a live water resource containing multiple species of trout, including brown, rainbow, brook, and the occasional cutthroat. The ranch boasts an executive home recently entirely remodeled along with four historic cabins and multiple outbuildings. Historically the ranch was operated as a dude ranch with private access to the forest service out the back gate. It has excellent territorial water rights, which keep its meadows lush and productive throughout the growing season in contrast to the adjoining foothill rangeland. The ranch is capable of running 125 to 150 mother cows with supplemental hay bought for the winter and spring. It is grazed lightly, to harness the full potential of the big game hunting. While there is traditionally a very large white tail harvested every year, the elk hunting is superb. Elk hunters average three to four bulls annually, with some scoring in the high 300s.

The ranch is easily accessible regardless of weather, only 20 minutes from Sheridan, which is one of Wyoming's most appealing communities. It is literally located at the base of the mountains with the main home, the outbuildings, and the improvements situated in the front third to help keep the wildlife undisturbed and on the ranch. Similar to most of the ranches along the Bighorn front, it is protected by a rather benign conservation easement that allows multiple divisions, a fair bit of additional construction, and the ability to remodel existing structures.

In a nutshell, Rapid Canyon “lays right”. When one enters the ranch, it is all laid out in front of you, with natural geography protecting the viewshed on each side and the timbered mountain face forming the upper boundary. Of course, one can also drink in the expansive views to the east of the foothills and plains of eastern Wyoming.



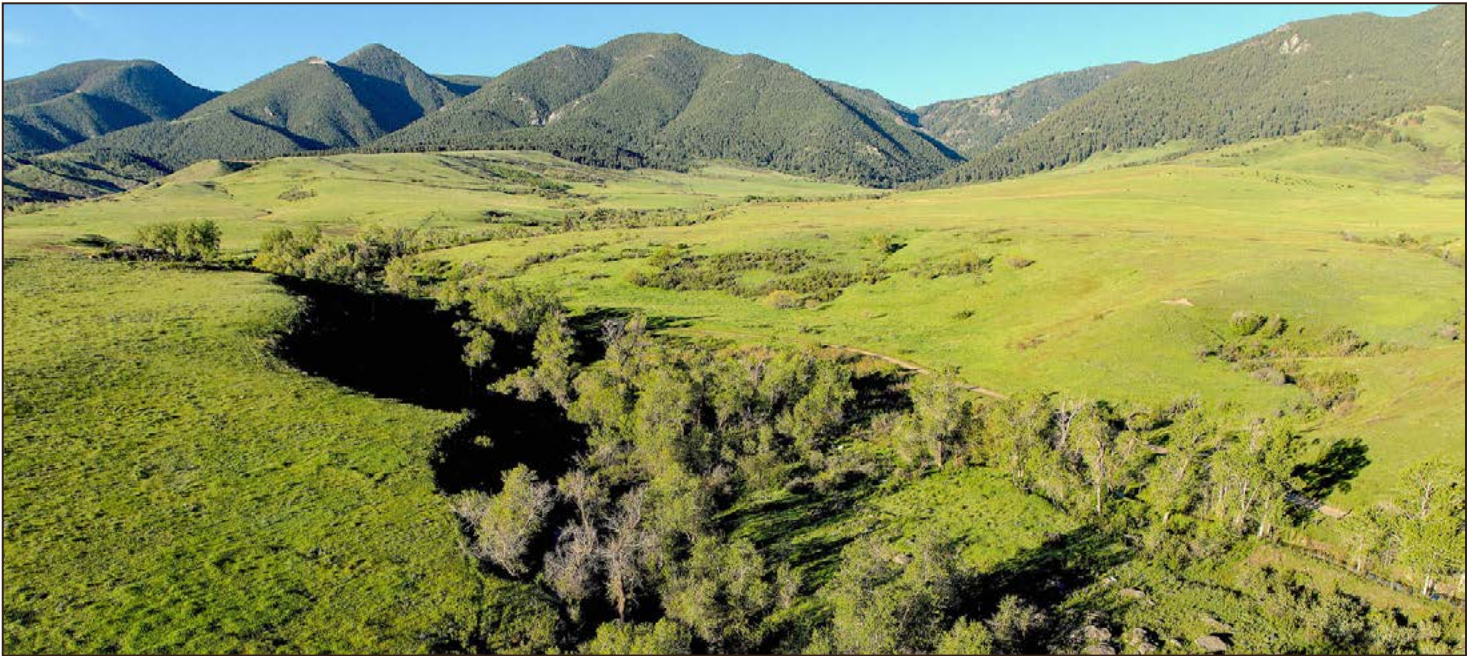
This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A partner at Hall and Hall is the agent of the Seller. A full disclosure of our agency relationships is included in the property brochure available at www.hallandhall.com or by contacting the Listing Broker.



HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



JUST THE FACTS

- Location: 20 plus minutes west of Sheridan at the end of a graveled county road.
- Acreage: 1,426± total acres of which 80± are state lease.
- Breakdown: Mostly native rangeland, riparian corridor and building sites. About 200 is irrigated.
- Water: Approximately 2.5 miles of Rapid Creek with excellent territorial water rights.
- Fishery: Excellent small stream fishery for multiple trout species.
- Wildlife: Upland birds, both deer species, wild turkey, and truly trophy quality elk.
- Description: First 2.5 miles of the lush Rapid Creek Valley framed by foothills with the Bighorns rising dramatically at the upper end of the ranch.
- Improvements: Historic remodeled main home with older equally historic but unremodeled cabins and outbuildings.
- Summary: One of the 2 or 3 nicest and most private ranches on the Bighorn front within easy driving distance of Sheridan.



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

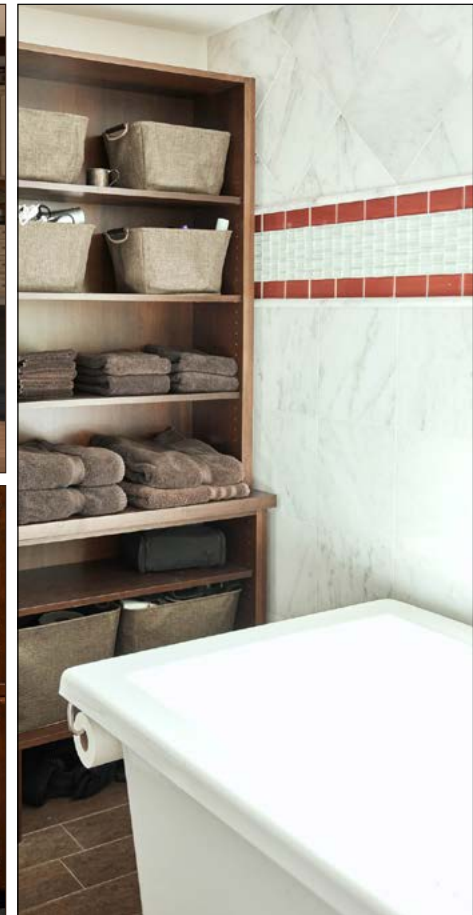
This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A partner at Hall and Hall is the agent of the Seller. A full disclosure of our agency relationships is included in the property brochure available at www.hallandhall.com or by contacting the Listing Broker.



HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



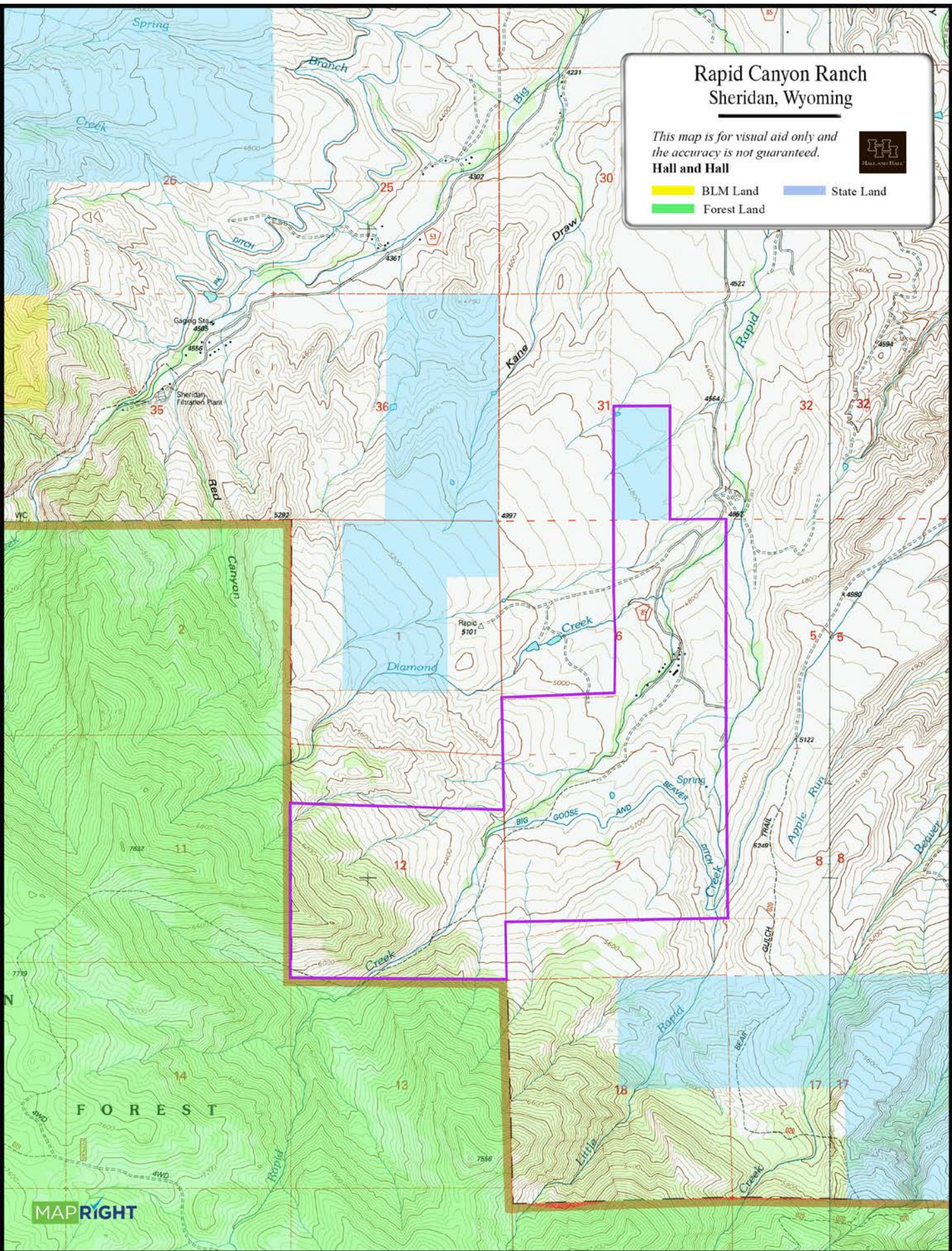
Rapid Canyon Ranch Sheridan, Wyoming

*This map is for visual aid only and
the accuracy is not guaranteed.*

Hall and Hall



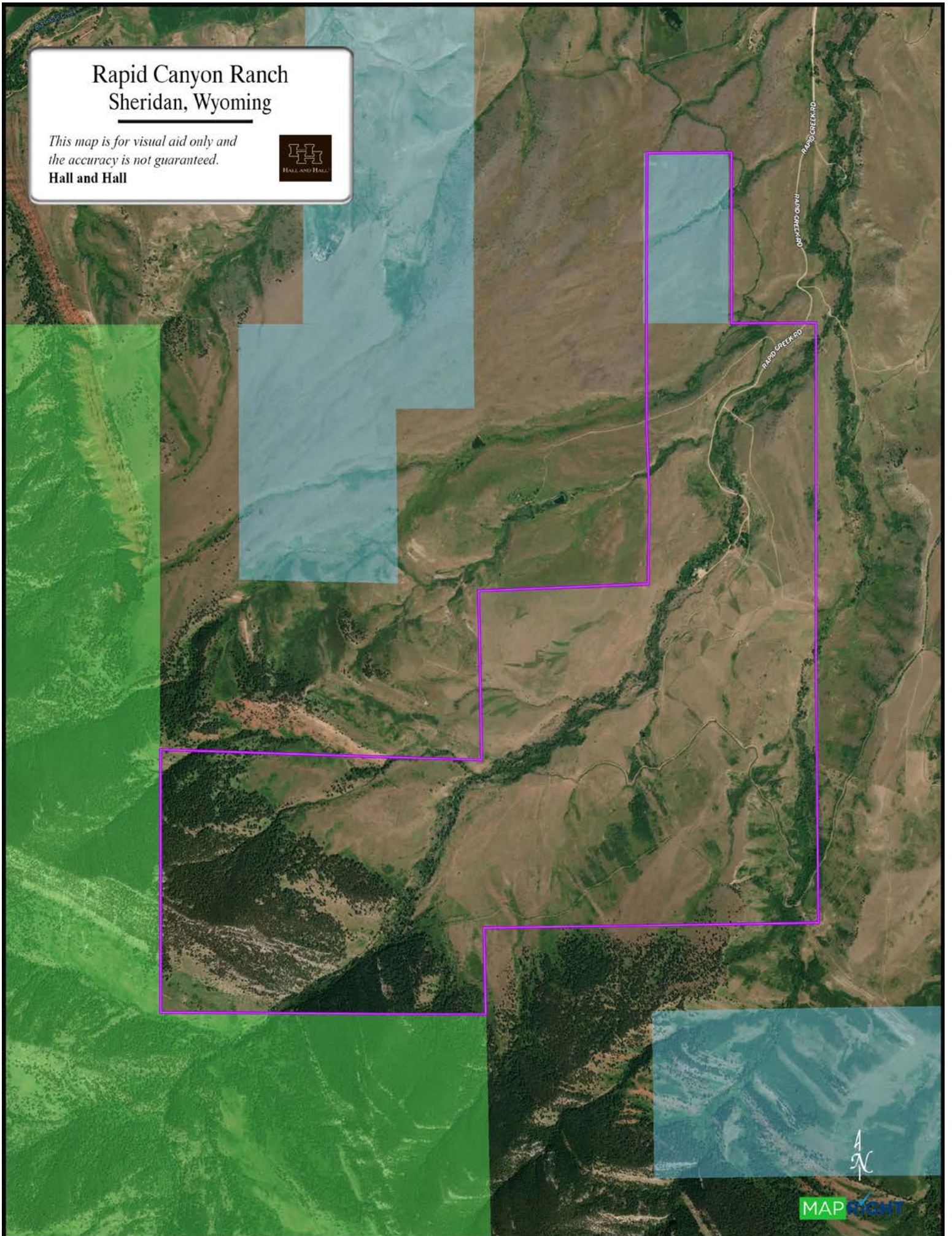
- BLM Land
- State Land
- Forest Land



Rapid Canyon Ranch Sheridan, Wyoming

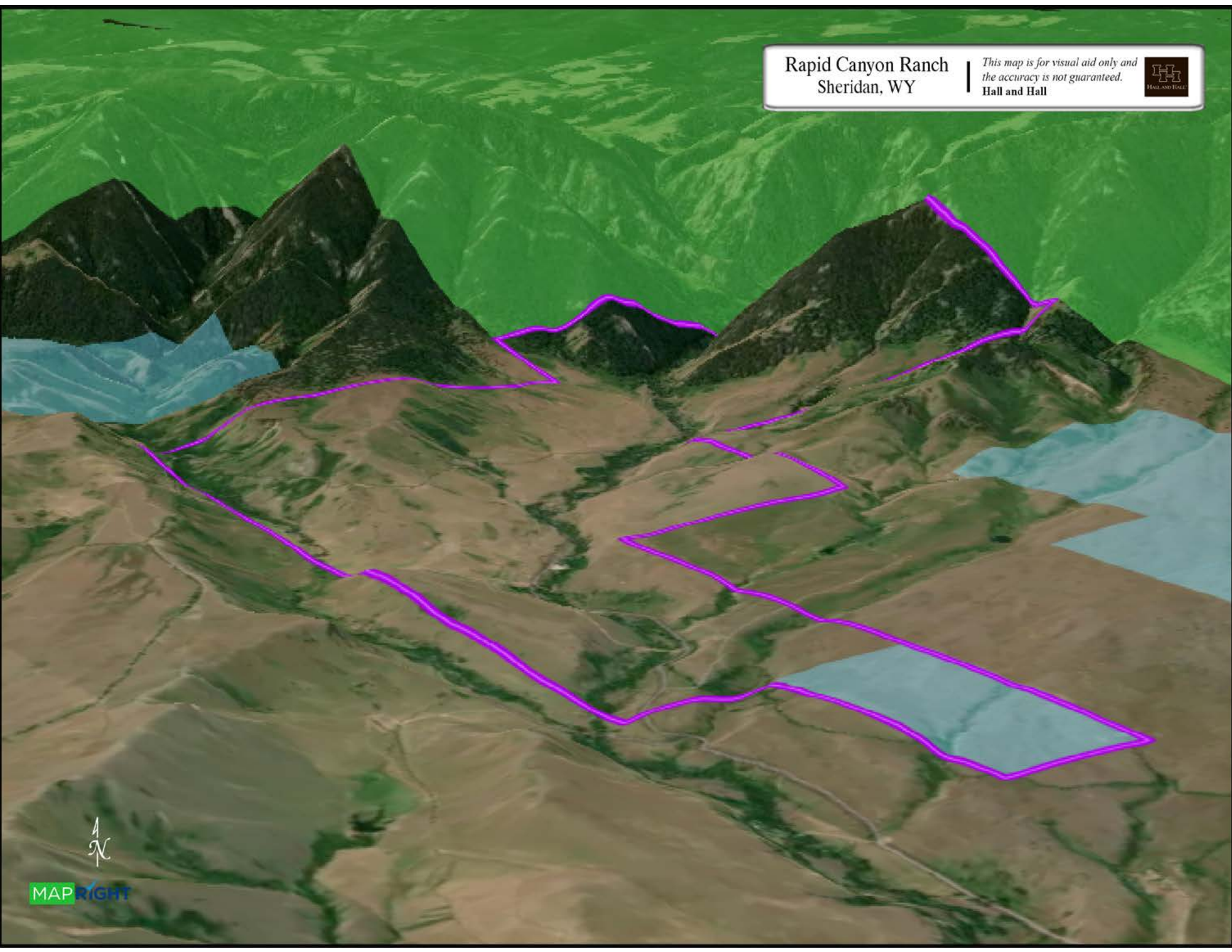
*This map is for visual aid only and
the accuracy is not guaranteed.*

Hall and Hall



Rapid Canyon Ranch
Sheridan, WY

*This map is for visual aid only and
the accuracy is not guaranteed.*
Hall and Hall





SHERIDAN, WY

BIG HORN, WY

**BIG HORN EQUESTRIAN CENTER
POLO FIELDS**

