



Old Elk Ranch  
LARAMIE, WYOMING





## Old Elk Ranch

LARAMIE, WYOMING

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**\$43,500,000 | 15,102± ACRES**

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**SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT**





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## Executive Summary

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*The Old Elk Ranch is one of the High Plains' historic homestead cattle ranches, dating back to the early 1900s. Encompassing 15,102± deeded acres and 1,060± Bureau of Land Management leased acres, this remarkable property offers a unique combination of ranching heritage, natural beauty, and modern amenities. Located approximately 15 miles southeast of Laramie, home to the University of Wyoming, the ranch provides year-round accessibility and is an ideal balance of seclusion and convenience. Improvements include a beautifully designed western-style main home, guest accommodations for up to 32 people, a shooting range, a fishing lodge, a spacious machine shop with large equipment capacity, and two attached apartments. A well-maintained internal road system connects the ranch's infrastructure, ensuring ease of movement. Two still-water reservoirs and numerous live springs offer exceptional fishing opportunities, while the expansive landscape supports a thriving elk population, providing world-class hunting. This Northern Rocky Mountain region is known for its unspoiled geography, abundant wildlife, and endless recreational possibilities. With its combination of historical significance, high-altitude cowboy living, and proximity to Denver's urban amenities, the Old Elk Ranch represents an unparalleled opportunity to own a legacy property in a highly desirable location.*

## Location

The ranch is easily accessible, featuring two primary entrances—one to the north and one to the south. The north entrance, considered the main entry, is just 200 yards from the paved frontage road, which connects directly to Interstate 80. The ranch headquarters is located just 15 minutes from Laramie, providing easy access to the city's amenities. The region boasts exceptional skiing, with premier resorts such as Winter Park, Steamboat, and Terry Peak located within a reasonable distance. Closer slopes, including Snowy Range and Sugarloaf, provide additional winter recreation. Air travel is well accommodated, with commercial and private air service available at Laramie Regional Airport, featuring an 8,502-foot-long and 150-foot-wide runway. The ranch is near some of Wyoming's best fly-fishing waters, including the North Laramie River, Little Laramie River, and the Laramie River proper.







## Locale

The Old Elk Ranch offers sweeping, unobstructed views, with Colorado's highest snowcapped peaks visible in the distance. Neighboring properties consist of similar large ranches, with rolling pastures and evergreen-covered hills dominating the landscape. Just 15 minutes away, Laramie is home to the University of Wyoming, the state's only four-year university, and boasts a population of approximately 32,000. This vibrant college town sees an influx of nearly 20,000 additional residents during the school year. Laramie is known for its strong agricultural roots, while also offering an impressive variety of dining options, from fine steaks to fresh sushi. Nearby Cheyenne, Wyoming's capital, is home to over 65,000 residents and provides additional city conveniences.



## General Description



Approaching the ranch from the north entrance, visitors pass through a custom security gate, requiring a combination code for access. The property features an elevation of approximately 8,600 feet at its highest points, gradually descending into rolling hills, open pastures, and scattered stands of pine and aspen to the lowest ranch elevations around 7,400 feet. The ranch improvements are strategically positioned in secluded coulees on the eastern end, maximizing privacy while ensuring protection from the elements. The road system throughout the ranch is well-maintained, allowing easy navigation. The landscape transitions from rolling hills and sagebrush to timbered canyons, which serve as prime habitat for elk, deer, and antelope. Freshwater springs contribute to two reservoirs, one spanning nearly 25 surface acres and is well stocked with brown trout, rainbow trout, brook trout, and tiger trout. A shooting range is positioned to take advantage of the vast rolling terrain, offering long-range rifle, carbine, handgun, and clay shooting courses.



## Acreage Breakdown

The Old Elk Ranch spans a total of 16,162± acres, with 15,102± deeded acres and 1,060± acres under BLM grazing leases. Approximately 70 percent of the ranch consists of rolling grazing pastures with varied elevation, while 25 percent is timbered terrain providing cover for wildlife and livestock. Less than five percent of the property comprises riparian areas, and roughly 120 acres of sub-irrigated ground support a single cutting of grass hay annually. conveniences.







## Improvements



The ranch's improvements are thoughtfully designed and meticulously maintained. Located on the eastern end to preserve wildlife habitats, the property includes a large ranch shop, a fisherman's cabin near the lake, a wood mill, and a quonset shop. The quonset hosts various indoor activities, including a shooting simulator, a large western-style bar and dining area, fully equipped kitchens, an equipment repair room, and walk-in refrigeration and freezer facilities.



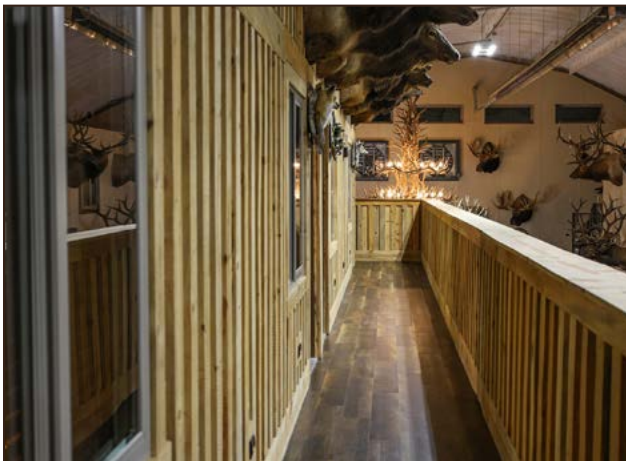




Sleeping accommodations include multiple rooms, with capacity for up to 32 guests. The main home is a three-bedroom, four-bathroom custom residence featuring high-end finishes, a patio, and landscaping designed to blend seamlessly into the natural surroundings.















## Climate

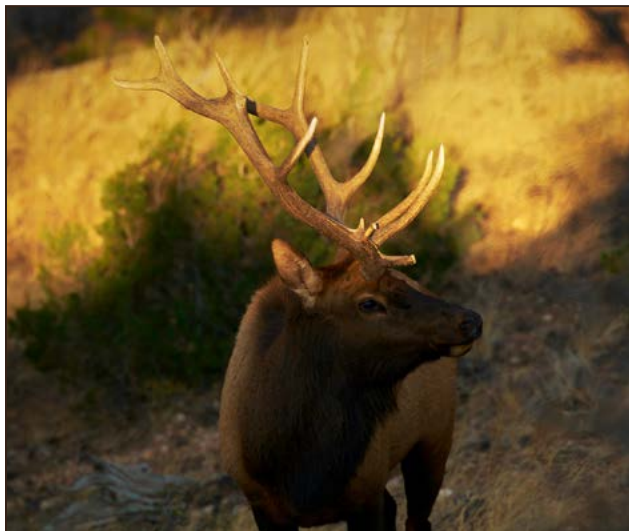
With elevations ranging from 7,400 to 8,600 feet, the Old Elk Ranch experiences a cooler climate, with a shorter growing season of approximately four months. The area enjoys a prolonged green season, benefiting from later-arriving summers compared to lower-elevation ranches.





## General Operations

The ranch primarily operates as a premier big game hunting and recreation property. In addition to world-class hunting, it offers excellent still-water fishing as well small creek fishing in the four miles of Dale Creek flowing through the ranch. Also present are a variety of shooting sports, including long-range rifle shooting up to two miles, sporting clays, and carbine and handgun shooting. While grazing is an excellent use of the grass, the property is currently managed with an emphasis on wildlife conservation.







## Water Resources

Water resources on the ranch include three solar-powered stock tanks, one windmill-powered tank, and several natural freshwater springs. The springs contribute to a 25± acre reservoir, which provides excellent fishing. The “tail water” of the reservoir is Dale Creek, which has quality small trout species angling; small creeks and a combination of Beavers attributed to the ranch's water enhancements.





## Fishery Resources

Fishing opportunities include multiple water sources, with the standout feature being the 25± surface acre reservoir stocked with brook, rainbow, brown, and tiger trout. The Stillwater fishing experience is exceptional for both fly and traditional anglers.







## Wildlife Resources

The ranch is home to an estimated 6,000 elk within its hunting unit, with ample tags available for hunters. Additionally, mule deer, antelope, black bear, mountain lions, and occasional moose roam the property. The ranch harvests over 100 elk annually and multiple other big game species. combination of Beavers attributed to the ranch's water enhancements.



## Recreational Opportunities

Beyond hunting and fishing, the ranch supports various outdoor activities, including hiking, horseback riding, ATV exploration, mountain biking, cross-country skiing, and camping. The property's proximity to major ski resorts in both Colorado and Wyoming enhances its recreational appeal. combination of Beavers attributed to the ranch's water enhancements.



# History

The Old Elk Ranch combines the historic XX and AX Ranches, two of the most established properties in Albany County, Wyoming. The XX Ranch was founded in 1882 by William R. Williams, a Welsh immigrant who gained U.S. citizenship and filed for a homestead patent. Williams had supplied timber to the Union Pacific Railroad in 1867 and later became one of the first to introduce Angus cattle to Wyoming. By 1879, he operated a major freighting business and ran 400 head of cattle. After transitioning to full-time ranching in 1888, the property remained in the Williams family for over a century. In the 1930s, Chet Williams, William's son, enhanced the ranch's reputation for Black Angus cattle.



Ownership passed through successive generations, including Edith Williams and Forrest Blunk, and later to Mary Alice Williams, the founder's granddaughter. The Williams family sold the XX Ranch in 1991, ending its run as Wyoming's oldest ranch held continuously by one family. The neighboring AX Ranch followed a parallel path and was sold along with the XX in 2002 to Peter Hansen, son of former Wyoming Governor Clifford Hansen. In 2017, the AX Ranch—spanning 12,255± acres in the Laramie Mountains—was sold again. Between 2017 and 2022, the current owners acquired both properties and consolidated them into what is now the Old Elk Ranch. Today, the ranch carries forward the legacy of two foundational Wyoming ranches under a new era of private stewardship.



## Additional Information

There are no conservation easements on the property. Some personal property is negotiable through a separate bill of sale.



## Water Rights

All water rights associated with the ranch will be conveyed to the buyer upon closing.



## Taxes

The annual estimated taxes are approximately \$18,195.

## Mineral Rights

If any mineral rights are owned, they will be conveyed to the buyer at closing.

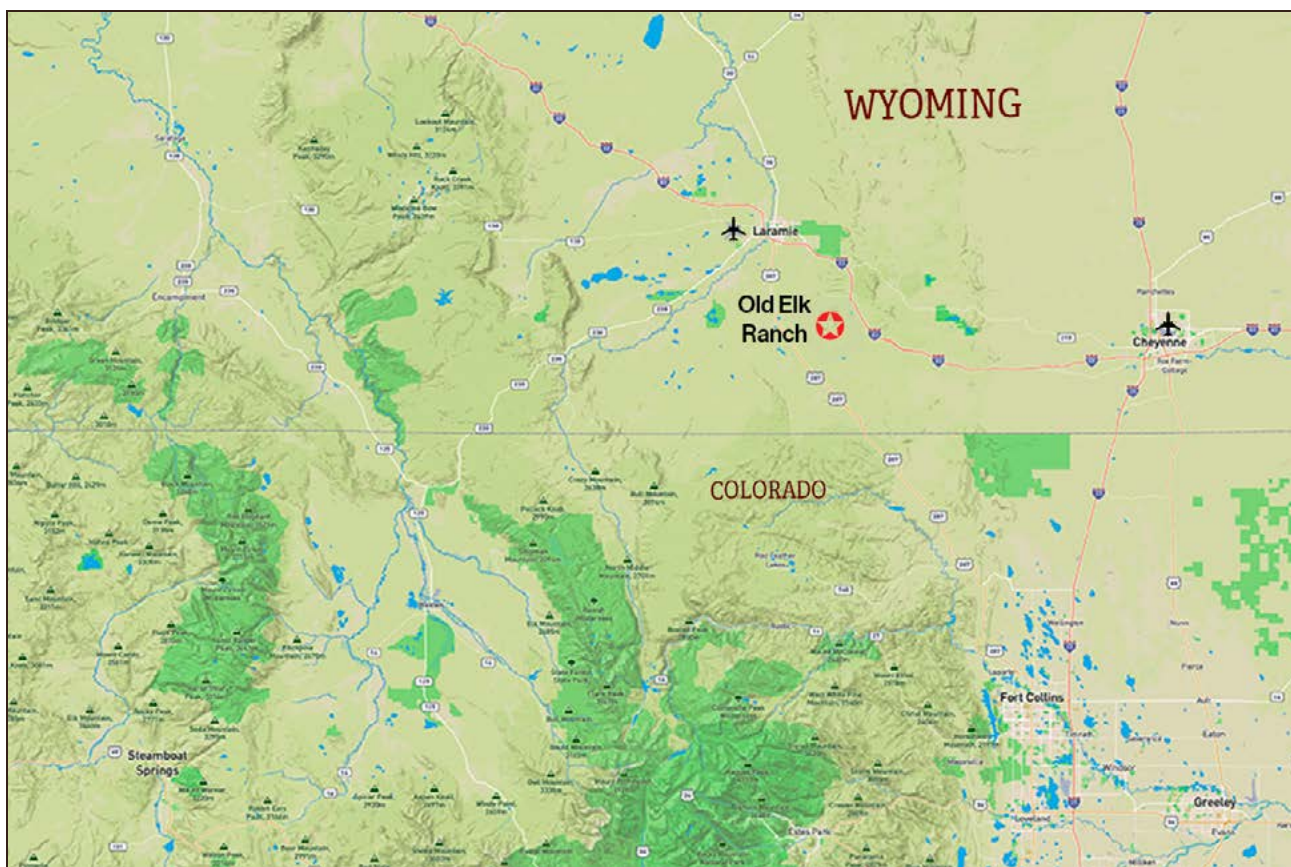




## Broker Comments

*The Old Elk Ranch represents a rare opportunity to acquire a large, contiguous piece of land with diverse attributes. The elk hunting is world-class, with strong local populations, and the property supports outstanding mule deer and antelope hunting as well. The still-water fishing is exceptional, offering highly desirable angling experiences. Improvements are practical yet high-end, strategically placed to maintain the wild integrity of the land. With year-round access and a wide array of outdoor activities, the Old Elk Ranch is a premier recreational property with the potential to generate income that offsets operating expenses. Ranches with still water, livestock water, live water, as well as big and small game recreation, are a very difficult asset to acquire.*

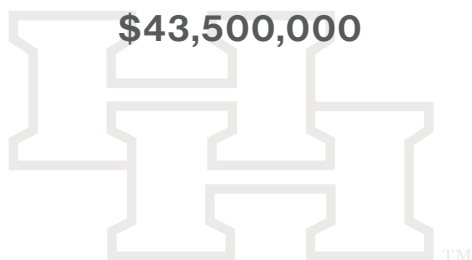




Click on map above for link to Land id™ map of property.

Price

**\$43,500,000**



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- 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.
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- 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.

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**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.

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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.

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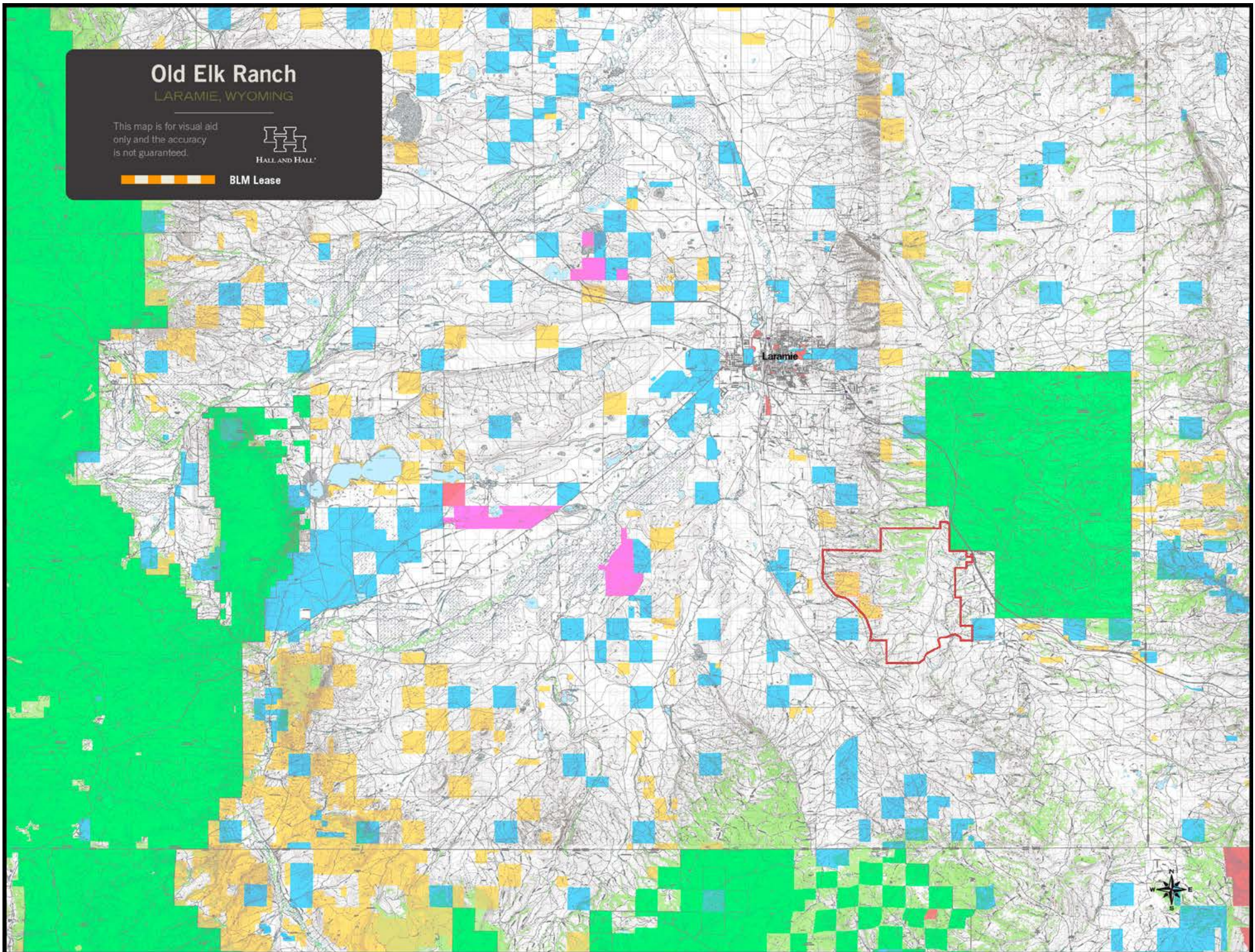
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LARAMIE, WYOMING

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BLM Lease





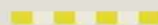
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BLM Lease

Medicine Bow  
National Forest

HARNEY CREEK

DRY CREEK

PUMP CREEK

PUM





# Old Elk Ranch

LARAMIE, WYOMING

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BLM Lease

