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## Riley Ranch | Beulah, Wyoming | \$5,900,000



### Executive Summary

Located approximately 17 miles northwest of Spearfish and four miles northeast of Beulah, the Riley Ranch is a rare opportunity to own part of the Wyoming Black Hills with excellent recreational amenities. This ranch consists of 1,484± deeded acres and is bounded on all sides by large land holdings. It offers a diverse mix of topographical landscapes, including open meadows, wooded draws, rimrock ledges, and high plateaus, all providing dramatic views and outstanding wildlife habitat. The varying terrain is well-suited with many ideal locations for a residential build or a subtle mountain cabin. The deep canyons of the ranch, lined with ponderosa pine and oak trees, provide dark protective timber and numerous springs and ponds. Accompanying the natural water features, the ranch has an artesian spring-fed pipeline system that flows into improved livestock watering tanks that benefit both domestic livestock and wild game. Wildlife on the Riley Ranch includes elk, both species of deer, turkey, as well as bald and golden eagles, falcons, hawks, owls, bobcats, and mountain lions. The ranch has been well cared for and is evident of good stewardship. It is a perfect recreational property with a strong grazing component.







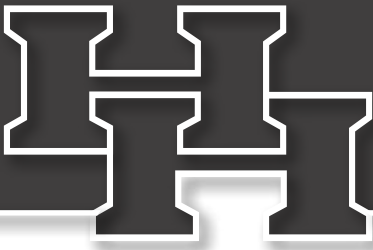
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## Just The Facts

- Location: Four miles northeast of Beulah, Wyoming, seven miles southeast of Aladdin, Wyoming, 17 miles northwest of Spearfish, South Dakota.
- Acreage: 1,484± deeded acres.
- Elevation: 3,500 to 4,000 feet.
- Terrain: Timbered canyons, open slopes, and grassy plateaus.
- Water Resources: Three spring-fed ponds, two drainages with multiple springs, and an artesian spring-fed pipeline system.
- Wildlife: Elk, both deer species, turkey, mountain lion, bobcats, falcons, and golden and bald eagles.
- Views: Exceptional sweeping views of the Wyoming and South Dakota Black Hills. Up close setting is timbered, mountainous, and a dramatic terrain.
- Summary: Exceptional hunting and recreational property, amazing views, and perimeter fenced with solid water development.



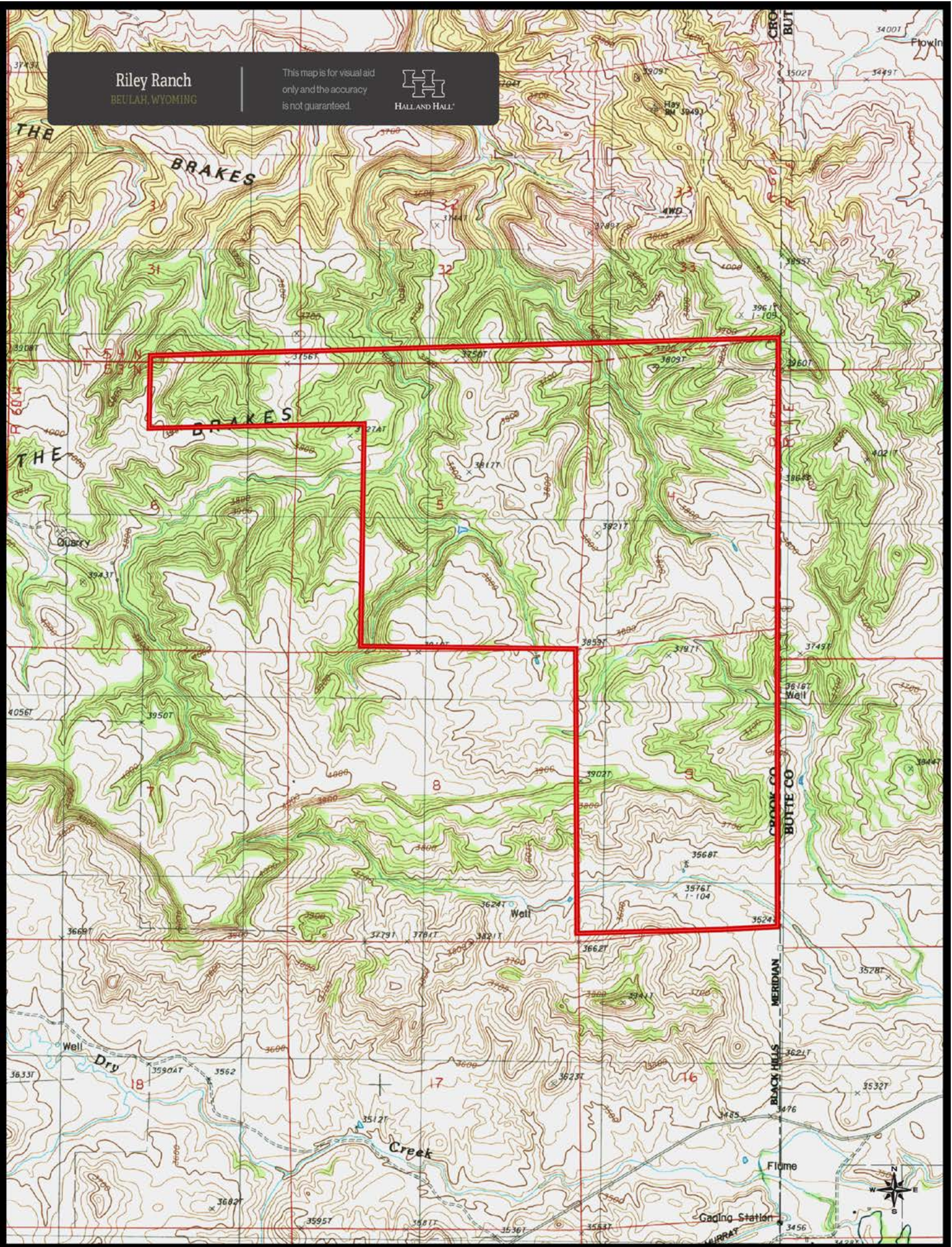
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Riley Ranch  
BEULAH, WYOMING

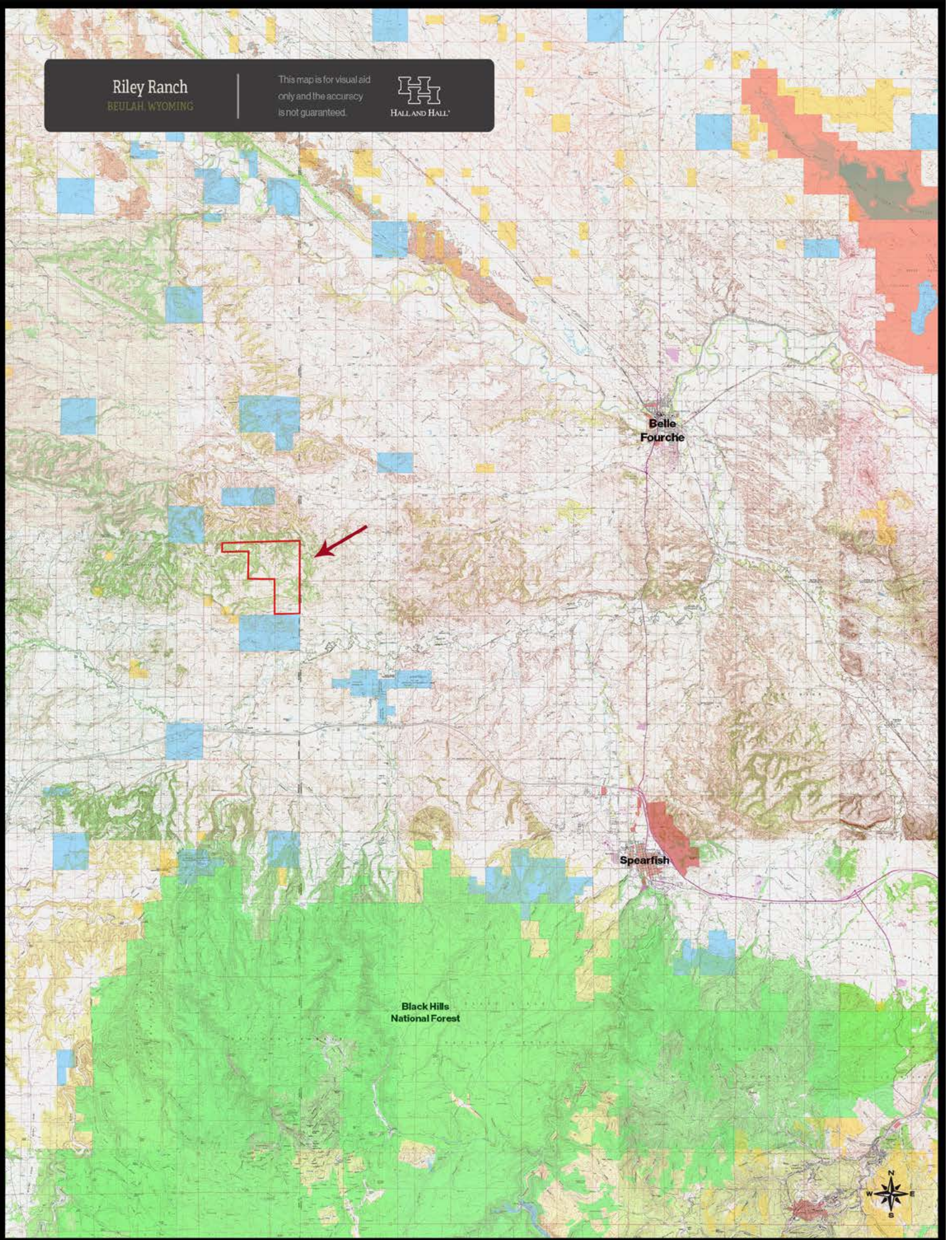
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