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## DIAMOND S RANCH | HYATTVILLE, WYOMING | \$4,750,000



### EXECUTIVE SUMMARY

The Diamond S Ranch is a small working ranch just two miles west of Hyattville with highly sought-after private fly fishing and magnificent views of the Bighorn Mountains. The ranch's 600± deeded acre headquarters is predominately highly fertile irrigated land producing multiple alfalfa/grass cuttings every year under sprinkler and flood irrigation. The ranch's 413± acres of territorial water rights come from both Paint Rock Creek and Medicine Lodge Creek. This 600± deeded acres sits adjacent to well over 100,000 acres of state and BLM lands which connect to 1.1 million acres of the Bighorn National Forest. The ranch has just shy of two miles of extraordinary private fishing on both sides of Paint Rock Creek which is enhanced in this area by numerous natural springs. The main deeded portion of the ranch offers excellent waterfowl and upland bird hunting along with good populations of whitetail deer. When combined with access to adjacent public lands, the Diamond S is truly a recreational paradise. The improvements consist of a newly constructed two-story ranch home, the original historic ranch manager's house, a fishing cabin, and four working shops or sheds used for both livestock and equipment. In summary, a modest operating ranch with extraordinary recreational amenities.



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## JUST THE FACTS

- **ACREAGE:** Over 600 deeded acres plus thousands of acres of leased public grazing lands.
- **IMPROVEMENTS:** Three comfortable houses, a fishing cabin, and good operational outbuildings.
- **AESTHETICS:** The lush creek bottoms and irrigated meadows offer a pleasing foreground for big views of the Bighorn Mountain's highest peaks.
- **CLIMATE:** Mild year-round Wyoming weather.
- **FISHING:** Nearly two miles on both sides of Paint Rock Creek for trout fishing.
- **ACCESS:** Excellent roads for year-round access.
- **WILDLIFE:** Strong populations of upland game, big game, and migrating waterfowl.
- **Water:** Multiple springs originating on the property plus territorial water rights for 413± acres of irrigation.
- **LOCATION:** Two miles west of Hyattville adjoining millions of acres of public lands.
- **GENERAL OPERATION:** Newly installed irrigation systems and 413± acres of irrigated land provide a productive base for a modest cattle operation.
- **CONDITION:** All fences, buildings, and livestock containments in excellent working condition.
- **SUMMARY:** A modest operating ranch with extraordinary recreational amenities.



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MAPRIGHT

ta-Ditch

4400

4400

CO RD 48

Alkali Cr

Paint Rock Cr

4500

4300

4500

4500

4400

4500

4600

Diamond S Ranch  
Hyattville, Wyoming

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Greybull

Basin



Worland

Ten Sleep

TEN SLEEP  
FEE



MAPRIGHT

ANITA DILL

ALMAY CREEK

PAINT ROCK CREEK

PAINT ROCK CREEK

PAINT ROCK CREEK



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