

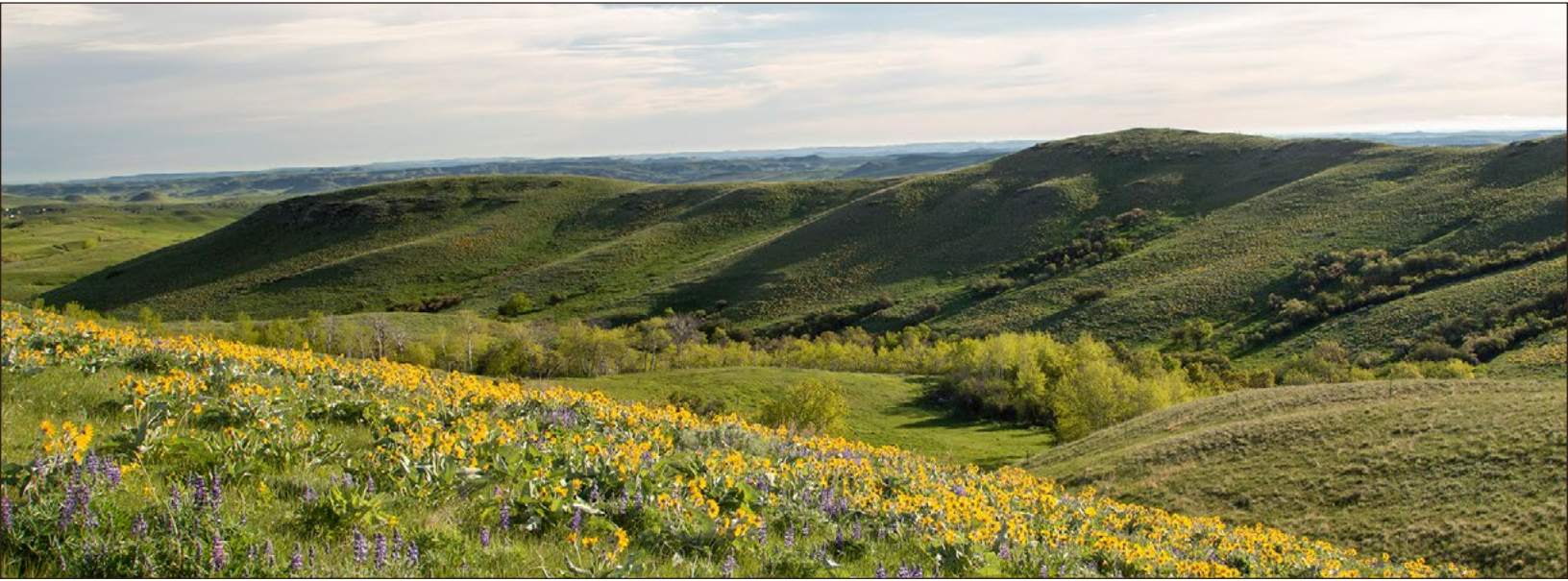


HALL AND HALL®

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MOUNTAIN SIDE VISTA | BANNER, WYOMING | \$1,745,000



EXECUTIVE SUMMARY

Mountain Side Vista is a rare find today in Sheridan County. Beautiful in its own right with a pleasing mix of open pastures and rolling hills with timber and aspens, it offers big mountain views of the Bighorn Mountains as they extend northerly toward the Montana border. The property encompasses 206± deeded acres and a 320± acre State of Wyoming grazing lease for a total of 526± contiguous acres. The state land allows one to walk out the back door into a public walk-in area on Piney Creek, which gives one access to incredible fly fishing. The deeded portion of the property currently has no structural improvements. There are, however, multiple extraordinary building sites for a future home. There is an improved underground watering system providing the ability to create wild game food plots with ease. There are multiple live springs and a variety of brush cover for upland birds and big game species. In addition to easy access into the many social, cultural, and practical amenities of Sheridan, the Mountain Side Vista is approximately ten minutes from 27 holes of golf on the Powder Horn Golf Club. The Powder Horn also offers a variety of activities for adults and children alike, as well as an excellent place for lunch or dinner year-round and a great place to take the kids or grandchildren swimming.



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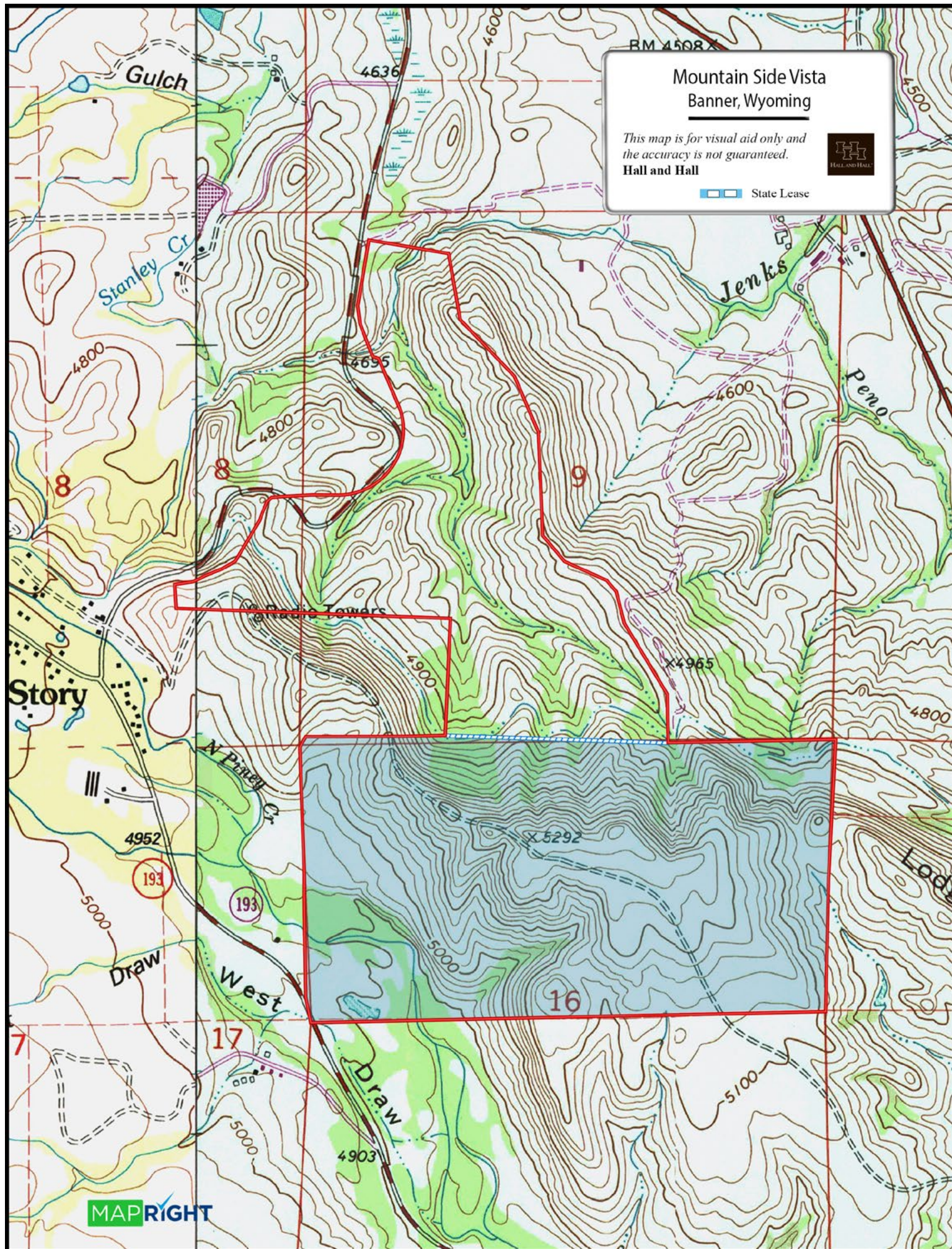


JUST THE FACTS

- 206± deeded acres
- 320± acre state lease
- 526± acres in total
- Walking distance to the Big Horn Mountains
- 15 minutes from the community of Sheridan Wyoming
- Upland birds
- Big game
- Fly fishing
- Stunning potential homesites
- Modern underground irrigation system for wildlife food plots
- 10 minutes from the Powder Horn Golf Club and restaurant
- Beautiful views
- Close to Big Horn Equestrian Center

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Mountain Side Vista
Banner, Wyoming

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

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 State Lease

Sheridan

Banner

Story

Bighorn
National Forest

Buffalo

Mountain Side Vista Banner, Wyoming

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 State Lease

