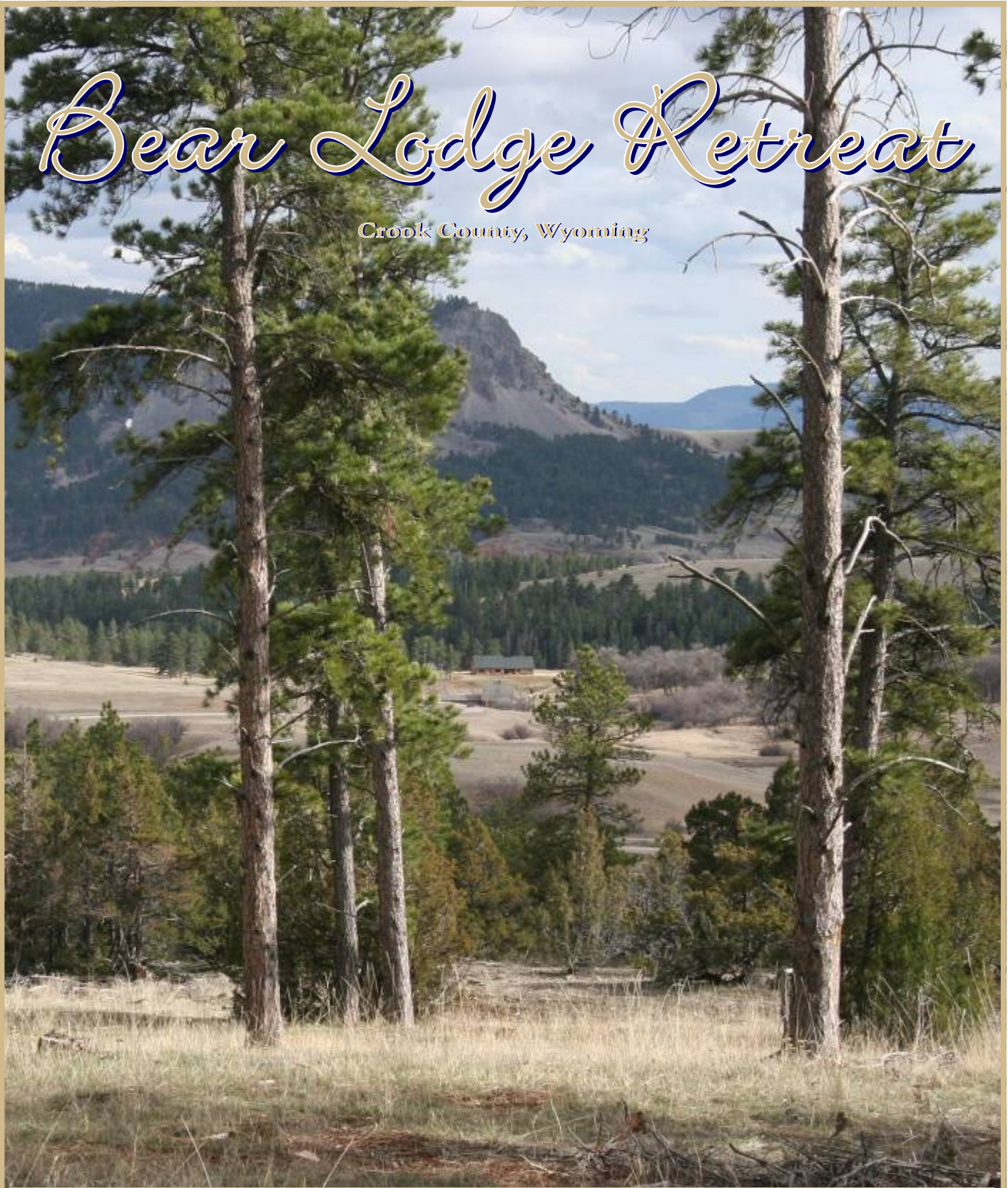


# Bear Lodge Retreat

Crook County, Wyoming



**ARNOLD REALTY**

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Phone: 307-746-2083

Web Site: [www.eRanches.com](http://www.eRanches.com)

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505 W. Main, PO Box 98, Newcastle, WY 82701

Licensed in Wyoming, South Dakota & Montana





#### LOCATION

The Bear Lodge Retreat is in a private, yet convenient location just minutes from downtown Sundance, Wyoming. The property lies north of Sundance approximately 1.5 miles with the south boundary of the land fronting Wild Bunch Trail, which is a gravel road. The north boundary joins thousands and thousands of acres of Black Hills National Forest.

#### ACREAGE

Approximately 75.23 acres, more or less. Part of the property has been surveyed, a copy is available upon request.

#### TERRAIN

A dramatic variety of topography is offered by this property. The southerly portion opens up to the valley floor and has meadows, sunny southern exposure plus pine, cedar and oak trees. The north country makes up the edge of the Bear Lodge Mountains and has rugged wooded hills and ravines which provide excellent wildlife cover for deer and turkeys. A four-wheel drive trail has been roughed in and winds its way up the hillside to make the back portion of the property accessible with ATVs or 4 wheel drive vehicles.

Several nice building sites have incredible views of Sundance Mountain and the surrounding countryside. The elevation on the property is in the range of 5,100 to 5,450 feet above sea level.



#### **UTILITIES**

The property does not have utilities in operation at this time. Electricity is nearby; the service provider is Powder River Energy in Sundance. Telephone service from RT Communications is also nearby.

#### **FENCES AND BOUNDARIES**

Typically fences are put in for convenience and may not follow the legal description. The Seller is making known to all potential buyers that there may be variations between the location of the existing fence boundary lines and the legal description of the deeded property and that the majority of the property is not fenced. Seller makes no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an “as is” condition which includes the location of the fences as they exist.

#### **REAL ESTATE TAXES**

The current real estate taxes are estimated to be \$297.92. Typically the county reassesses the real estate taxes when a property is sold and may change the property classification for tax purposes. Prospective buyers should consult with the Crook County Assessor on how the property will be taxed after it is sold.

**PRICE**

The listing price of the Bear Lodge Retreat is \$495,000.00.  
(four hundred ninety five thousand dollars – US currency)

**COMMENTS**

The Bear Lodge Retreat is a unique opportunity to own land in the Bear Lodge Mountains with direct access to the Black Hills National Forest, close proximity to Sundance, great views, gorgeous scenery, privacy, and within an easy drive of numerous recreational destinations in northeastern Wyoming and the Black Hills Area. Acreages like this aren't available very often.

**NOTICE**

This information and any other information contained in the Listing Agreement has been obtained from sources deemed to be reliable by Arnold Realty, Inc.; however the accuracy and completeness of this information is not guaranteed or warranted by Arnold Realty, Inc.. Prospective buyers are chargeable with making and expected to conduct their own independent investigation of the information contained herein. This offering is subject to errors, omissions, prior sale, price change, correction, or withdrawal from the market without notice. The Seller reserves the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

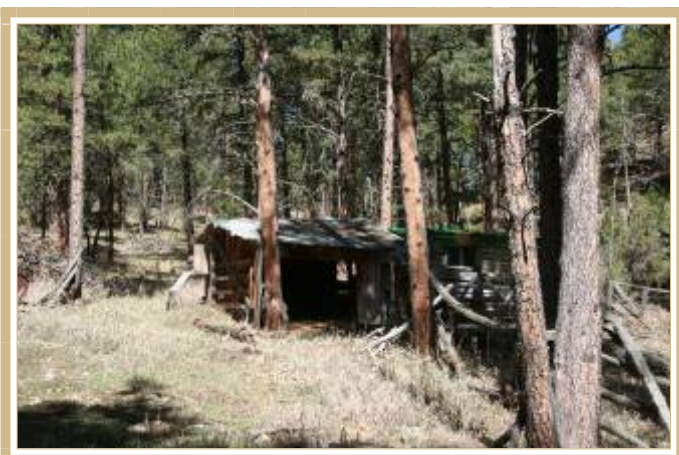
Arnold Realty, Inc. recommends that every item of interest to the purchaser (i.e. title insurance, water laws, mineral laws, zoning, use regulations, state, federal and private permits) be independently verified by the purchaser's attorney. Inspect to the extent deemed necessary.

To schedule a showing on this property please contact:



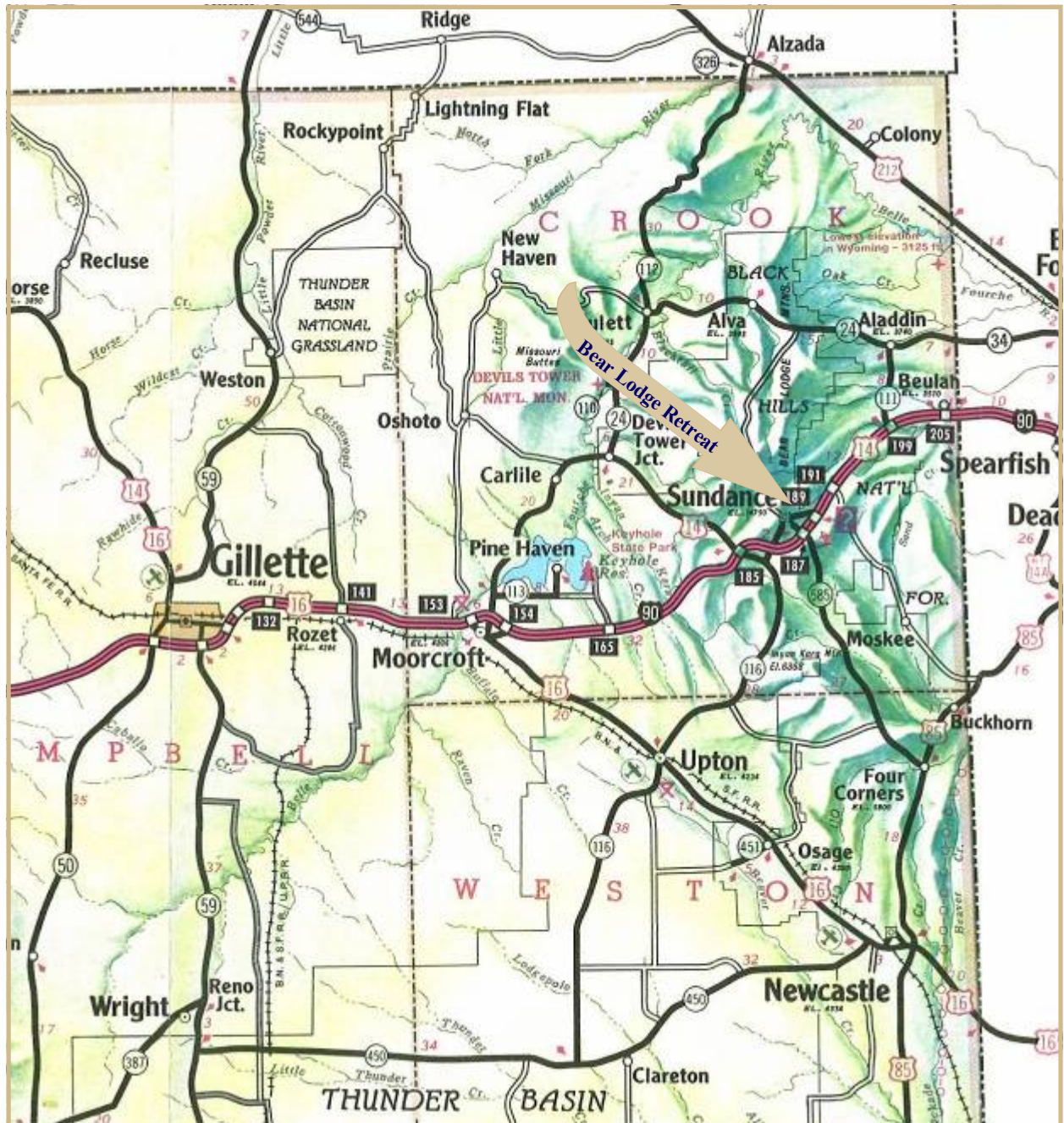
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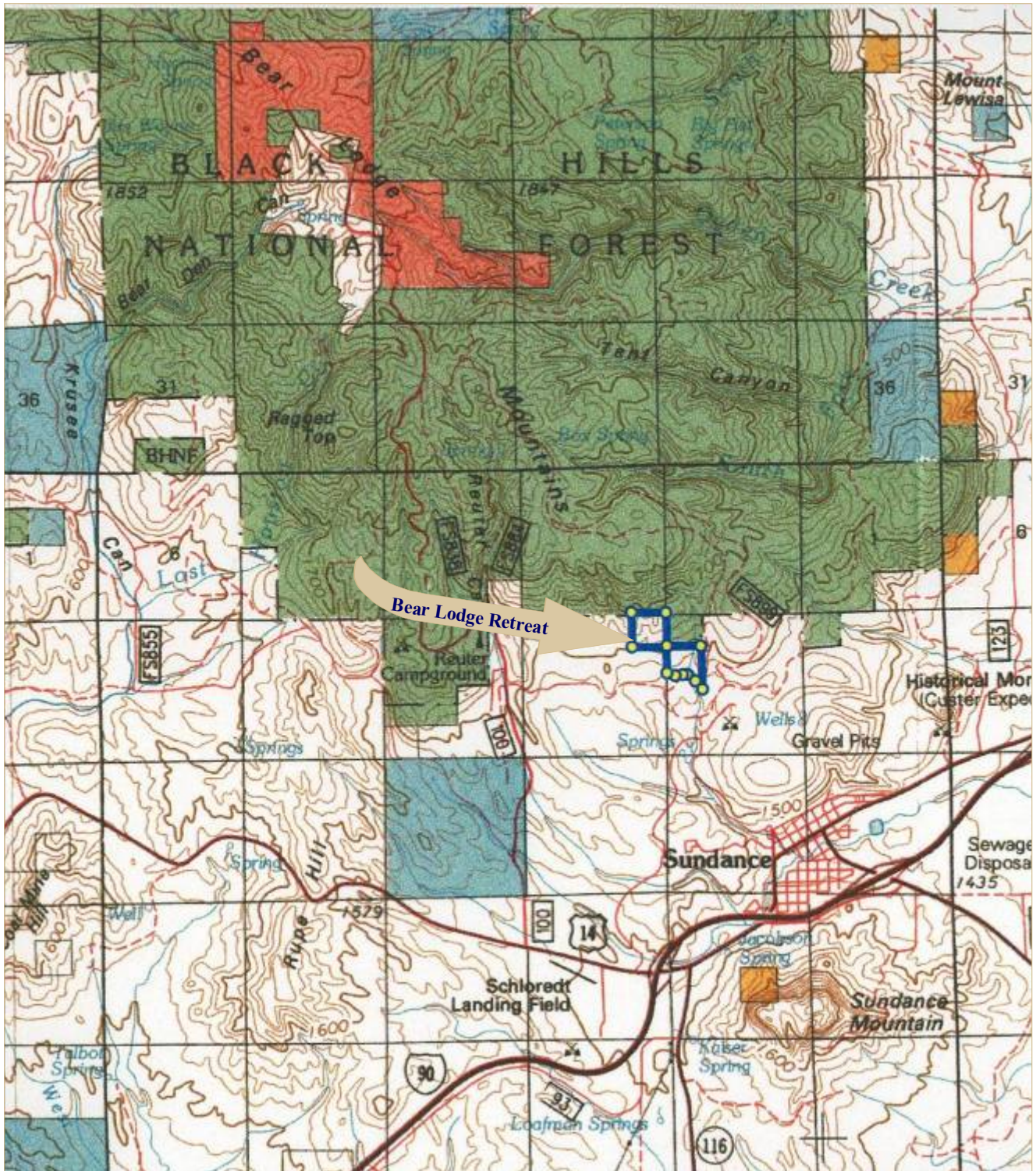




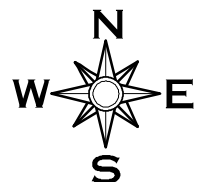
~Northeastern Wyoming General Area Map~

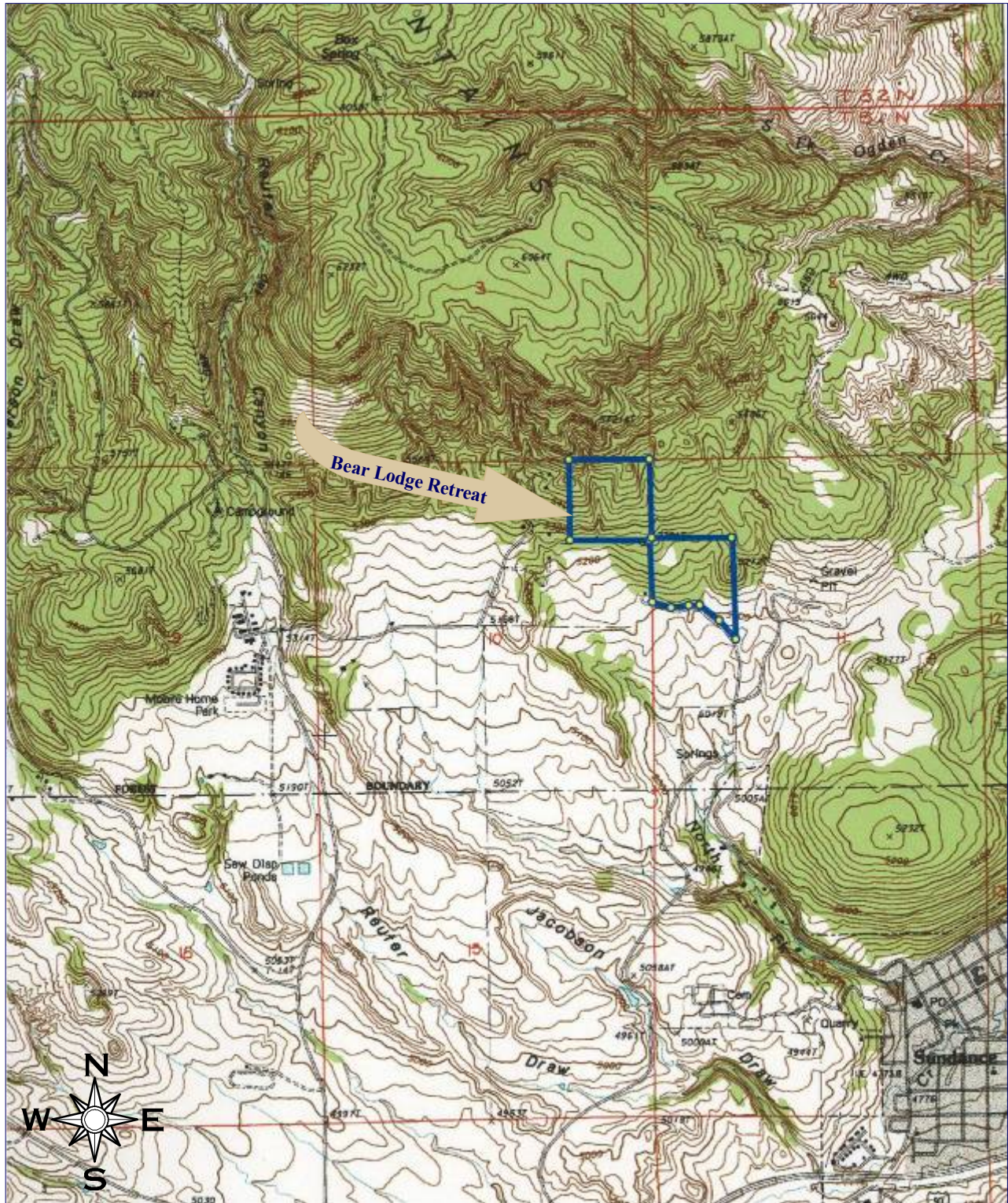


~BLM General Area Map~



This map is a visual aid only, the accuracy cannot be guaranteed. Further research by prospective Buyers regarding the actual property boundaries is required.





**This map is a visual aid only, the accuracy cannot be guaranteed. The boundaries are approximate and reflect the legal description, NOT the location of fences. The legal description and fences may differ. Further research by prospective Buyers regarding the actual property boundaries is required. A complete survey of the property may need to be done prior to closing.**