

Wonder View Ranch

Crook County, Wyoming




ARNOLD REALTY INC.
May your trail lead West - to a lifestyle worth living.

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Licensed in Wyoming, South Dakota & Montana



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LOCATION

The Wonder View Ranch is situated in northeastern Wyoming about 14 miles northwest of Sundance, Wyoming with frontage on Highway 14. This prime western Black Hills location is on the main route from Sundance to Devils Tower National Monument. The ranch sits at the top of Sunny Divide at the landmark known as “Wonder View” where the north side of the property fronts Highway 14 for about one-half mile. Two good paved approaches to the highway are already established.

Other nearby Black Hills communities and areas of interest include:

Devils Tower National Monument – 14 miles

Sundance, Wyoming – 14 miles

Hulett, Wyoming – 23 miles

Spearfish, South Dakota – 43 miles

Gillette, Wyoming – 65 miles

Rapid City, South Dakota – 90 miles

(mileages are approximate)

Commercial airline service is available at Gillette and Rapid City. There is also a newer airport at Hulett, with a 5500 foot runway, visit <http://devilstowergolf.com/airfield.html> for more information.



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ACREAGE

The ranch consists of approximately 2,486 deeded acres and 200 acres of adjoining State Lease. The State lease is within the perimeter of the deeded lands and fenced in together with deeded lands. The property is cross fenced in to four pastures.

Historically the land has been utilized as summer pasture with hay being harvested on the fields. According to Farm Service Agency Records the total amount of tillable land is 379 acres. On the west side of the property there are some remote hay meadows that are currently planted to alfalfa-grass mixed hay. The land has also been leased to an outfitter who controls the hunting for deer and turkey.

NOTE: Acreage figures were obtained from the Crook County Court House, this property has not been recently surveyed.

TERRAIN

The land has a diverse terrain with high plateaus featuring 360° vistas that make you feel like you are on top of the world. The plateaus give way to deep draws with excellent wildlife cover, secluded canyons and steep hills with pine, cedar and oak trees. Secluded high country hay fields edged with woods and close to natural water holes are an inviting spot for wildlife to feed and find cover. This landscape is truly an inspirational scene through all of the seasons.

The Corral Creek drainage runs through the ranch toward the middle portion of the property. It's a seasonal drainage that has thickets of oak and other native bushes.

The elevation ranges from approximately 4,400 feet to 4,800 feet above sea level.

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WATER

The homestead location near the highway has a water well piped to a water tank. The Seller has enrolled in the EQIP program to install a pipeline which will be fed by this well. On either side of the hay meadows two springs have been developed and piped into water tanks. One of the springs bubbles up out of an interesting cave-like area that makes one wonder if other civilizations used this spot as a special meeting place. Several reservoirs are scattered throughout the ranch. The largest reservoir is on the Corral Creek drainage and it is in a gorgeous spot that curves around the edge of the hill. This reservoir might be the perfect place to stock with trout or bass for your own private fishing hole.

IMPROVEMENTS

An old set of abandoned homestead type improvements are located on the north end of the property next to the highway. Electrical service and telephone service are near these buildings.

Numerous attractive buildings sites are throughout the ranch for a lodge, cabins or a private home. The old homestead site near the highway would make a convenient building location with good access and southern views overlooking the property. There are also several other remote building locations for those seeking more seclusion.



RECREATION

The Wonder View Ranch offers a central location with exceptional recreational opportunities year round. The outdoor enthusiast will enjoy the nearby Bear Lodge Mountains with thousands of acres of Black Hills National Forest Access that is just 16 miles from the ranch. The area within an hour and one-half of the property offers everything from hunting, fishing, rock climbing at Devils Tower, golf at the world class 18-hole course in Hulett., four-wheeling, hundreds of miles of groomed snowmobile trails, camping, cross country ski trails, nature hikes, horseback riding or just a evening with camera in hand spent watching the deer come out on the hay meadows.

Please visit the following web sites for more information:

Hulett.org

DevilsTowerGolf.com

SundanceWyoming.com

BlackHillsBadlands.com

WyomingTourism.com

nps.gov/deto/ (Devils Tower)

fs.fed.us/r2/blackhills/ (Black Hills National Forest)



WILDLIFE

With a good feed base on the hay meadows, close water holes and plentiful brush cover the elusive Whitetail deer, Mule deer and Merriam turkey are abundant on the property. In recent years the Rocky Mountain elk herd in the Black Hills area has gotten larger and elk have been seen taking refuge in the remote regions of the ranch. The property is also home to a variety of other wildlife including the majestic bald eagle, mountain lions, coyote, red fox, and bobcat.

Each year the northeastern corner of Wyoming draws many hunters who search for trophy animals. Visit the Wyoming Game and Fish web site at gf.state.wy.us for more information on hunting seasons and regulations.



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 are variations between the location of the existing fence boundary lines and the legal description of the deeded property. 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.

Boundaries shown on accompanying maps are approximate, based on the legal description. Maps are not to scale and are for visual aid only. The accuracy of the maps and information is not guaranteed.

TAXES AND LEASES

The current estimated real estate taxes are \$1,396.23. Typically the county reassesses the real estate taxes when a property is sold, which usually results in higher taxes. Interested parties should consult with the Crook County Assessor’s Office regarding property taxes.

The current annual cost of the 200 acre State lease is \$180.95. This lease is for 35 AUMs.



MINERAL RIGHTS

The Seller will transfer fifty percent of any mineral rights they own pertaining to this property. The Seller has not had a mineral right search done and makes no representation or warranty with regard to actual mineral interests that will be conveyed. Prospective Buyers may wish to have a mineral right search performed.

TIMBER

A large portion of the property is forested with Ponderosa Pine. The Seller desires to reserve the right to harvest timber in the future. Seller plans to harvest and manage in accordance with Sustainable Forest Initiatives in order to preserve a viable future stand of timber. No clear-cutting will be done. Cleanup will be done by Seller following logging operations which shall include burning slash piles and reseeding skid trails and other disturbed areas. Seller desires to manage the timber in a manner that leaves a healthy forest for future generations. Please visit www.aboutsfi.org for more information on the Sustainable Forest Initiative.

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REMARKS

The Wonder View Ranch has the perfect combination to make it an outstanding Black Hills opportunity with the convenience of direct highway access yet seclusion and peacefulness for a refreshing change of pace, the incredible wildlife habitat, and gorgeous scenery. This Black Hills ranch could be an excellent place to establish a guest ranch, to build a western lodge, have a corporate retreat, hunting camp or your own private recreational haven. Come enjoy the Black Hills of Wyoming and experience the West.

PRICE

The listing price of this property is \$5,750,000.00.
(five million seven hundred fifty thousand dollars) US currency

NOTICE

All information 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. or the Seller. 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. water laws, mineral laws, easement, 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 please contact:



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