

Pass Creek Ranch

Parkman, WY



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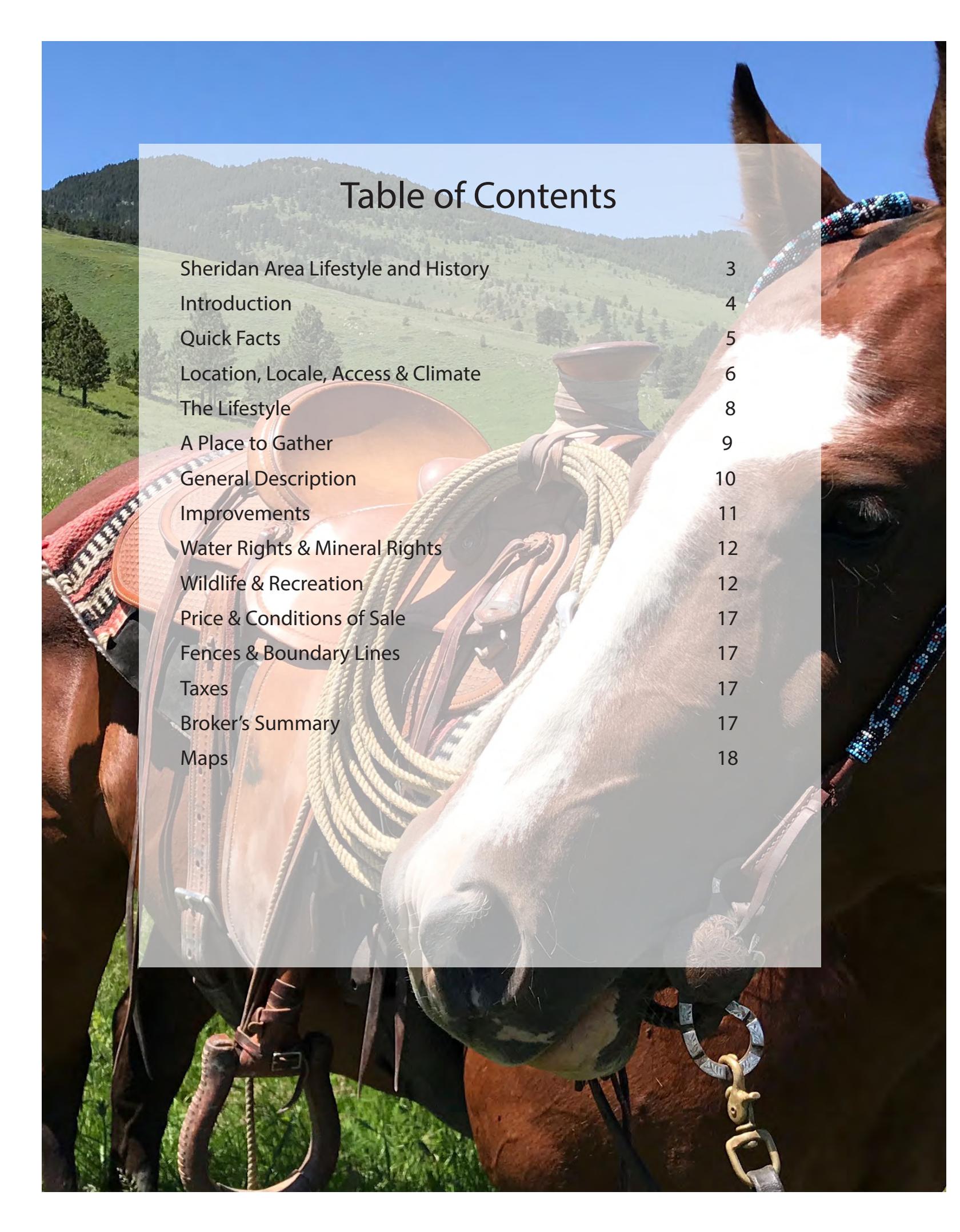


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SHERIDAN AREA LIFESTYLE AND HISTORY

Just west of worry, you'll find the high-quality, low-tax, wonderful Sheridan Lifestyle from the peaks of the beautiful Big Horn Mountains to the working ranches below.

It's a place where people from all walks of life blend and enjoy the riches of a brand of "cowboy-cosmopolitan" culture, crafted from over 138 years of cowboys, polo, rodeo, ranching, dude ranches, hunting and fishing, outdoor recreation, arts and philanthropy. Born from an equestrian way of life, in communities that sprang up along the Bozeman Trail, the "Sheridan Lifestyle" is like none other and it has retained the sophistication of the early aristocrats who first settled the area while maintaining the priceless simplicity and friendliness of neighbors helping neighbors in a rural setting. It's a lifestyle that reduces stress and increases quality of life.

With a long-standing tradition of hosting guests at the surrounding dude ranches, this area is where every visitor is welcomed. Eaton's Ranch, one of many dude ranches, is the oldest of its kind in the country and continues its 138-year tradition of bringing people together to enjoy the western life and build memories in these beautiful surroundings. This type of hospitality is at the core of cowboy culture and the Sheridan Lifestyle.

It's a blend of friendly, western ambiance layered with surprising sophistication and where handshakes still seal deals. People you've never met before will wave to you. It's genuine.

This is a great place to live, work and play. Come experience it for yourself.



“Cowboy-cosmopolitan”
culture



INTRODUCTION

The highly coveted Bighorn Mountain Foothills area is synonymous with a high quality of life and has been home to some of the West's most beautiful and private ranches. This slice of Heaven, where the Plains Indians held their last stand- for good reason- has some of the most abundant wildlife and scenic resources you'll find anywhere. Combine those resources with the overall genuine friendliness and you have an ambiance that graces the area and causes those who live here to hold their land for lengthy periods of time. As such, it's hard to find ranches like Pass Creek Ranch, since they do not come on the market very often.

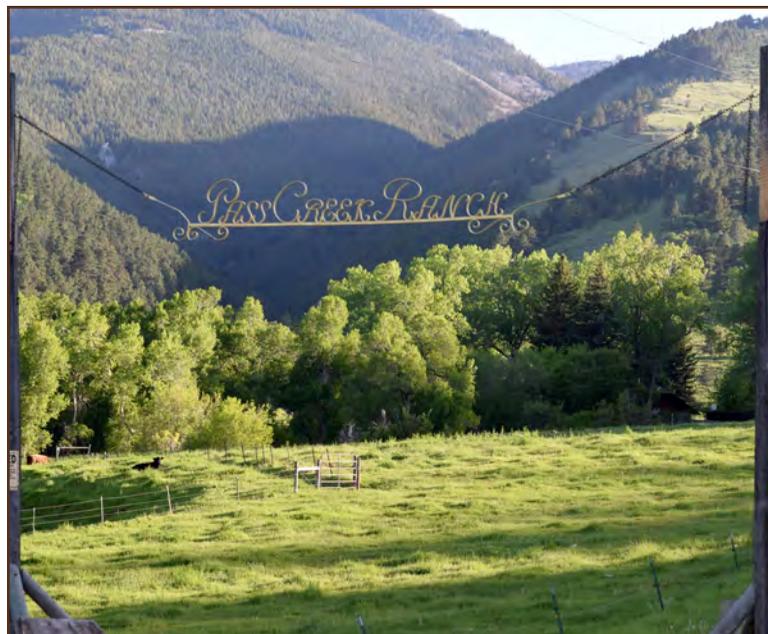
The Pass Creek area is probably still the most wild and undeveloped area along the foothills, which are very undeveloped as a whole anyway. Many long-time residents of the Parkman-Pass Creek area refer to it as "God's Country". Once you travel toward the mountains in this scenic part of Sheridan County, you'll feel like you're turning back the pages to a "renaissance" of the dude ranch era.

Pass Creek Ranch has served as both a dude ranch and as a working cattle ranch for generations. It's best known as a festive gathering place for cowboys, dudes, families, neighbors and friends. This unique offering personifies the heart and soul of the northern foothills of the Bighorn Mountain range.

Pass Creek Ranch was a dude ranch until 1948. It has since been well preserved and remains a relatively undiscovered sanctuary for abundant wildlife and also for people. While some of the log cabins were moved to other neighboring ranches, the original lodge, dance-hall and barn all still stand and are in good condition. It also offers a swimming pool for more domesticated enjoyment. An inspired owner could take this turnkey setup and create a fabulous guest ranch.

Wyoming is consistently ranked as one of the most favorable states relative to tax climate. With no personal or corporate state income tax, no capital gains taxes and relatively low property and sales taxes, Wyoming is a desirable place to live and own a business.

***"Bighorn Mountain Foothills
area is synonymous with
high quality of life"***

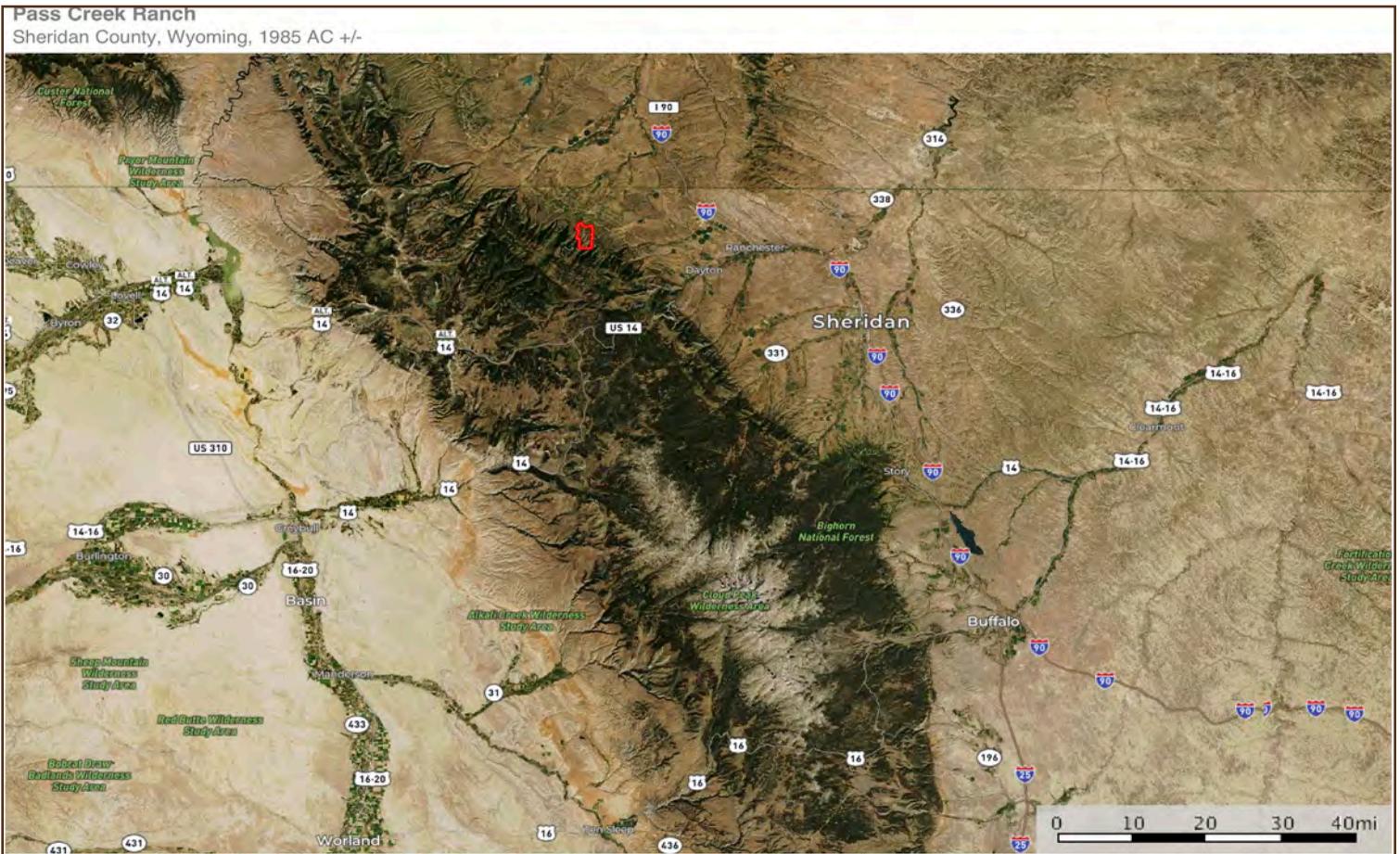


QUICK FACTS

- 1,985± acre ranch*
- 1,085± deeded acres*
- 900± acre State Lease*
- Rare opportunity to own and enjoy a tremendous recreation and sporting ranch in Bighorn Mountain foothills near Parkman, WY
- Unparalleled privacy, incredible mountain & valley views
- Owner rated at will about 80-110 AUs
- Moderate climate and spectacular seasons
- Beautiful pond with big cutthroat, rainbow and brook trout, and lots of wildlife (game & non-game)
- Rustic improvements with “dude ranch” atmosphere
- Elk Hunt Area 38 (one of most desirable in WY)
- East Pass Creek and Taffner Creeks run through ranch
- Borders Bighorn National Forest
- Conservation easement in place on part of ranch for forever preserving the beauty and unique flora and fauna
- 45 minutes from Sheridan, 55 minutes to airport, 65 minutes to polo facilities
- Wyoming is one of the most favorable states for overall taxes

* All acreage is approximate. Geospatial acreage and assessed acreage are often different values. Broker and Seller make no representation as to accuracy. Concerns regarding acreage should be discussed with Broker and your own due diligence.





LOCATION/LOCALE

Pass Creek Ranch is located about half way between Billings, MT and Casper, WY and just 39 miles, or about 45 minutes from downtown Sheridan, WY. This ranch is in the heart of the Bighorn Mountain foothills and in one of the most wild and untamed, yet comfortable and enjoyable natural settings still in America. This area radiates “Wyoming”. The Pass Creek watershed is headwaters of the great land “where the rivers run north” that has been so coveted for over 140 years of ranching and even prior to that when it was inhabited by the Plains Indians. The soils and the grasses have always provided excellent feed for the livestock and wildlife, but additionally, it’s the overall combination of water, soils and climate that has made this area such a great place to live.

The charming community of Sheridan, WY has most amenities and conveniences, including jet service and a commercial airport as well as world-class golf, dining, medical facilities, first-rate schools (rated among the best in the nation) and shopping in Sheridan’s historic downtown. Furthermore, and more distinctly, Sheridan is home to the annual WYO Rodeo, world-class polo, Brinton Museum, Don King Days and many other uniquely “Sheridan” lifestyle events that are sure to please everyone. For further shopping and air service, one can find it in Billings, about 1-1/2 hours to the north. In the adjacent Bighorn Mountains, you’ll find all the outdoor recreation you can imagine.

ACCESS

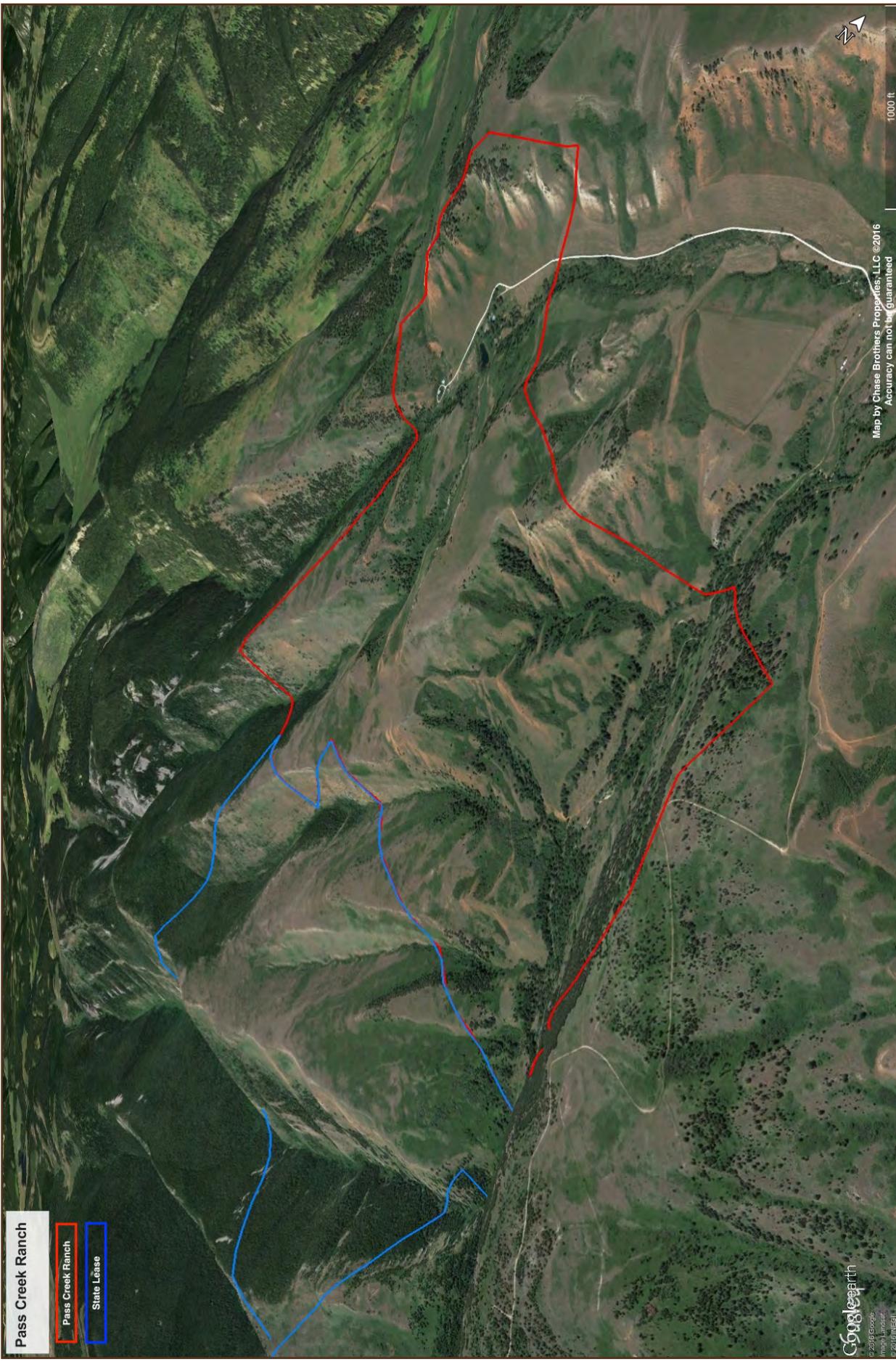
From downtown Sheridan, WY, it’s a 45-minute drive and 39 miles via I-90, Parkman Highway and Pass Creek Road. This spectacular drive will give you a glimpse in to God’s handiwork along the Bighorn front. The drive to the Big Horn Equestrian Center and Flying H Polo facilities will be a bit longer, but probably about 70-80 minutes if pulling a trailer.

CLIMATE

The climate at Pass Creek Ranch is very enjoyable. It will be wetter most of the year, providing good precipitation for the best grass in the region, plus it’s a little cooler in the summers. Wyoming’s Bighorn Mountain Foothills cool off quickly in summer for cool nights. The area is known for a little more snow-pack in the winters, which also contributes to the overall health of the soil and environment and Chinooks, common warm wind phenomena, frequently occur during winter months to melt snow.

Pass Creek Ranch

- Pass Creek Ranch
- State Lease



Map by Chase Brothers Properties, LLC ©2016
Accuracy can not be guaranteed

1000 ft

Google Earth
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THE LIFESTYLE

A day at Pass Creek Ranch might include waking up to a gorgeous Wyoming sunrise in the crisp, clean mountain air, and then partaking in some of the many outdoor activities the ranch offers. Whether you enjoy working with cattle and horses, or hunting and fishing, hiking, or just relaxing, you'll be right at home. You could easily run some cows on the ranch and still enjoy all the recreation amenities that it offers. And why wouldn't you? You'll be in one of the most interesting and diverse landscapes in the Bighorns. With miles of trails on the ranch, or the many more on the adjoining Bighorn National Forest, you'll always have something new to see and do. You can ride up to an ancient cave and discover its mysteries, or you just ride and admire God's handiwork all around you. Return home to the well-maintained home and have a swim in the pool, or just relax in this unpretentious environment. Have a hearty meal, watch a sunset and sleep deeply in the cool, mountain night air. Living at Pass Creek Ranch is like a vacation every day.

If it's fishing you enjoy, you can try your luck on East Pass Creek, an undeveloped creek and fantastic riparian corridor with potential for a nice fishery. The still water fishing in the lake next to the lodge will challenge you, but the prize is catching an eight pound cutthroat, brook and rainbow trout. While fishing, it's hard not to just admire the beauty of the lake and its reflection of the mountains behind it.

If it's hunting you like, you can't pick a better location. The north end of the Bighorns holds some of the most abundant and diverse wildlife populations. This ranch would make a tremendous base for hunting many species, including white tail and mule deer, elk, black bear and lions.

Just ask anyone who has spent any time on this ranch and they'll tell you how special it is. It is private, at the end of the road, and peaceful. This is true Wyoming living at its best.



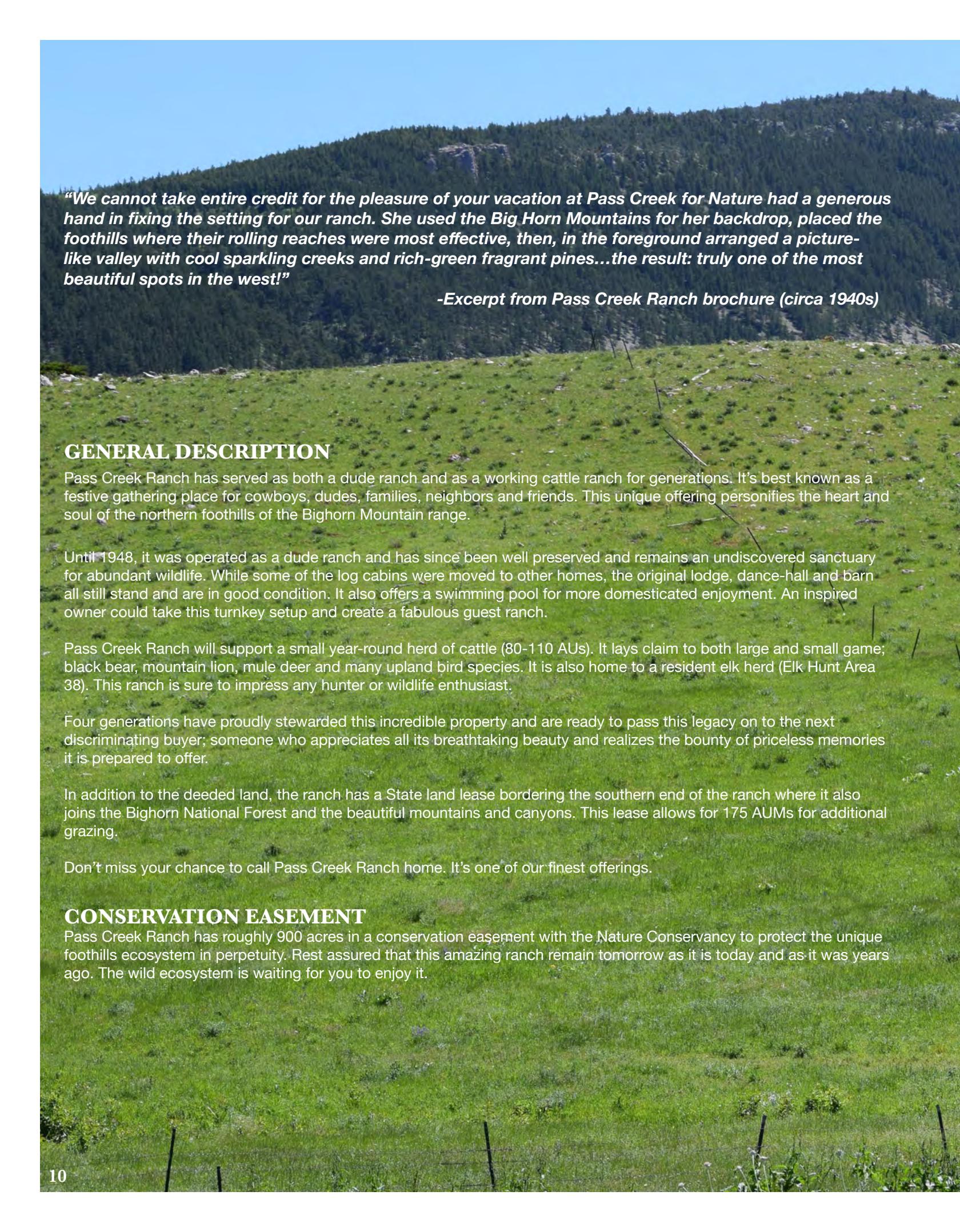
A PLACE TO GATHER

For generations, people have been gathering at Pass Creek Ranch. Once a dude ranch, the ranch has an ambiance reminiscent of such a social atmosphere. Dude ranches represented an escape from the East coast cities where people could relax and enjoy the relaxing Wyoming lifestyle and get to play “cowboy” for a while. Even after the ranch ceased hosting dudes, it remained as “the local gathering place” for the whole Pass Creek area. Members of the local community have long enjoyed the relaxing location as a place to get together and unwind. Children and friends from neighboring ranches swim in the pool and even have swimming lessons here. It’s a place for family reunions and good times. It absorbs all who visit and while you might leave the ranch, it will never leave you.

OPPORTUNITIES

Pass Creek Ranch would make a fantastic hunting and fishing destination and base camp to the Bighorns. For an outfitter, this will serve nicely to accommodate clients. For an individual owner, it will supply years of incredible hunting and fishing opportunities.

The ranch would also make a really nice place for corporate retreats, weddings and other events, if so desired. The rustic, western atmosphere of the ranch, surrounded by the wild and scenic Bighorn Mountain foothills will have all guests enjoying it in amazement.



“We cannot take entire credit for the pleasure of your vacation at Pass Creek for Nature had a generous hand in fixing the setting for our ranch. She used the Big Horn Mountains for her backdrop, placed the foothills where their rolling reaches were most effective, then, in the foreground arranged a picture-like valley with cool sparkling creeks and rich-green fragrant pines...the result: truly one of the most beautiful spots in the west!”

-Excerpt from Pass Creek Ranch brochure (circa 1940s)

GENERAL DESCRIPTION

Pass Creek Ranch has served as both a dude ranch and as a working cattle ranch for generations. It's best known as a festive gathering place for cowboys, dudes, families, neighbors and friends. This unique offering personifies the heart and soul of the northern foothills of the Bighorn Mountain range.

Until 1948, it was operated as a dude ranch and has since been well preserved and remains an undiscovered sanctuary for abundant wildlife. While some of the log cabins were moved to other homes, the original lodge, dance-hall and barn all still stand and are in good condition. It also offers a swimming pool for more domesticated enjoyment. An inspired owner could take this turnkey setup and create a fabulous guest ranch.

Pass Creek Ranch will support a small year-round herd of cattle (80-110 AUs). It lays claim to both large and small game; black bear, mountain lion, mule deer and many upland bird species. It is also home to a resident elk herd (Elk Hunt Area 38). This ranch is sure to impress any hunter or wildlife enthusiast.

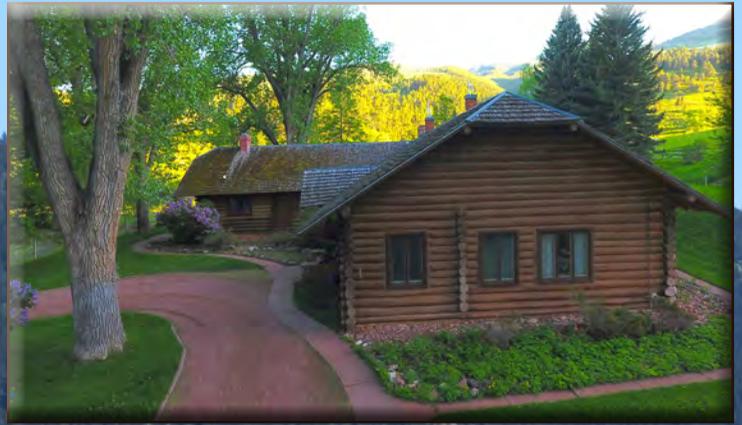
Four generations have proudly stewarded this incredible property and are ready to pass this legacy on to the next discriminating buyer; someone who appreciates all its breathtaking beauty and realizes the bounty of priceless memories it is prepared to offer.

In addition to the deeded land, the ranch has a State land lease bordering the southern end of the ranch where it also joins the Bighorn National Forest and the beautiful mountains and canyons. This lease allows for 175 AUMs for additional grazing.

Don't miss your chance to call Pass Creek Ranch home. It's one of our finest offerings.

CONSERVATION EASEMENT

Pass Creek Ranch has roughly 900 acres in a conservation easement with the Nature Conservancy to protect the unique foothills ecosystem in perpetuity. Rest assured that this amazing ranch remain tomorrow as it is today and as it was years ago. The wild ecosystem is waiting for you to enjoy it.



IMPROVEMENTS

Not fancy or extravagant, but perfectly suited to the ranch and the environment, the improvements at Pass Creek Ranch hearken back to the dude ranch era and reflect the “flavor” one might expect from a mountain foothills setting. Original log structures, well maintained, give a cozy and rustic ambiance for the main lodge, “dance hall”, barns and one remaining Jack and Jill guest cabin. The old horse barn and milking parlor is reported to be a Sears and Roebuck structure that was ordered and hauled in via rail and wagons. The tack room, which itself is an historic log building, is complete with a full set of tack and saddles.

In addition to the historic main lodge, which will comfortably sleep 10, and the “dance hall” that features an apartment, two additional residences, which currently serve as the owner’s residence and a manager’s home, provide additional housing.



THE LAND

- Deeded: 1,085± acres
- State Lease: 900± acres

WATER AND WATER RIGHTS

In the West, and especially in Wyoming, water is the life blood for land and people. Pass Creek Ranch has been blessed with abundant water in many forms. The annual precipitation for this area is well above the regional precipitation and thus provides a relatively lush landscape.

There is a significant 13-acre foot lake that provides enjoyment for people and the ranch has lots of water for wildlife and habitat. East Pass Creek, Taffner Creek and their tributaries flow from higher on the ranch mountain land, down through both sides of the ranch and confluence just below on adjacent property.

Drinking water flows from the Madison formation, providing pure bottling quality drinking water.

Please contact Chase Brothers Properties, LLC for detailed water rights information.

MINERAL RIGHTS

None Available

WILDLIFE

Pass Creek Ranch is home to a diverse wildlife population. The incredible habitat is conducive to all indigenous wildlife. You'll see mule and white tail deer, elk, moose, lions, black bears, many species of waterfowl and upland birds, as well as many non-game species and songbirds. The ranch is in Elk Hunt Area 38 for limited draw and for black bear hunting, the ranch is widely considered to have the best black bear population in the Bighorns. The lake contains large cutthroat, rainbow and brook trout, for outstanding still water fishing and sure to please all anglers. East Pass Creek has brook trout and has potential to be a nice trout fishery.





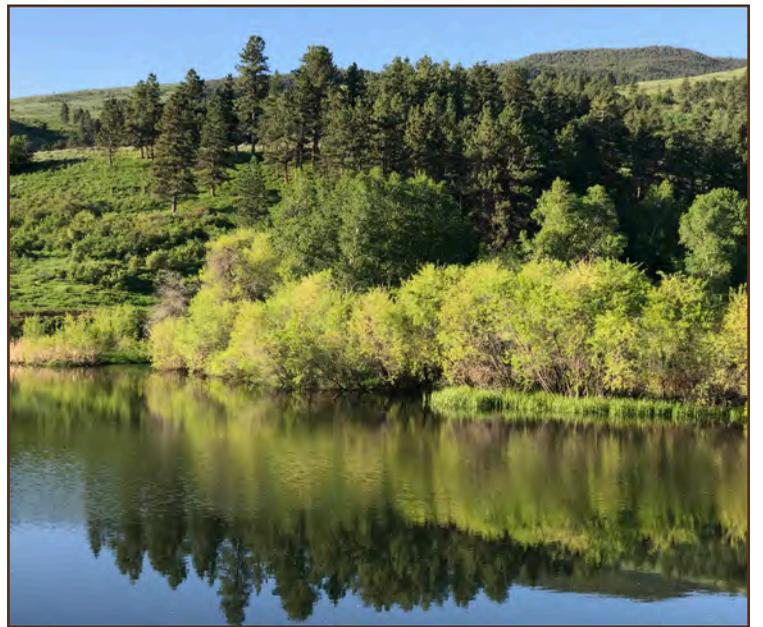
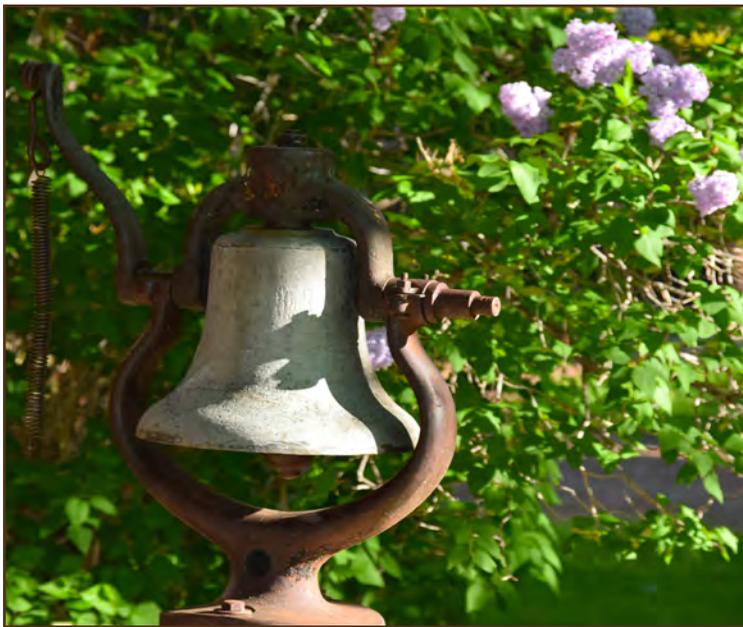
Compliments of Kris Powers



Compliments of Kris Powers



Compliments of Kris Powers







BROKER'S COMMENTS

Ask anyone who's visited, and they'll tell you the same thing: "It's the best place we've been". Whether it's with regard to the scenery, the climate, the "atmosphere", the hunting, or anything else, Pass Creek Ranch leaves a fantastic indelible memory.

Chase Brothers, LLC believes Pass Creek Ranch is an investment-grade property, sure to hold its value. Seldom do properties of this quality come on the market, especially in this area and against the Bighorn National Forest. This ranch offers true, end of the road privacy with spectacular panoramic views of the surrounding mountains and foothills. It may be generations before another of this significance becomes available.

* Photos of interiors available to qualified buyers.

TAXES

2017 taxes: \$8,120

UTILITIES

Available upon request

PRICE AND CONDITIONS OF SALE

\$7,500,000

Seller shall require an all cash sale and Seller reserves the right to effectuate a tax-deferred real estate exchange for all or part of the sales price, pursuant to Section 1031 of the Internal Revenue Code and the Treasury Regulations promulgated there under with no liability or expense to be incurred by the Buyer with respect to the Seller's tax-deferred exchange.

All offers shall be in writing and accompanied by an earnest money deposit in at least five percent (5%) of the purchase offer, which will be deposited in to the Closing Company's Trust Account*. Additionally, offers shall be accompanied with the contact information of Buyer's banker to determine financial capability to complete a purchase.

***TITLE AND ESCROW**

Sheridan County Title Insurance Agency shall act as earnest money holder.

DISCLAIMER

Seller is selling property in "AS IS, WHERE IS" condition. The Seller and Chase Brothers, LLC make it known that all potential buyers must conduct due diligence on any information presented herein. The accuracy of this information is deemed reliable; however, it is not guaranteed or warranted by Chase Brothers, LLC or the Seller.

There may be discrepancies between deeded property lines and actual fence boundaries, and there are no warranties either expressed or implied with regard to specific acreages, water rights or mineral rights. Wyoming is a split-estate state, which means that the mineral estate and the surface estate may be owned separately and transfer of the surface estate does not necessarily include transfer of any or all of the mineral rights. Third parties may own interests in the mineral estate, which may give them rights to enter and use the surface estate. Buyer is advised to timely consult legal counsel with respect to any such matters.

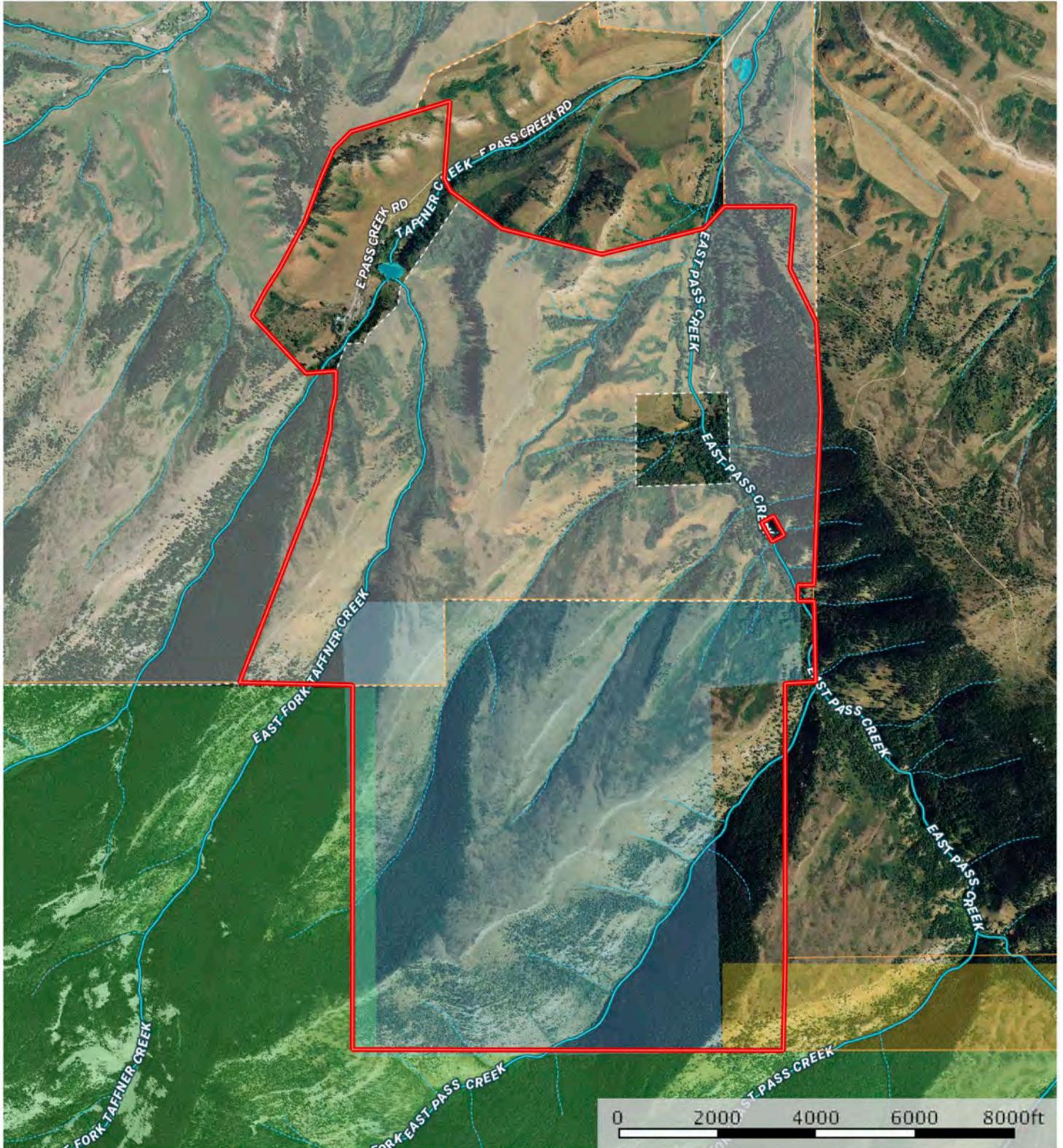
REAL ESTATE BROKERAGE DISCLOSURE

Chase Brothers, LLC is acting as an agent for the Seller. All prospective buyers shall be required to read and sign a Wyoming Real Estate Brokers Disclosure Agreement.

PLEASE CONTACT US FOR INTERACTIVE MAPS FOR IN-DEPTH VISUAL AID TO DISCOVER THE MANY FEATURES OF THIS RANCH.

This offer is subject to prior sale, price change, correction or withdrawal without notice.

Pass Creek Ranch
 Sheridan County, Wyoming, 1085 AC +/-

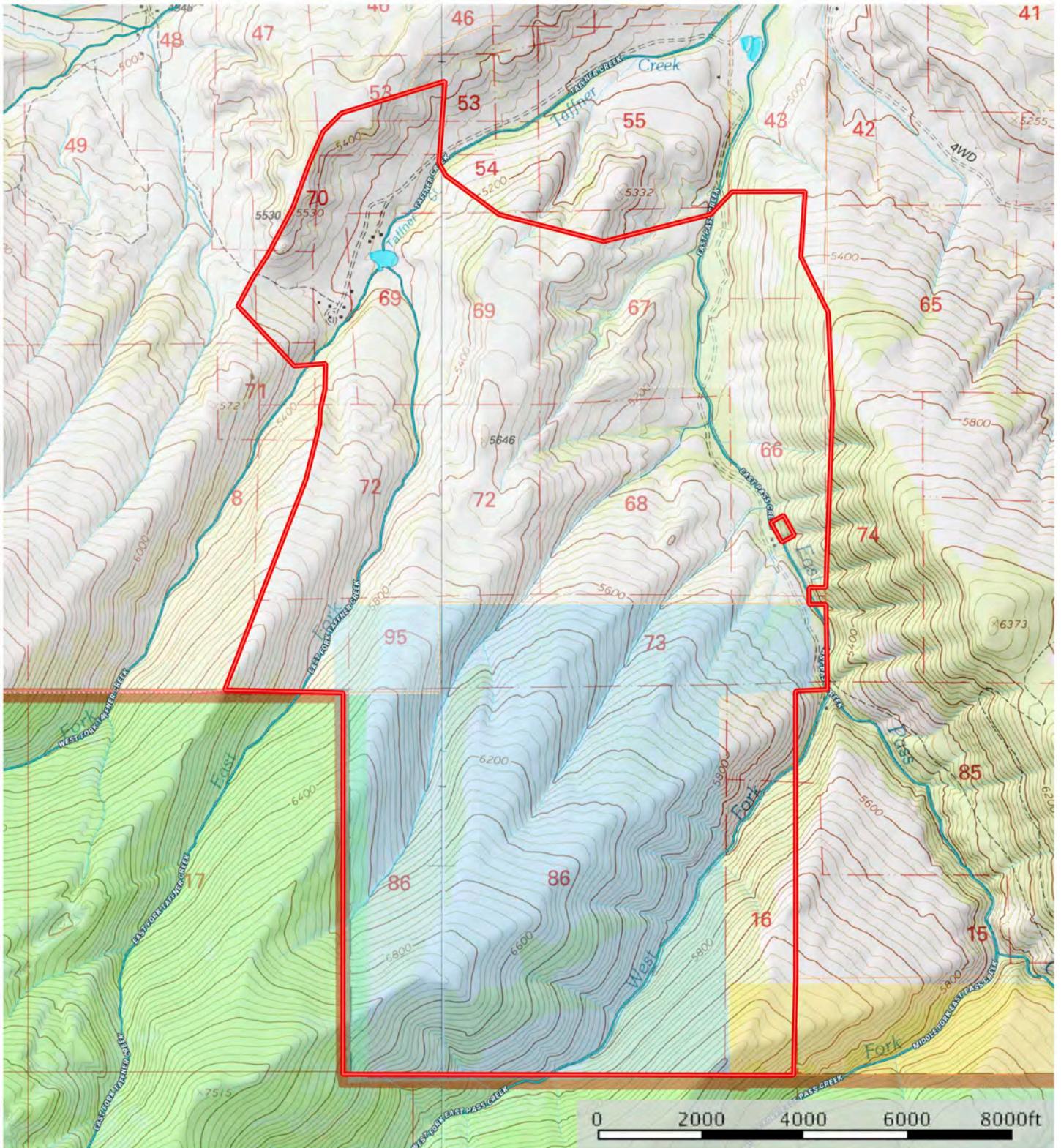


- ▭ Pass Creek Ranch
- ▭ Forest Service
- ▭ State Land
- ▭ Fish and Wildlife
- ▭ National Park
- ▭ Other
- ▭ BLM
- Stream, Intermittent
- River/Creek
- ▭ Water Body

Chase Brothers Properties, LLC
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M The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Pass Creek Ranch
 Sheridan County, Wyoming, 1085 AC +/-



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