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# Beckton Hall Ranch

Sheridan , WY

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## EXECUTIVE SUMMARY

Beckton Hall Ranch, between Big Horn and Sheridan, Wyoming, is a unique 320-acre, end of the road Wyoming sporting ranch. With extreme privacy and wildlife in mind, the owner's residence was thoughtfully designed and built to blend in and capture the impressive views from inside and outside living spaces in a luxurious setting. This magnificent four bedroom, five bath home has a floor plan that takes full advantage of the panoramic views and is well designed for very comfortable living space and excellent display of art.

The land has been managed for wildlife habitat since 2000. The current owner has had conservation and habitat improvement as the primary management focus for the property. Harvesting only one cutting of grass hay each season, they leave the second growth for bird cover and other wildlife habitat. Cross fences have been removed to allow both wildlife and the owner free range of the property. Falconry and bow hunting have been the main recreation on the property. Baker Creek, a small year round creek, flows through the south end of the property and there are three small ponds on the property that provide plenty of water and habitat for wildlife.

This magnificent small Wyoming Ranch is the perfect home for those considering a residence in Wyoming's tax friendly environment.

## PRICE

**\$5,250,000**

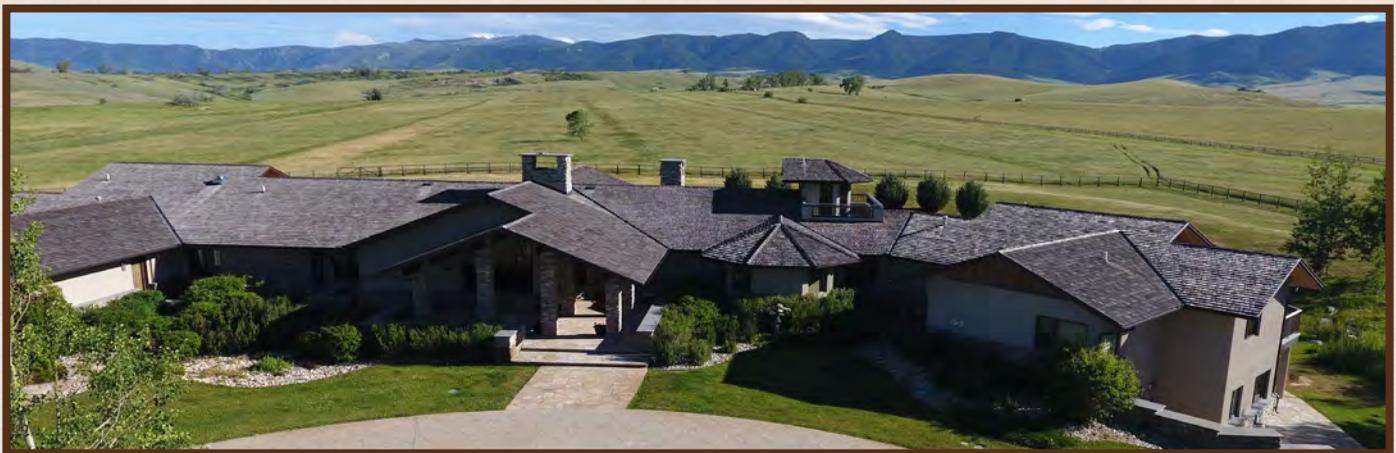
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## FEATURES

- 320 deeded acres premium grassland
- 157 acres irrigated meadows
- Good water rights and irrigation systems
- Productive meadows for grass hay and occasional wildlife food plot
- 3 small ponds for wildlife habitat
- Wildlife include whitetail and mule deer, pheasants, sharptail grouse, waterfowl, hawks, coyotes, fox.
- Exquisite, 4 bedroom custom home with 5 full baths
- Other improvements include Caretaker or Guest House, Guest Cabin, Heated shop, Woodworking shop, Hawk Barn, Weathering House, Pigeon House, and a couple storage sheds
- Magnificent panoramic views of the Big Horn Mountains
- 15 minutes from Sheridan



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