

# Brinkerhoff Ranch

Sheridan, WY



844-WYO-LAND  
CHASEBROTHERSLLC.COM



# Table of Contents

|                                     |    |
|-------------------------------------|----|
| Sheridan Area Lifestyle and History | 3  |
| Introduction                        | 4  |
| Quick Facts                         | 5  |
| Location, Locale, Access & Climate  | 6  |
| Water                               | 8  |
| Improvements                        | 9  |
| General Description                 | 10 |
| The Land                            | 12 |
| Water Rights & Mineral Rights       | 12 |
| Wildlife & Recreation               | 12 |
| Improvements                        | 14 |
| Price & Conditions of Sale          | 17 |
| Fences & Boundary Lines             | 17 |
| Taxes                               | 17 |
| Broker's Summary                    | 17 |
| Maps                                | 18 |

## 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

Seldom do large working/recreation ranches come on the market within 30 minutes of Sheridan, WY. The Brinkerhoff Ranch is just such a ranch; it's only 10-15 minutes from downtown Sheridan and provides a rare opportunity to own and operate a beautiful and highly productive property within a short drive from the immediate lifestyle amenities that Sheridan and the "Sheridan Lifestyle" offer. The Sheridan area is synonymous with high quality of life.

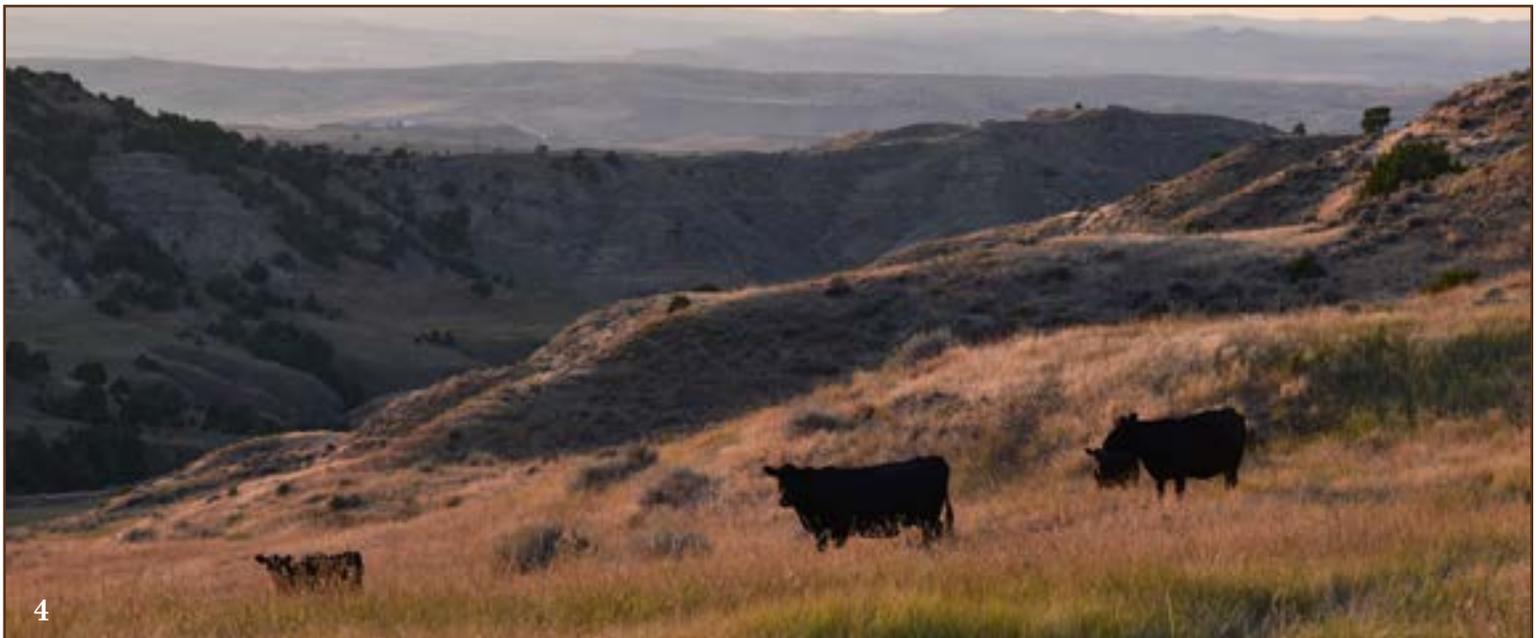
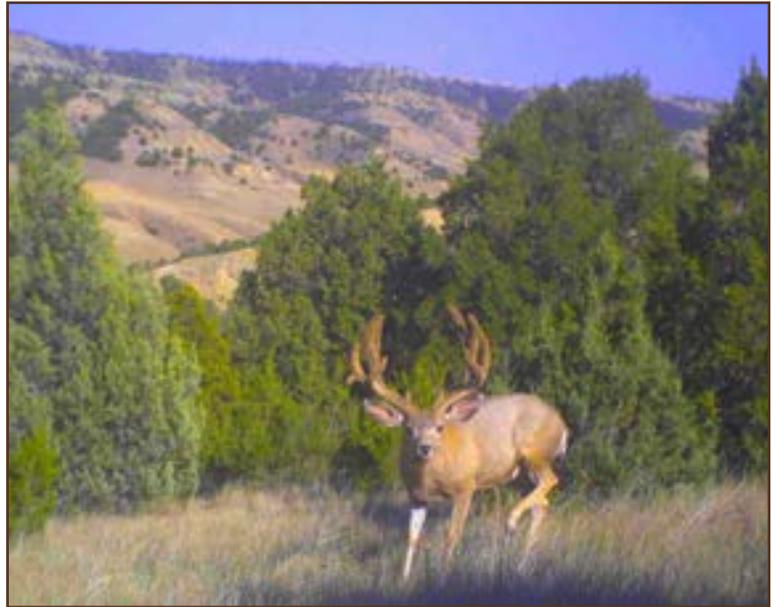
The Brinkerhoff ranch is all set up and ready to go. So much, in fact, that it could even be purchased "turn-key". Whether you want to bring in your own livestock and equipment, or whether you want to purchase the current equipment and livestock on the Brinkerhoff Ranch (inquire for details), all you have to do is move in.

The ranch is relatively easy to manage, as it's all in one block with good roads and power distributed throughout.

Beyond the production side of the ranch is the wonderful hunting and recreation that the ranch offers. From horseback riding to hiking, deer hunting to bird hunting, or even elk hunting, you'll find that this ranch has truly tremendous recreational amenities, which might also afford the new owner additional enterprises and income.

The ranch is located on a school bus route for the excellent Sheridan County School District #2, which is acclaimed as the top school district in Wyoming and among the top districts in the nation. Sheridan County schools excel in academics, athletics and extracurricular activities, despite competing against larger schools across the state.

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.



## QUICK FACTS & FEATURES

- 9,323± deeded acres
- 1,120± acres State land
- 320± acres BLM
- 10,763± total acres
- 11,071± total acres inside fences
- 404.72± acres under 12 pivots or side roll sprinklers
- 250± acres adjudicated water rights
- 4-5 tons of hay per acre
- 600± AU Ranch
- 500 head feeding/backgrounding facility with certified scales and handling facilities
- BLM Leases: 39 AUMs
- Additional working corrals located in Coutant Creek valley
- Excellent stock water systems throughout ranch
- Excellent mule deer, plus white-tailed deer and elk
- Excellent upland game bird hunting (Huns, sharp-tailed grouse, sage grouse, turkeys, etc), plus very good habitat for pheasants in lower areas.
- Plenty of equipment sheds and shops
- 3 well kept homes and two smaller & newer cabins
- A complete and balanced ranch
- Within 10 minutes of downtown Sheridan, WY
- Wyoming is one of the most favorable states for overall taxes





## LOCATION/LOCALE

The Brinkerhoff Ranch is located about half way between Billings, MT and Casper, WY and just 10 miles, or about 15 minutes from downtown Sheridan, WY in the heart of the Lower Prairie Dog Creek drainage in the foothills of the Bighorn Mountains, just a few miles from where it enters the Tongue River. This watershed is, of course, part of the great land “where the rivers run north” that has been so coveted for over 140 years of ranching, but 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. For further shopping and air service, one can find it in Billings, or Casper, each about two hours away. Furthermore, the Bighorn Mountains are only 30 minutes to the west, where you’ll find all the outdoor recreation you can imagine.

## ACCESS

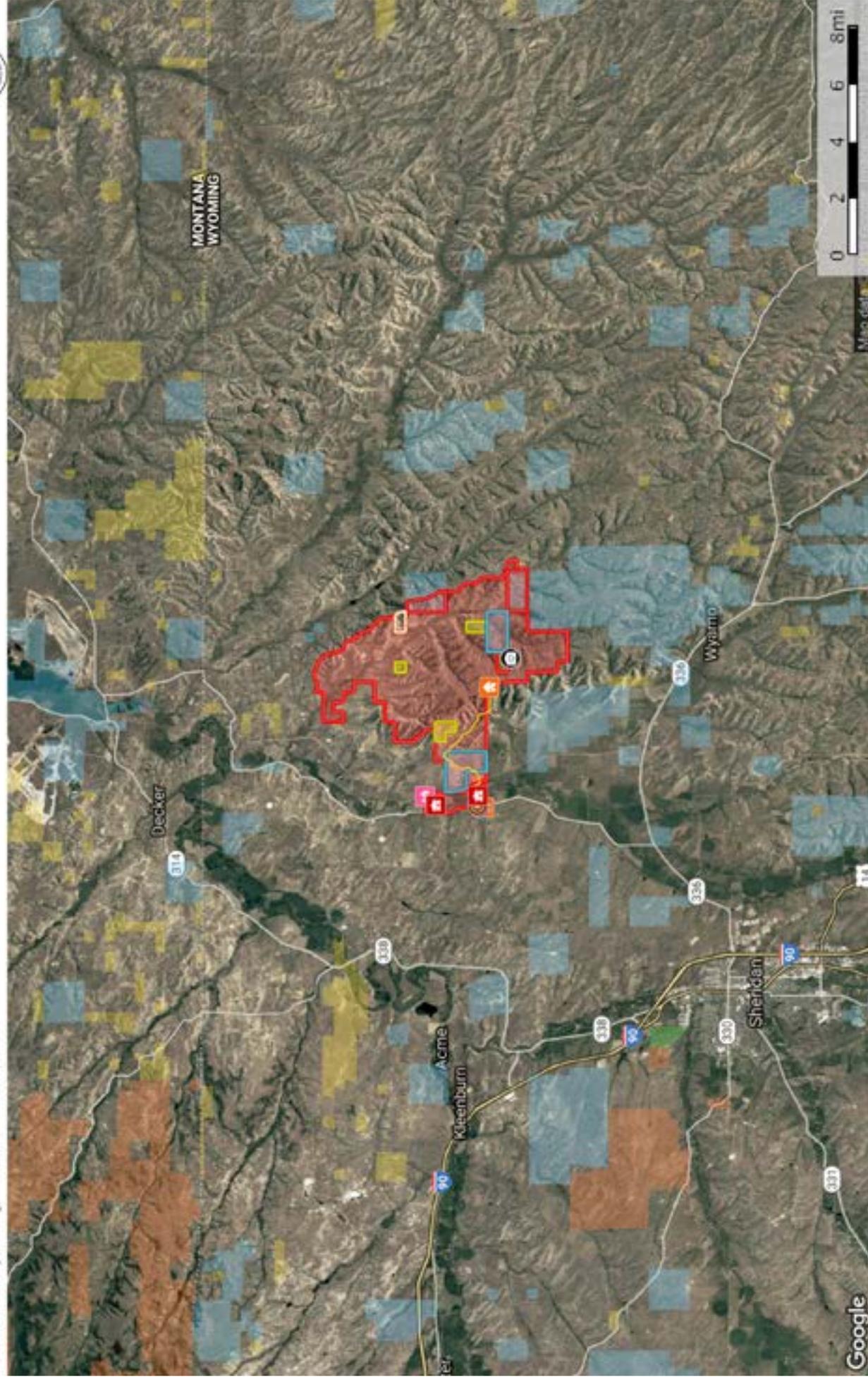
Contact Broker for access and showing. From Downtown Sheridan, you can gain access to the ranch by driving 4.6 miles on State HWY 336 to Lower Prairie Dog Road (Sheridan County Rd 1211- a very good all-weather gravel road with mag-chloride surface) and driving another 5.3 miles to ranch headquarters.

## CLIMATE

The climate around the Sheridan area is one of the most “live-able” climates in Wyoming with pleasant summers and moderate winters. Perhaps it’s the proximity to the 45th parallel along with the positioning next to the Bigorn Mountains and the lower altitude, but the Bighorn Mountain foothills have always been one of the most desirable places to live for those who have experienced it. Whatever the reason, it’s hard to argue that this area doesn’t have the greenest and most pleasant climates. For more information, visit <http://www.climate-zone.com/climate/united-states/wyoming/sheridan/>

# Brinkerhoff Ranch

Sheridan, Wyoming, 11,071± Total Acres



- Main House
- State Land Fenced info
- Cabin
- Forest Service
- Pens
- Barn
- House
- National Park
- Photo Point
- Other
- Primary Road to Homestead
- BLM
- Inholding - not fenced
- Brinkerhoff State Land
- Brinkerhoff BLM

Chase Brothers, LLC  
P. 844-WYO-LAND  
www.chasebrothersllc.com

45 East Loucks; Ste. 108, Sheridan, WY 82801

The information contained herein was obtained from sources that we believe to be reliable. MapInfo/Brinkerhoff makes no warranties or guarantees as to the completeness or accuracy thereof.



## **WATER**

In the West, and especially in Wyoming, water is the life blood of the land and living. Brinkerhoff Ranch has excellent water and water rights\*. Numerous stock water reservoirs are situated around the ranch, along with pipeline-fed stock tanks. Prairie Dog Creek runs through the ranch as well, providing good riparian habitat, water for wildlife and is the source of the irrigation water.

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





## **IMPROVEMENTS**

The ranch has 3 modest residences and two other small cabins – all are in good condition. The other improvements include numerous shops and livestock sheds. The main equipment shop is only a few years old, has a concrete floor, and it is heated and insulated. There's also a larger pole barn used for equipment storage that is also quite new and is large enough to easily store all the main farm equipment. The ranch has a 20,000 lb. certified scale for weighing livestock as well as hydraulic chutes for handling cattle and steel crowd alleys and chutes.



## GENERAL DESCRIPTION

The Brinkerhoff Ranch is 9,323± deeded acres combined with 1,120 acres of State of Wyoming lease and 320 acres of BLM for a combined 10,763± total acres; however 11,071± acres are inside the fences. This is a solid grazing ranch with good soils and good grasses, well known for excellent gains, cow longevity and high retention rates. Stock water reservoirs and piped water from water-wells provide good stock water throughout; plus good roads provide access throughout the entire ranch making access very convenient and management much easier. Additionally, Prairie Dog Creek courses through the ranch carrying the valuable water that helps make this ranch so productive with adjudicated water rights and supplemental shares of Kearney Reservoir water. The Prairie Dog Creek valley has some of the best soils in all the region making it a very productive area for growing crops. Among the deeded acres in the valley are about 600± acres that have very good water rights, with about 405± acres irrigated by 12 T&L pivots or by side roll sprinklers. Under the sprinklers, the irrigated ground produces about 4 tons of alfalfa hay/acre per year in two to three cuttings, while one circle grows corn for silage used for feeding calves in the 500-hd back-grounding lot at the headquarters. Three-phase power exists through much of the ranch as well, which allows for efficiency in power and ease of management.

Besides grazing, this ranch is well suited for

wildlife. The diverse and rough terrain, with an excellent variety and mosaic of native grasses, brush, sage brush and juniper cover, provides excellent habitat for trophy caliber mule deer, many antelope and even elk; plus, an array of upland game birds such as Huns, sharp-tailed grouse, sage grouse and turkeys, while pheasants abound in the lower areas (there is a hunting lease for pheasant, grouse and partridges until March 1, 2019). Whether you want elk or deer hunting, or premium bird hunting, this ranch has it in a private and beautiful setting where you can enjoy the beautiful vistas of the Bighorn Mountains from just about everywhere on the ranch.

The ranch has 3 modest residences and two other small cabins – all are in good condition. The other improvements include numerous shops and livestock sheds. The main equipment shop is only a few years old, has a concrete floor, and it is heated and insulated. There's also a larger pole barn used for equipment storage that is also quite new and is large enough to easily store all the main farm equipment. The ranch has a 20,000 lb. certified scale for weighing livestock as well as hydraulic chutes for handling cattle and steel crowd alleys and chutes.

This is definitely a rare opportunity to own a ranch of this caliber so close to Sheridan with all the attributes needed in a working ranch, but with the recreational and hunting amenities one would hope to find and of course enjoy.



***“This is a solid grazing ranch”***

## THE LAND

- Deeded: 9,323± acres
- State Lease: 1,120± acres
- BLM Lease: 320± acres
- Land inside perimeter fence: 11,071±
- Production: Owner rates the hay production at about 3-4 tons per acre and carrying capacity of 600 AU.

## WATER AND WATER RIGHTS

Brinkerhoff Ranch has excellent water and water rights\*. Numerous stock water reservoirs are situated around the ranch, along with pipeline-fed stock tanks. Prairie Dog Creek runs through the ranch as well, providing good riparian habitat, water for wildlife and is the source of the irrigation water.

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

## BLM & STATE LEASES

BLM: Coutant Creek- #22132, 39 AUMs, \$66/year

State: #2-4032, 496 AUMs, 480 Acres, \$2,747.84/year  
#2-5523, 106 AUMs, 320 Acres, \$1,174.48/year

## WILDLIFE AND RECREATION

Wildlife on the ranch consists of trophy caliber mule deer and white tail deer, many antelope and even elk; plus, an array of upland game birds such as Hungarian Partridge, sharp-tailed grouse, sage grouse and turkeys. Pheasants are released on the ranch and abound in the lower areas (there is a hunting lease for pheasant, grouse and partridges until March 1, 2019). Whether you want elk or deer hunting, premium bird hunting, or just quality outdoor recreation, this ranch should provide it in addition to the quality agricultural opportunities.

## MINERAL RIGHTS

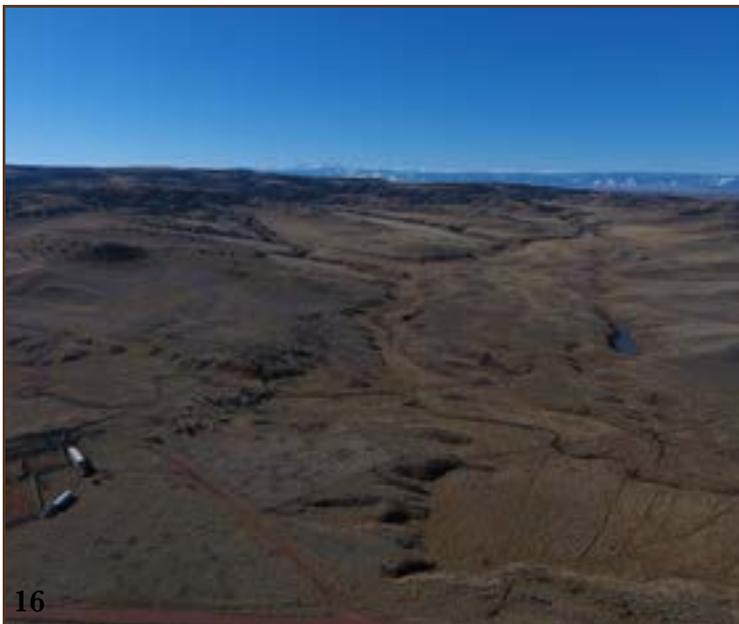
None Available











## **BROKER'S COMMENTS**

Chase Brothers, LLC believes Brinkerhoff Ranch is an investment-grade property, sure to hold its value. Seldom do true working ranches of this scale come on the market in the Sheridan, WY area, especially within 10-15 minutes of downtown Sheridan. Headquarters include a number of steel buildings and corrals typical of most ranches in the area, plus a feeding facility with 500-hd capacity. There is some deferred maintenance and repair on the corrals and fences.

The water rights are solid and about 405± acres are being irrigated using 12 pivots side roll sprinklers. Owner mostly grows alfalfa and gets 4-5 tons/acre per year (2-3 cuttings). One field grows corn for silage. There is still some cleanup that the methane companies need to do on the place, but no longer any production. Rangeland is well watered with pipelines, reservoirs and wells throughout. There are good roads throughout and good grass canopy with mix of junipers and sage brush. Range appears to be in good shape. A few problem areas with prairie dogs .

\*Equipment can be purchased separately (turn-key).

Buyer must provide proof of purchase ability prior to showings.

## **TAXES**

2018-19 Taxes: \$20,394

## **UTILITIES**

Available upon request

## **PRICE AND CONDITIONS OF SALE**

**\$8,500,000**

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**

Inquire with broker.

## **DISCLAIMER**

Seller is selling property in "AS IS, WHERE IS" condition. The Seller and Chase Brothers, LLC 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**

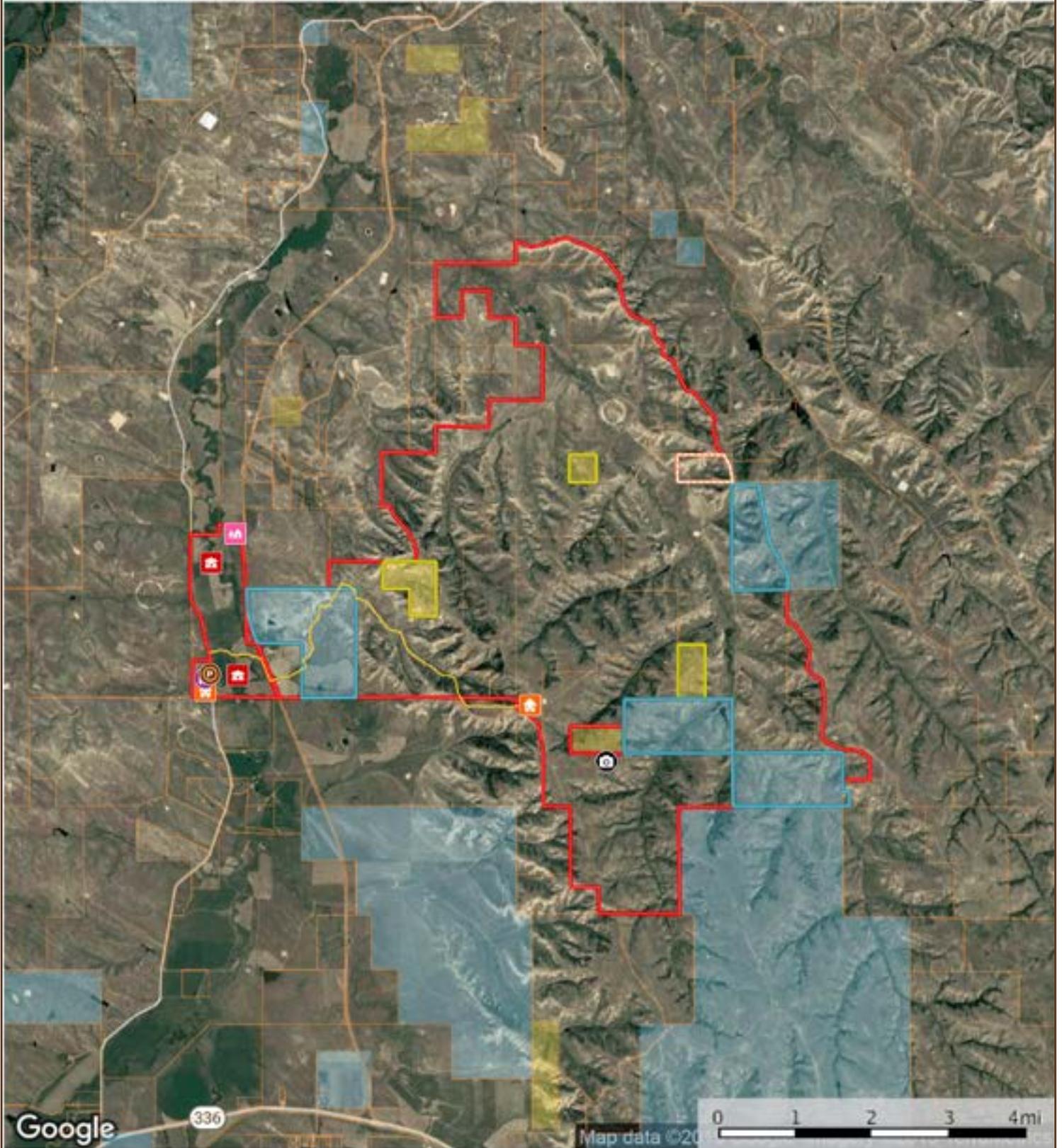
### **BROKERAGE DISCLOSURE**

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.

**Brinkerhoff Ranch**  
 Sheridan, Wyoming, 11,071± acres

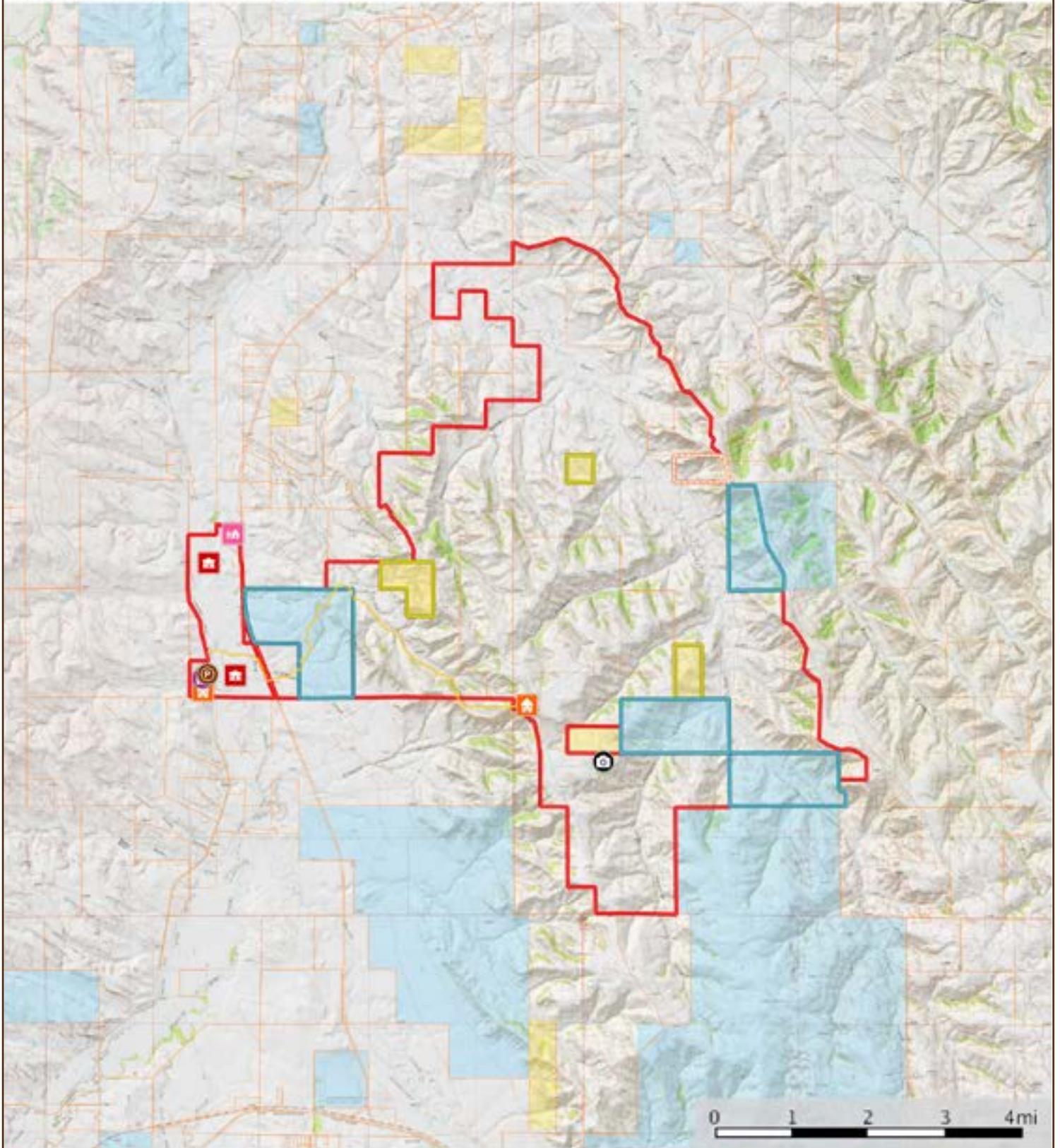


- |            |                |            |                   |               |             |                 |                        |                        |                 |
|------------|----------------|------------|-------------------|---------------|-------------|-----------------|------------------------|------------------------|-----------------|
| Main House | Cabin          | Pans       | Barn              | House         | Photo Point | Primary Road to | Inholding - not fenced | Brinkerhoff State Land | Brinkerhoff BLM |
| Boundary   | Forest Service | State Land | Fish and Wildlife | National Park | Other       | BLM             |                        |                        |                 |

Chase Brothers, LLC  
 P: 844-WYO-LAND    www.chasebrothersllc.com    45 East Loucks; Ste. 109, Sheridan, WY

The information displayed herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

**Brinkerhoff Ranch**  
 Sheridan, Wyoming, 11,071± acres



- |            |                |            |                   |               |             |                 |                        |                        |                 |
|------------|----------------|------------|-------------------|---------------|-------------|-----------------|------------------------|------------------------|-----------------|
| Main House | Cabin          | Pans       | Barn              | House         | Photo Point | Primary Road to | Inholding - not fenced | Brinkerhoff State Land | Brinkerhoff BLM |
| Boundary   | Forest Service | State Land | Fish and Wildlife | National Park | Other       | BLM             |                        |                        |                 |

Chase Brothers, LLC  
 P: 844-WYO-LAND    www.chasebrothersllc.com    45 East Loucks; Ste. 109, Sheridan, WY

The information contained herein was obtained from sources deemed to be reliable. MapInfo Services makes no warranties or guarantees as to the completeness or accuracy thereof.



844-WYO-LAND  
CHASEBROTHERSLLC.COM  
45 EAST LOUCKS, STE 109 | SHERIDAN, WYOMING

JOHN CHASE | 307.752.2876  
GALEN CHASE | 307.752.5144