



N. FORK SHELL CREEK RANCH

BUFFALO, WY • \$3,500,000



EXECUTIVE SUMMARY

Surrounded by Wyoming State Land, this beautiful land beneath the Bighorn Mountains, is conveniently located between Buffalo and Sheridan, Wyoming – in the last best place.

This ranch offers a wide diversity of its own recreation and is near the 1.1 million-acre Bighorn National Forest, and is only minutes from Lake DeSmet for water sports and recreation. Also within 30-45 minutes of many cultural icons, such as the Brinton Museum in Big Horn, or The Jim Gatchell Museum in Buffalo, and several of the original dude ranches in America. It's between Buffalo and Sheridan - the two communities offer the rich western culture from the history of the Plains Indians to the Bozeman Trail, to cowboys and outlaws, homesteads and large ranches, dude ranches, world class rodeo and polo, hunting, fishing and modern outdoor recreation. Additionally, the downtown areas offer fun and unique shopping, dining and entertainment, plus easy access to an airport or jet accessible FBO.

Experience the rich blend of "cowboy-cosmopolitan" culture, only found here, with its roots back to the late 1800s. It's a blend of rugged individualism shaped out of the Wyoming climate and landscape and the culture that was brought here from the dude ranches and early settlers. Currently used as a grazing operation for about 90 cows, it's supported by about 1,120 acres of State land as well as a 90 AUM USFS summer grazing allotment in the Bighorn Mountains. The allotment is known as the Willow Park grazing allotment and includes a cow camp with a cabin. Cattle are trailed there in mid summer from the range below where they then spend the duration of the summer grazing on nutritious mountain grasses. Please call for more information about the grazing lease.



PROPERTY FEATURES

- 640± deeded acres
- 1,7605± total acres
- 1,120-acre Wyoming State grazing lease with 257 AUMs
- Willow Park USFS grazing lease (90 AUMs) This allotment can't be assigned; however current lessee will relinquish their rights
- Surrounded by Wyoming State Land in an area known as "The Big Five"
- Live water runs year-round through the property from a spring
- Nice small cattle ranch for about 90 cows
- A blank canvas with no improvements- build your own vision
- Hunting for upland birds
- Elk Hunt Areas 36 for trophy elk
- Resident herd of Pronghorn antelope, Hunt area 102
- Mule deer hunting, Hunt area 27
- Very near the Bighorn National Forest
- Incredible western history all around
- Amazing regional year-round recreation
- 20 minutes North of Buffalo, WY (Buffalo has a robust downtown with great shopping, dining and Jet Accessible FBO)
- 25 minutes South of Sheridan, WY (Sheridan has a vibrant downtown with great shopping, dining, and commercial air service in addition to a FBO)
- Wyoming is one of the most favorable states for overall taxes



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

