



NOTTINGHAM TRAIL LAND

BIG HORN, WY • \$2,300,000



EXECUTIVE SUMMARY

The Nottingham Trail Ranch represents a special opportunity to own 160 deeded acres of unencumbered and very private, end-of-the-road mountain view ranch land just minutes from the coveted town of Big Horn, Wyoming. This completely undeveloped land is truly a blank canvas for someone wanting to build their dream home on one of its several potential building sites; you may have a hard time choosing which one. The property boasts beautiful Bighorn mountain views and breathtaking panoramas of the surrounding area and Little Goose Creek valley. On this property, which is adjacent to other large tracts of ranch land, one can enjoy hunting, grazing, riding, or just plain all-around recreational enjoyment opportunities. For hunting and/or wildlife viewing, the area has ample mule deer, white tail deer, and pronghorn antelope. With all the natural protection and cover that the land provides, you will also find upland bird species like sharp-tailed grouse, Hungarian partridge; as well as some pheasants and wild turkeys. The property is currently used for livestock grazing and some hunting. Valuable adjudicated water rights come with this property. Though the current owners have rarely used these rights, they present an opportunity to produce more forage for livestock and wildlife. One hundred (100) acres can be irrigated and used for crops and/or hay land.

It's not often that an opportunity to buy a large acreage property near Big Horn comes around. So if you're considering this area, make sure to take a closer look at all this property offers, and better yet, schedule a showing to see how special the Nottingham Ranch really is.



PROPERTY FEATURES

- 160± deeded acres
- Located in the highly coveted community of Big Horn, WY
- 100 acres of adjudicated water rights from the Peralta Ditch Company
- Borders several other larger tracts of land, and sits in a protected and private area that gives it the feeling of being bigger than it is. With only a couple nearby residences visible from certain locations on the property, you'll see more stars at night than light pollution from neighbors
- Nice open space and agricultural zoning for small horse and/or cattle ranch
- Hunting, and/or wildlife viewing opportunities for upland birds, white tail deer, mule deer and antelope, and perhaps even an occasional elk
- Amazing year-round recreation, such as hiking, biking, fishing, snowmobiling and cross-country skiing in the nearby Bighorn Mountains
- The Red Grade Trail System and the 1.1 Million Acre Bighorn National Forest is only 10-15 minutes to the away, giving one a myriad of outdoor activities
- In Sheridan School District 1. Big Horn School is just 5 minutes from the property.
- 15 Minutes South of Sheridan, WY (Sheridan has a vibrant downtown with great shopping, dining, and commercial air service in addition to an FBO)
- Wyoming is one of the most favorable states for overall taxes



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