



SHAMROCK REALTY*

*A Division of William L. Kallal P.C.

P.O. Box 1206 • Cheyenne, Wyoming 82003-1206 • (307) 634-5282 • Fax (307) 637-5262

Polo Ranch
Big Horn, Wyoming *

Contact:

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*** Co-listed with Century 21 BHJ Realty, Inc., Sheridan, Wyoming**
Bruce Garber, Broker-Owner
Office 307-672-5838
Mobile 307-752-2013



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Polo Ranch

Big Horn, Wyoming

Entire Ranch:

1,912 +/- acres with improvements/personal property \$19,500,000.00

Separate Parcels:

Parcel 1: 640 acres+/-* \$ 3,500,000.00

Parcel 2: 900 acres+/-** \$ 7,000,000.00

Parcel 3: 360 acres+/-*** \$ 7,500,000.00

Parcel 4: 460 acres+/- **S O L D**

Purchase First Mortgage:

Purchase mortgage on property and UCC security position on equipment, furniture and furnishings. Contact brokers for details.

* Native pasture, surveyed out into 15 parcels. One hundred and eighteen (118) acres, located due north of Parcel 4., is subject to a first right of refusal.

**Private, gated entry off highway, exceptional, large trout stocked reservoir, two employee homes, corrals, small barn, irrigated lands

***Main, gated entry, paved roads, underground utilities, exceptional home, guest home, equestrian facilities with forty boxed stalls, indoor arena with viewing lounges, paddocks, round pens, irrigated lands, remarkably landscaped. Exceptional furniture and art, fixtures, and equipment available via private sale.

Note: All parcels subject to prior sale, price change and reconfiguration.

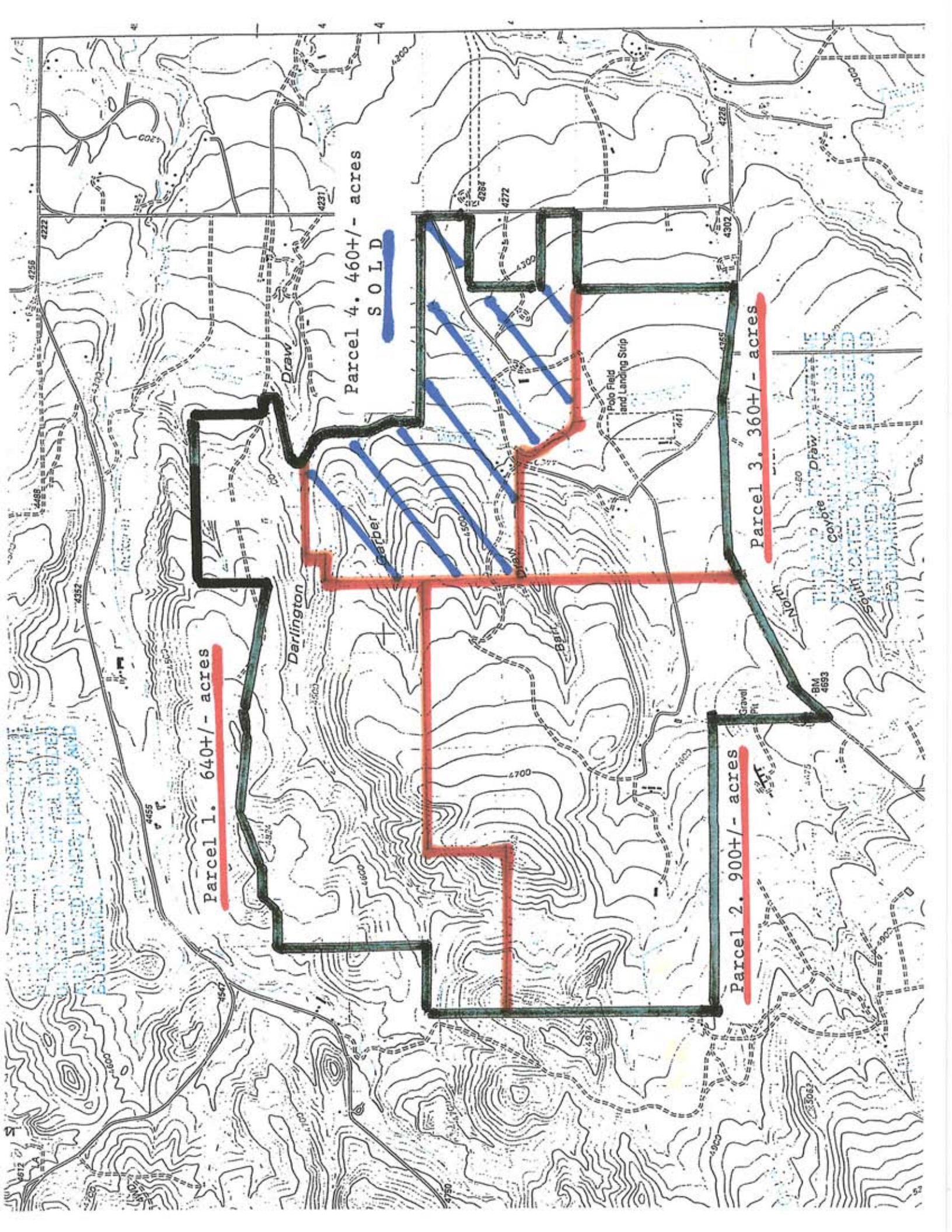
Parcel 1. 640+/- acres

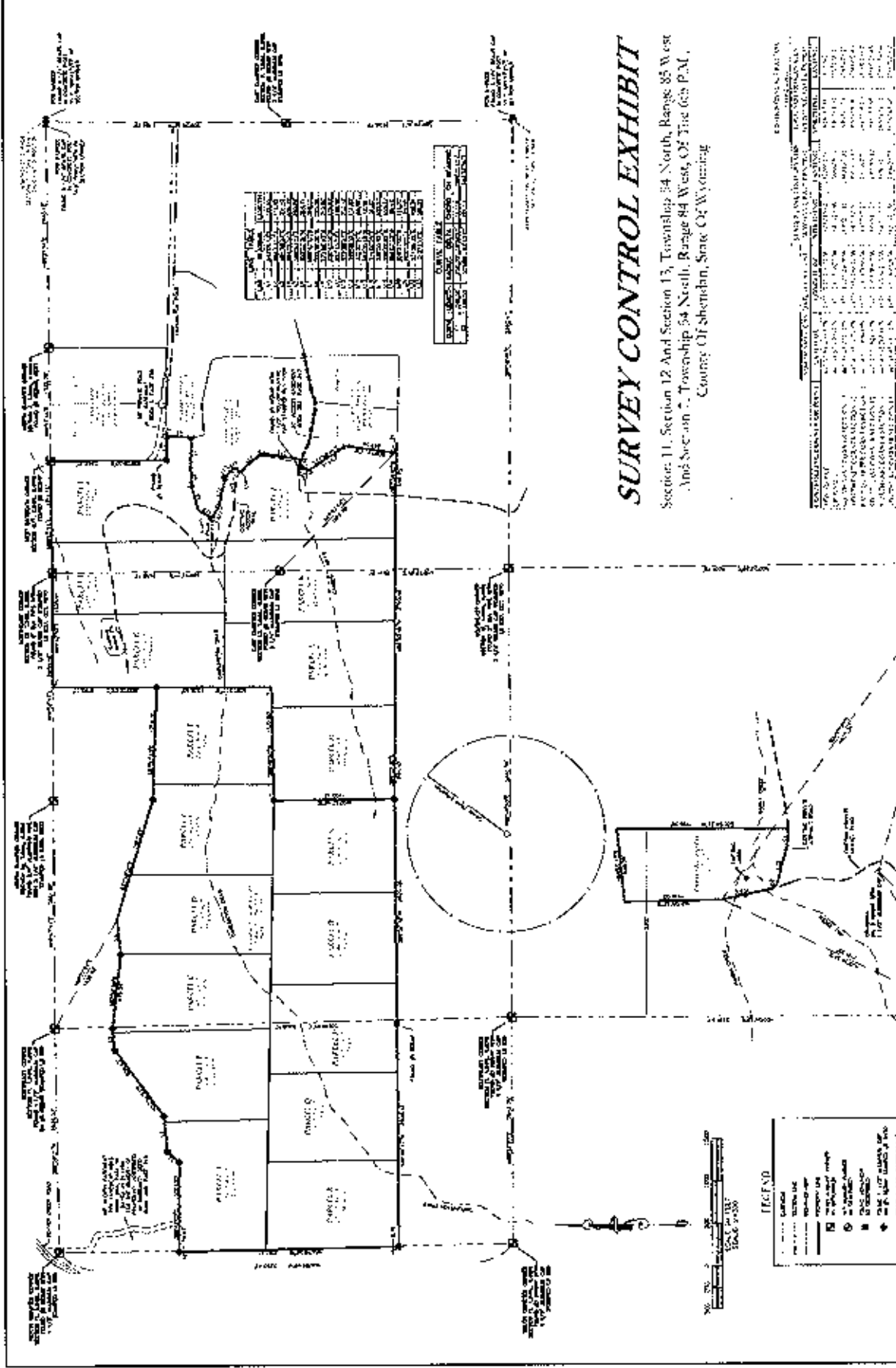
Parcel 4. 460+/- acres

S O L D

Parcel 2. 900+/- acres

Parcel 3. 360+/- acres





SURVEY CONTROL EXHIBIT

Sections 11, Section 12 And Section 13, Township 84 North, Range 85 West
 And Section 7, Township 84 North, Range 84 West, Of The 6th P.M.,
 County Of Sherman, State Of Wyoming

FIELD BOOK
 DATE: 10/15/08
 TIME: 10:00 AM
 BY: [Name]

STATION	BEARING	DISTANCE	REMARKS
1	N 00° 00' 00" E	100.00	START OF SECTION 11
2	N 00° 00' 00" E	100.00	CORNER 11-12
3	N 00° 00' 00" E	100.00	CORNER 11-13
4	N 00° 00' 00" E	100.00	CORNER 11-7
5	N 00° 00' 00" E	100.00	CORNER 11-12
6	N 00° 00' 00" E	100.00	CORNER 11-13
7	N 00° 00' 00" E	100.00	CORNER 11-7
8	N 00° 00' 00" E	100.00	CORNER 11-12
9	N 00° 00' 00" E	100.00	CORNER 11-13
10	N 00° 00' 00" E	100.00	CORNER 11-7
11	N 00° 00' 00" E	100.00	CORNER 11-12
12	N 00° 00' 00" E	100.00	CORNER 11-13
13	N 00° 00' 00" E	100.00	CORNER 11-7
14	N 00° 00' 00" E	100.00	CORNER 11-12
15	N 00° 00' 00" E	100.00	CORNER 11-13
16	N 00° 00' 00" E	100.00	CORNER 11-7
17	N 00° 00' 00" E	100.00	CORNER 11-12
18	N 00° 00' 00" E	100.00	CORNER 11-13
19	N 00° 00' 00" E	100.00	CORNER 11-7
20	N 00° 00' 00" E	100.00	CORNER 11-12
21	N 00° 00' 00" E	100.00	CORNER 11-13
22	N 00° 00' 00" E	100.00	CORNER 11-7
23	N 00° 00' 00" E	100.00	CORNER 11-12
24	N 00° 00' 00" E	100.00	CORNER 11-13
25	N 00° 00' 00" E	100.00	CORNER 11-7
26	N 00° 00' 00" E	100.00	CORNER 11-12
27	N 00° 00' 00" E	100.00	CORNER 11-13
28	N 00° 00' 00" E	100.00	CORNER 11-7
29	N 00° 00' 00" E	100.00	CORNER 11-12
30	N 00° 00' 00" E	100.00	CORNER 11-13
31	N 00° 00' 00" E	100.00	CORNER 11-7
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33	N 00° 00' 00" E	100.00	CORNER 11-13
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37	N 00° 00' 00" E	100.00	CORNER 11-7
38	N 00° 00' 00" E	100.00	CORNER 11-12
39	N 00° 00' 00" E	100.00	CORNER 11-13
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96	N 00° 00' 00" E	100.00	CORNER 11-13
97	N 00° 00' 00" E	100.00	CORNER 11-7
98	N 00° 00' 00" E	100.00	CORNER 11-12
99	N 00° 00' 00" E	100.00	CORNER 11-13
100	N 00° 00' 00" E	100.00	CORNER 11-7

THE ABOVE SURVEY WAS MADE BY THE SURVEYOR AND THE RESULTS THEREOF ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.

SURVEYOR'S SIGNATURE: _____
 DATE: _____



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**Polo Ranch
Big Horn, Wyoming**

- Flagstone, main gated entry.
- Tree lined, paved private roadway to main residence and equestrian facilities.
- Main residence completely remodeled and upgraded. The main residence has been beautifully furnished by an international interior designer. The furnishings may be available via private sale.
- West view of main residence with one of the numerous ponds developed by owners.
- Carriage guest house; remarkable four bedroom guest home located just east of the main residence. Impeccably furnished; furnishings may be available via private sale.
- Gathering barn; includes sixteen box stalls, large gathering area, impeccably furnished, commercial catering kitchen, wood shop, and paint shop.
- Horse barn with office, guest apartment, sixteen box stalls, viewing area, indoor arena.
- Interior of horse barn.
- View from several paddocks looking south.
- Paddocks.
- Horse pasture-main entry.
- Colorado Colony Irrigation Ditch.
- Large irrigated pasture along main entry way.
- Reservoir developed by owners to control water distribution.
- Equine training facility, eight box stalls, inside round pen, outside mechanical walker
- Refurbished root cellar
- Life size, original bronze horses























