

Peralta Ranch

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WELCOME

Welcome to the Big Horn Mountain Country of North-eastern Wyoming – one of the most beautiful and valuable real estate markets in the west. And welcome to the Peralta Ranch.

Full of frontier history, unbelievable beauty, and abundant wildlife, this property is among the last of its kind. If you are looking for a place you will surely label “magical”, a place to make your own in so many ways, you have found it. For retreat, recreation, investment, or preservation, the Peralta Ranch offers it all to today’s thoughtful buyer.

The photography you see herein, will get you as close to the ambiance of the Peralta Ranch as is possible. Yet, even for those of us who grew up right here, nothing will compare to being there, to literally feeling it for yourself. We are sure when you do; you too will call it “magical”.

Finally, as you work with us here at Century 21 BHI Realty Inc., we will do everything we can for you, including our finest responsibility, which we see as ...

“Making sure living here feels right”



LOCATION

The Peralta Ranch is located a few miles south of the historic community of Big Horn, and about ten miles south of Sheridan, in the heart of Northeastern Wyoming. The local airport is a short 15 drive minute away, offering three flights a day to Denver, Colorado. The edges of the ranch form part of the base of what the locals call the “Eastern Slopes” of the Big Horns. We feel it’s important for you to know that the ranch will feel both private and quiet, but by no means isolated.

Still essentially undiscovered, the Sheridan area offers a rare blend of classic cowboy culture, with a surprising touch of sophistication. You will find it to be a rich and diverse community with a permeating

sense of philanthropy. It is a place where everyone is his or her very own – yet anyone who longs for true community will find it if they reach out.

Sheridan is so multi-faceted no list of traits would suffice. In short, however, newcomers will find plenty of recreational opportunities, arts & entertainment, golf courses, and world-class polo. Finally, the community of Big Horn is home to ten polo fields and two official USPA clubs, including the oldest Western polo club in the country. For additional resources about Sheridan, including healthcare, schools, organizations, and local government, please see the “resources” page at the back of this packet.



PROPERTY HIGHLIGHTS

Named after a local historic irrigation ditch, this is a true Big Horn Gem. A rare sized ranch to come on the market totaling 463 acres. The ranch provides approximately 270 acres that could be irrigated and 193 acres of pasture land.

The ranch is well watered with Park reservoir and Martin reservoir water rights – all irrigation is gravity fed. Numerous side roll sprinkler systems operate on the ranch. The improvements consist of a 4 bedroom 3 ½ bath home – with updated Marmoleum Click flooring, a large shop, several smaller shops, equipment shed and a commercial greenhouse.

The ranch has several draws with wonderful southern exposures. The Big Horn Mountains sit just south and west of this ranch providing view sheds that show off Mother Nature's handy work. The ranch would work well for cattle and hay production and it has potential for horse operations also. Many of the fences on the property were built new in 2009. Current lessor would be interested in continuing to lease the ranch from a new owner.

Lastly, the ranch provides many recreational opportunities and is in close proximity to all of the wonderful amenities that the Sheridan area provides.



PROPERTY HIGHLIGHTS CONT'D

Building Schedule

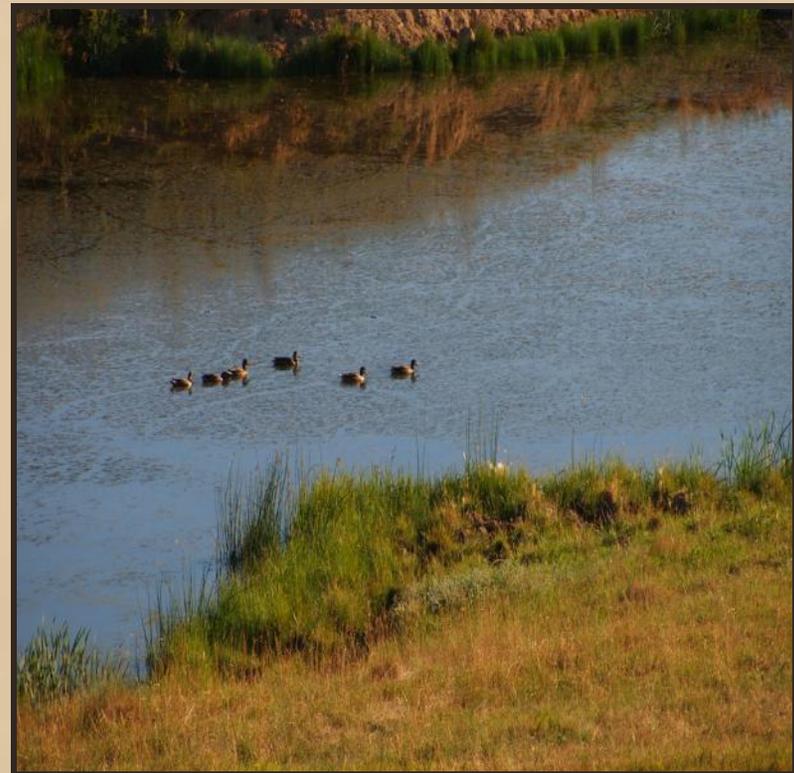
Main Dwelling	4,950 sqr ft plus garage
Greenhouse	7,896 sqr ft
Small Shop	1,800 sqr ft
Storage Shed	1,560 sqr ft
Big Shop	5,040 sqr ft
Horse Barn	2,052 sqr ft
Open Machine Shed	5,432 sqr ft



WILDLIFE

The Peralta Ranch is home to abundant wildlife. Larger animals such as mule deer, and whitetail deer are commonplace, as are, coyotes, and foxes. The new owners will also find a rich variety of both song birds and game birds. For those interested in birding or bird hunting, the Peralta Ranch is near neighboring ranches that welcome bird hunters for most of the year. And only a few miles away, the Big Horn State Bird Farm raises thousands of pheasants annually.

With many varieties of animals, the ranch is an exceptional stage for nature's drama. All outdoor enthusiasts, including hunters, bird watchers, horsemen, hikers, and photographers, are sure to find what they love most about the outdoors.

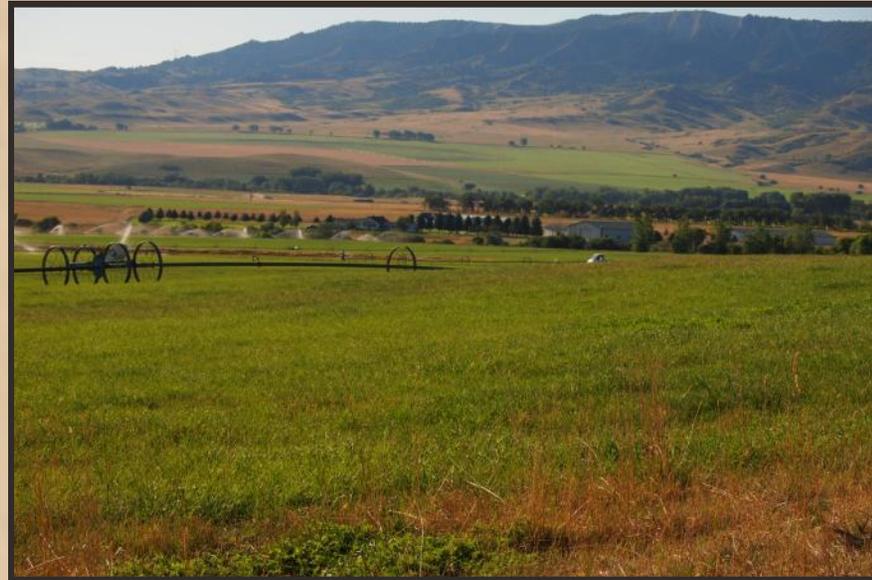




CONSERVATION EASEMENTS

Most landowners along the Eastern foothills of the Big Horns have placed their ranches under conservation easements with various land trusts. Future owners of the Peralta Ranch will have an opportunity to protect the ranch in the same way, as it is not currently encumbered by such easements.

Buyers seeking this tax advantage are encouraged to seek the help of CENTURY 21 BHI Realty Inc. and other professional advisors to assist in evaluating the benefits of placing this property under a conservation easement.





INVESTMENT OVERVIEW

List Price: \$4,250,000

Property Taxes: \$5,900 Annually

Acreage: 463

Water Rights: Adjudicated water, rights will convey to buyer at closing.

Mineral rights: 100% of the interest owned by seller, if any, will be conveyed to buyer via warranty deed at closing.





WHY MOVE TO WYOMING

Tax Advantages - The State of Wyoming does not levy a personal income tax or corporate income tax.

Wyoming does not impose a tax on intangible assets such as bank accounts, stocks, or bonds, either. In addition, Wyoming does not assess any tax on retirement income earned and received from another state. Further, there is no legislative plan to implement any of these types of taxes.

WHY MOVE TO SHERIDAN

Recently honored with True West Magazine's 2005 Western Town of the Year Award, Sheridan, WY attracts people in search of a small town lifestyle with the benefits of big-city culture, dining and boutique shopping. Known for its devotion to the Arts and western heritage, Sheridan is a growing community of 17,000 with a thriving economy, award-winning school systems, and quality air service. Sheridan's historic Main Street sits as the city's centerpiece, with numerous shops catering to locals and tourists alike. Recreation opportunities abound with the nearby Big Horn Mountains, three golf courses, lakes for boating and fishing, and an Arts community featuring the historic WYO Theater.



WHY USE CENTURY 21 BHI REALTY, INC.

CENTURY 21® The Gold Standard. We are a team of professionals. Our office won the 2008 CENTURY 21® President's Award. This prestigious national award is granted to franchises that earn *both* the CENTURION® Award and the QUALITY SERVICE PINNACLE® Award in the same calendar year. This award is given to *less* than 2% of the 4,500 U.S. franchises.

Our Associates continue to earn awards as well, both statewide and internationally, which shows their commitment to excellence and their commitment to providing the very best quality of service. Choose to work with the very best in the industry!

OTHER COMMUNITY AND AREA LINKS



Community:

Chamber of Commerce	www.sheridanwyoingchamber.org
Center for a Vital Community	www.sheridan.edu/cvc
Forward Sheridan	www.forwardsheridan.org
Sheridan Arts Council	www.sheridanarts.org
Sheridan Recreation District	www.sheridanrecdistrict.com
Local YMCA	www.sheridanymca.org

Air Travel

Great Lakes Aviation (public)	www.greatlakesav.com
Bighorn Airways	bighornairways.com

Education:

Sheridan College	www.sheridan.edu
Sheridan County School District #2	www.scsd2.org
Sheridan County School District #1	www.scsd1.org

Healthcare:

Sheridan Memorial Hospital (public)	www.sheridanhospital.org
Sheridan Surgery Center (private)	www.sheridansurgery.org

Polo:

The Flying H Polo Club	www.flyinghpolo.com
Big Horn Polo Club	www.bighornpolo.com





We look forward to helping you with your real estate needs. Call us today to schedule your exclusive showing of this one-of-a-kind property. Put our team of professionals to work for you.

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