



Cross F Ranch



## WELCOME

Welcome to the Cross F Ranch located just a few minutes from Clearmont, a small ranching community which lies east of Buffalo, Wyoming. The ranch is located in Sheridan County and approximately 20 minutes southeast of Sheridan.

The historic town of Sheridan is the county seat for Sheridan County with a population approximately 16,000 an elevation of a comfortable 3,700 feet and lies on the eastern slope of the magnificent Big Horn Mountains.

The beautiful quaint town of Buffalo is a thriving town with a population around 4,500. The elevation is 4,650 feet and is situated on the east side of the beautiful Big Horn

Mountains! Buffalo is the county seat for Johnson County and the gateway to the Yellowstone National Park area.

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.”



## Recreational Opportunities

Recreational opportunities abound in the Buffalo and Sheridan area, with the nationally recognized 27 hole Powder Horn Golf Course, 18 hole Kendrick Golf Course, Sheridan Country Club 9 hole course and Buffalo's highly acclaimed 5 star Golf Course.

Countless hunting and fishing opportunities await you in the area surrounding this ranch and in the 4 season Big Horn Mountains recreational activities and hunting opportunities are limitless.

The local airport is a short 25 minute drive away in Sheridan, offering three flights a day to Denver, Colorado. We feel it's important for you to know 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, roping, world class Polo and the spectacular WYO Rodeo!

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.



## PROPERTY HIGHLIGHTS

A unique and rare opportunity to acquire an original historic ranch, never before on the market!!

This ranch is one of the most impressive properties in this area. The magnificent colored rock that was used to build this home, barn and outbuildings are a work of art. The ranch itself has a mile and a half access to Piney Creek which is the backdrop for this spectacular property.

Countless hunting and fishing opportunities await you on the ranch and in the surrounding area. In the 4 season Big Horn Mountains recreational activities and hunting opportunities are limitless.

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## IMPROVEMENTS

This masterpiece has an enduring quality with 2576 square feet, 2 story rock home, 6 bedrooms, 2 baths, small sunroom, large ranch kitchen, dining room and unfinished basement. This home is in need of work, but will be striking when re-modeled..









## WILDLIFE

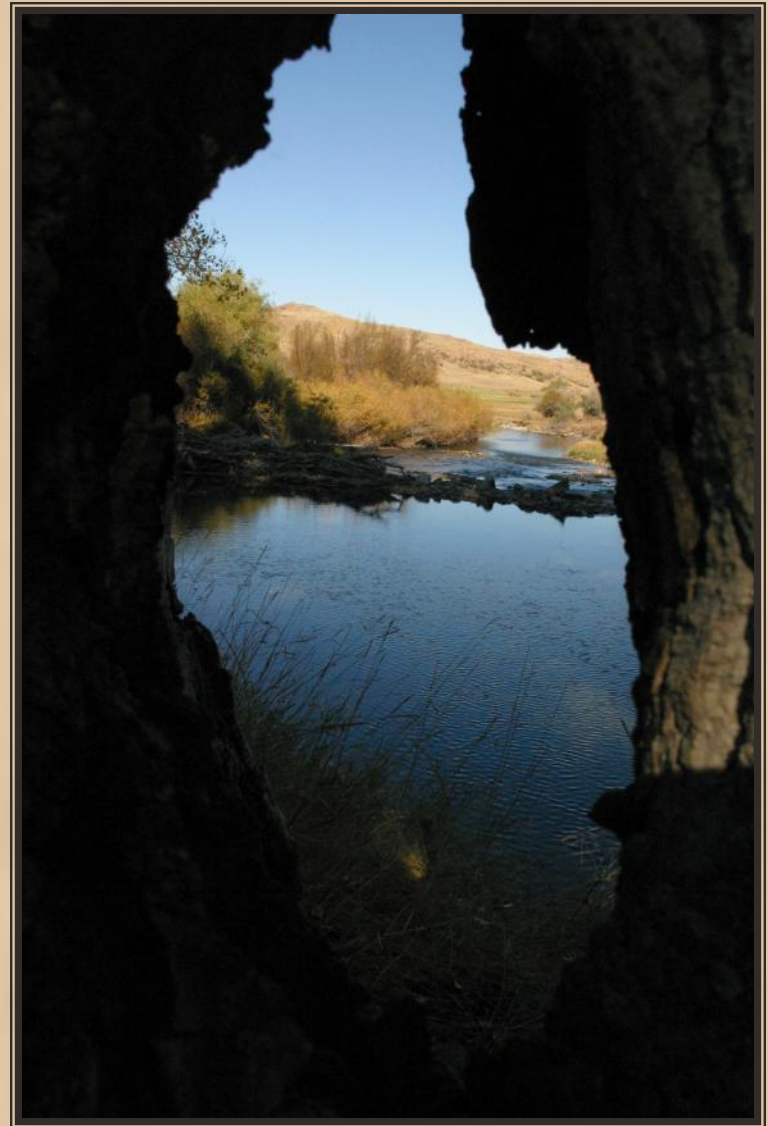
The best wildlife here on this ranch are the fish . But this ranch is also a game Paradise with Antelope, Mule and White Tail Deer and the Turkey!! And abundant on Upland Game Birds, and Waterfowl!!

Pictures are worth a thousand words!!



## INVESTMENT OVERVIEW

List Price:	\$2,700,000
Property Taxes:	\$ 3,624
Acreage:	Deeded 1,360 acres 1,480 acres State Lease Land
Water Rights:	Fantastic water rights on this historic ranch. 265 acres 1882 water rights 50 acres 1896 water rights 4 wells domestic and livestock 392.5 acre feet of stored water in Lake DeSmet.
Mineral rights:	Seller will transfer 50% of mineral rights owned by seller.
Fencing:	Fair condition





## 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	<a href="http://www.sheridanwyoingchamber.org">www.sheridanwyoingchamber.org</a>
Center for a Vital Community	<a href="http://www.sheridan.edu/cvc">www.sheridan.edu/cvc</a>
Forward Sheridan	<a href="http://www.forwardsheridan.org">www.forwardsheridan.org</a>
Sheridan Arts Council	<a href="http://www.sheridanarts.org">www.sheridanarts.org</a>
Sheridan Recreation District	<a href="http://www.sheridanrecdistrict.com">www.sheridanrecdistrict.com</a>
Local YMCA	<a href="http://www.sheridanymca.org">www.sheridanymca.org</a>

### Air Travel

Great Lakes Aviation (public)	<a href="http://www.greatlakesav.com">www.greatlakesav.com</a>
Bighorn Airways-Charter	<a href="http://www.bighornairways.com">www.bighornairways.com</a>

### Education:

Sheridan College	<a href="http://www.sheridan.edu">www.sheridan.edu</a>
Sheridan County School District #2	<a href="http://www.scsd2.org">www.scsd2.org</a>
Sheridan County School District #1	<a href="http://www.scsd1.org">www.scsd1.org</a>

### Healthcare:

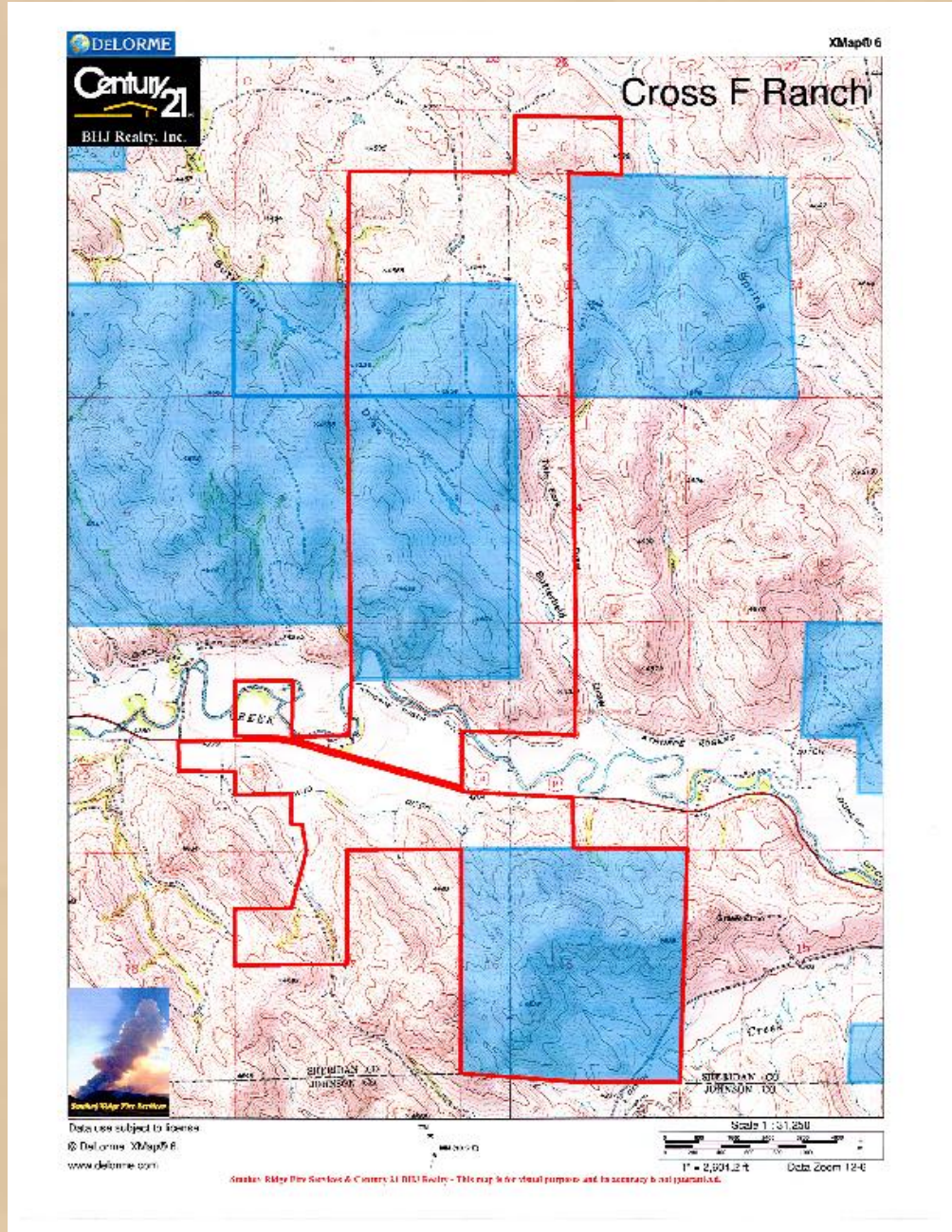
Sheridan Memorial Hospital (public)	<a href="http://www.sheridanhospital.org">www.sheridanhospital.org</a>
Sheridan Surgery Center (private)	<a href="http://www.sheridansurgery.org">www.sheridansurgery.org</a>

### Polo:

The Flying H Polo Club	<a href="http://www.flyinghpolo.com">www.flyinghpolo.com</a>
Big Horn Polo Club	<a href="http://www.bighornpolo.com">www.bighornpolo.com</a>

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Call us today to schedule your exclusive showing of this one-of-a-kind property. Put our team of professionals to work for you.

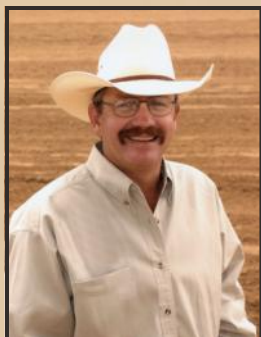
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