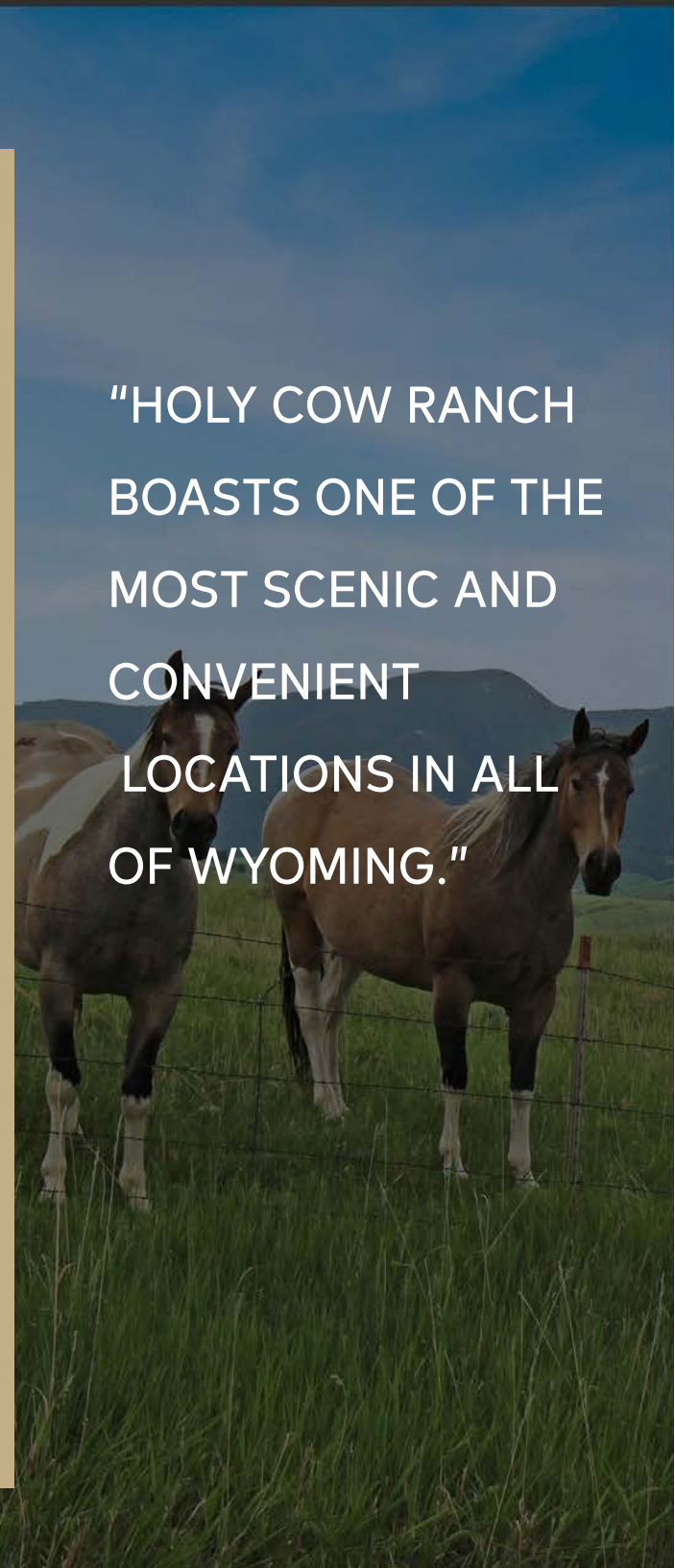




HOLY COW RANCH SHERIDAN, WY

CENTURY 21
BHJ Realty, Inc.

A photograph of two horses, one brown and one brown with white patches, standing in a green field. In the background, there are mountains under a blue sky. The text is overlaid on the left side of the image.

"HOLY COW RANCH
BOASTS ONE OF THE
MOST SCENIC AND
CONVENIENT
LOCATIONS IN ALL
OF WYOMING."

GENERAL INFORMATION

The Holy Cow Ranch encompasses 3,589.4 deeded acres along with a 320 +/- acre state lease of unparalleled wildlife habitat and agricultural production, miles of National Forest boundary, creek frontage and striking improvements set between the shimmering creeks and the pine-clad slopes of the Bighorn Mountains. The foothills of the mountains provide bountiful feed and water for livestock as well as wildlife. The abundance of wildlife coupled with the diverse terrain, running water, and protected boundaries, makes for an incredible outdoor experience whether hiking, horseback riding, hunting or fishing. Conveniently located 12 miles west of highly coveted and celebrated Sheridan, Wyoming, The Holy Cow Ranch has created a name for itself in an area where fabled American entrepreneurs, sportsmen and European aristocracy have resided for generations. If your imagination leads you to what a true western paradise is, then you will find it here. The Holy Cow Ranch is currently one of the few offerings in the local area providing an owner with Bighorn National Forest boundary, priced comparably to neighboring ranch sales.

Quick facts

Note: all acreages are approximate

Deeded:	3,589.40 Acres
State Lease:	320 Acres
Total:	3,909.40 Acres

- 3 Bass and Trout Ponds
- Over three miles of Rapid, Little Rapid, and Beaver Creek Running Through Ranch
- Over 2.5 Miles of National Forrest boundary
- 15 minutes from Sheridan Wyoming
- Abundant Wildlife Life Resources
- 2017 Property Tax \$41,353.32
- Nature Conservancy Easement in Place
- Ranch Elevations Vary From 4,383' to 5,626'

WILDLIFE AND RECREATION

The Bighorn Mountains in north central Wyoming have been sought after for their quality wildlife resources since the earliest days of Native American inhabitation. The generally temperate weather patterns along the eastern slope of the Bighorns provide abundant water, strong grass and plentiful protection from weather and predation.

Rich wildlife populations include trophy whitetail and mule deer, as well as antelope and elk. The Holy Cow ranch is a paradise for waterfowl, small game, both upland and song birds, as well as native airborne and fur bearing predators. Several bass and trout ponds and over 3 miles of live water and riparian habitat through Rapid, Little Rapid, and Beaver Creeks occupy this property. Rapid Creek alone offers over 1.5 miles of exquisite trout fishing opportunities without leaving the ranch. An abundance of wildlife coupled with the diverse terrain, running water, and protected boundaries, makes for an unmatched outdoor experience whether hiking, horseback riding, hunting or fishing.



OPERATION

The current owners of the Holy Cow Ranch have chosen to lease grazing and hay production to a neighboring rancher and certainly a new owner could do the same to simplify day to day decisions. The foothills of the Big-horn Mountains provide bountiful feed and water for livestock, as well as wildlife. After the Spanish introduction of the horse to the new world, the Native Plains Tribes evolved into horse cultures and referred to this country as “Bots Sots” or the “very best” due to its superiority of feed.

Current estimates indicate approximately 300 acres of irrigated grass/alfalfa mix and native hay that are being produced on the ranch with hundreds more irrigated as pasture. The Holy Cow Ranch has the rights to 11 water adjudications that range in priority from the years 1882 through 1903. Carrying capacity would range widely depending on the management plan of the new owner. Suffice to say that the production opportunities are superb. In addition to the aforementioned resource values, approximately 1,000 acres of the southern portion of the ranch is found above the adjacent foothills into the protected timber of the adjoining Bighorn Mountains.



IMPROVEMENTS

The Holy Cow Ranch has a variety of improvements that comfortably enhance the living experience along the foothills of the Bighorn Mountains.

The owner's residence, at 6,300 plus sq. ft., consists of a well-appointed three-bedroom home with elegant dining, living room, and a fully remodeled kitchen. The main floor also features a comfortable study with a stunning rock fireplace and a private in-home office. The master suite is located on the second floor, which provides dramatic views of the entire ranch and 180 degree views of the mountains.

A premier lodge was constructed in 1997. This structure is the focal point for many fun and unique recreational activities and both front and back residential decks take advantage of the breathtaking sunrises and sunsets. Furthermore this sanctuary offers 8 bedrooms with multiple beds and 4 private suites with bathrooms at the end of both wings. One additional private suite is positioned above the great room in the loft area. Amazingly the lodge also features a state of the art commercial kitchen, workout room & spa, theater room, children's play area and an old-fashioned bar featuring saddles serving as guest seats.

The ranch office is found near the entrance to the property. This Log constructed workplace is an ideal location to begin your day of work. Upon entering the building there is a spacious lobby in addition to 4 separate offices, one of them oversized - ideal for meetings and gatherings. This building could also be repurposed and used for living quarters.

Two more noteworthy homes exist that we refer to as "Junior's house" and the "Bird House". These structures are located in the valley and provide beauty and serenity for guests or visitors. In addition to the above- mentioned improvements, the ranch has several more employee housing options and a variety of shops, barns and other outbuildings that are useful for ranch operations. One of the favorite buildings is a charming; iconic red barn with attached corrals-the perfect place to launch a horse-back ride into the Bighorns.



PRICE AND CONDITIONS OF SALE

\$23,500,000

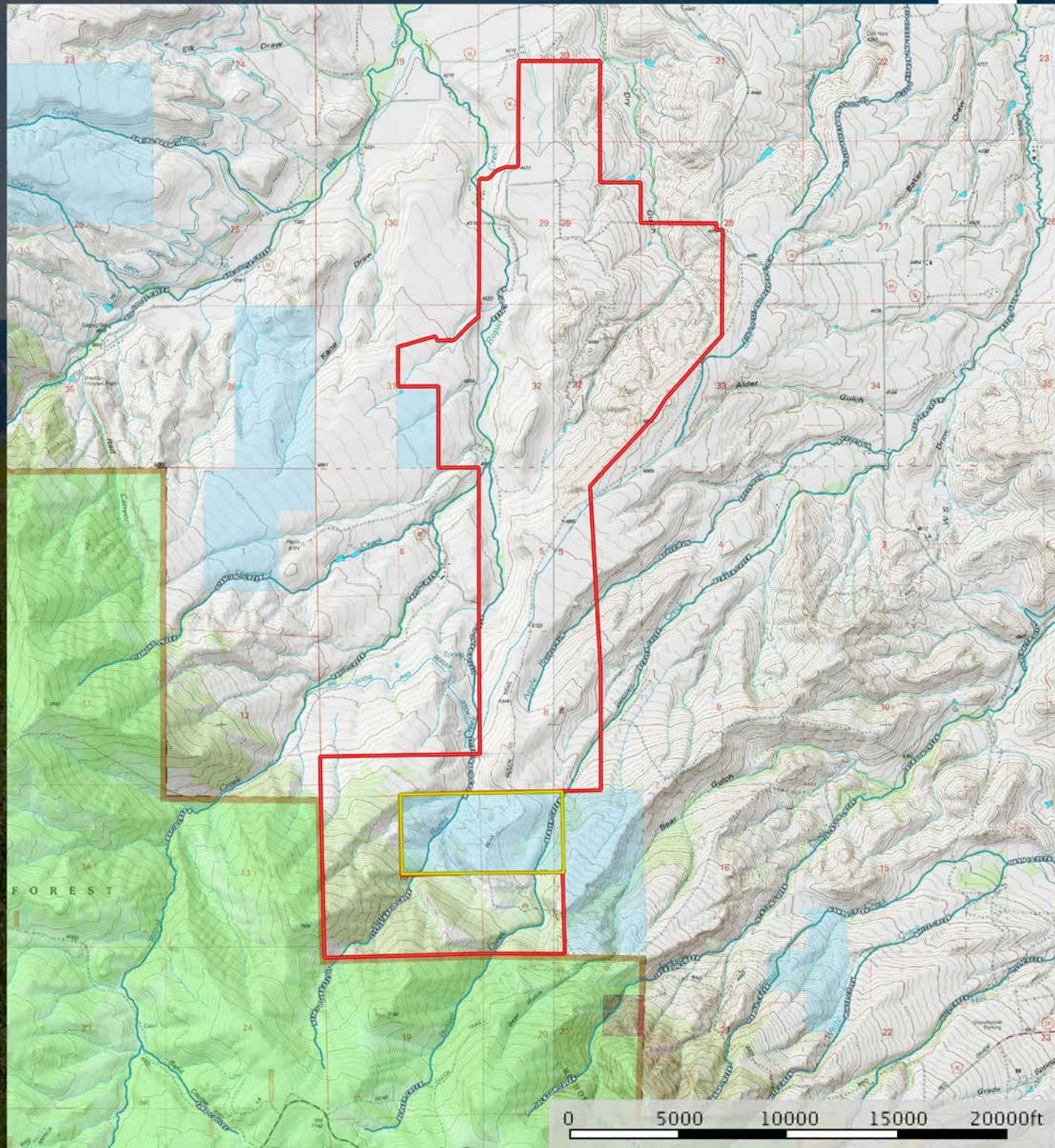
Seller requires an all cash sale or cash to seller at closing. All offers shall be in writing and accompanied by an earnest money deposit of at least five percent (5%) of the purchase offer which will be deposited in the Closing Company's Trust Account. Prior to showings, potential buyers will provide a financial capability letter to listing broker.

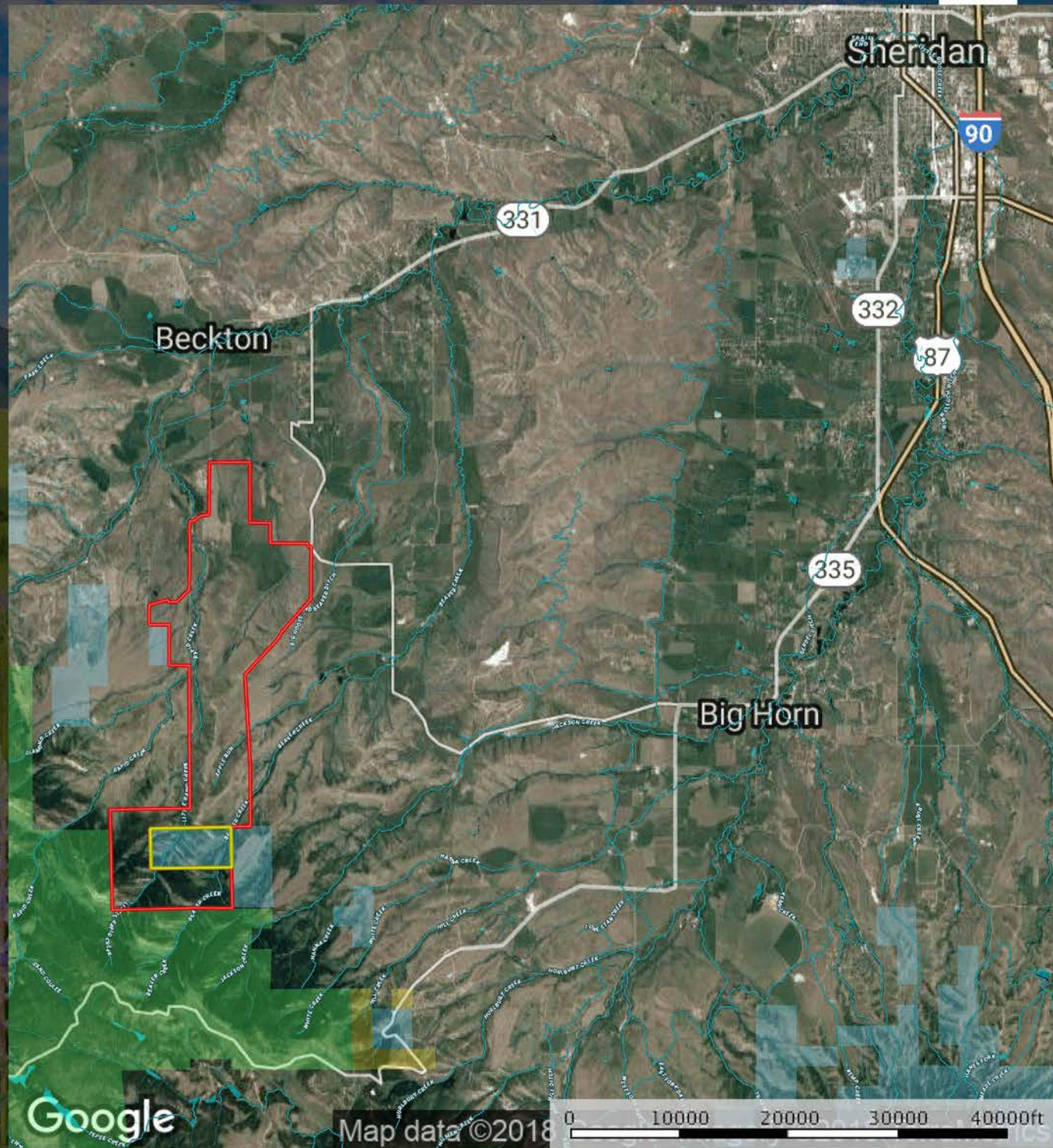
DISCLAIMER

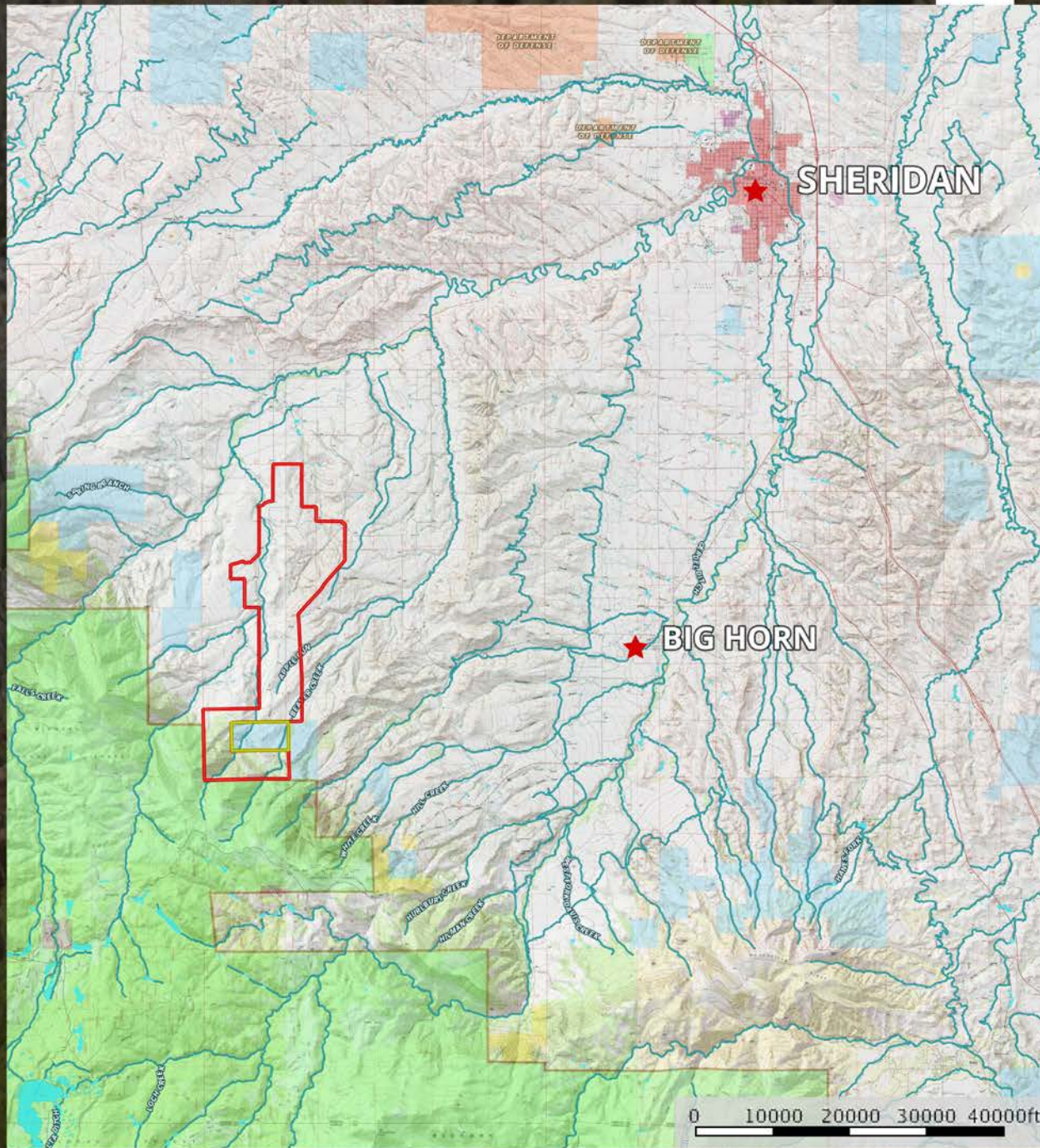
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Holy Cow Ranch
Sheridan County, Wyoming, 3589.4 AC +/-









BROKER COMMENTS AND CONTACT INFORMATION

This offering is a rare large block of land on the market in the Sheridan area. This ranch will provide a great sense of pride for a new owner. In addition to the historic ranching activities, the ranch will provide recreational opportunities for hunting and fishing. The vistas and location of this ranch provides an opportunity for a buyer to own some of the most closely held real estate near the mountains that has always been highly sought after and rarely on the market. The quality and condition of this premiere ranch is significant. We look forward to showing you around what we believe is one of the finest ranches in genuine American ranch country.



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The Lodge





Owner's Residence

The Ranch Office



Other Noteworthy Improvements





THANK YOU FOR TAKING THE TIME TO CONSIDER THE HOLY COW RANCH