



14 Bar Ranch



WELCOME

Welcome to the Ulm Divide in Northeastern Wyoming one of the most productive dry land grass sheds in the state. Moisture is more frequent in this part of Sheridan County due to the precipitation following Moncrief Ridge from the Big Horn Mountains and settling in at the Ulm Divide. This country is known for its good water and great cattle.

The photography you see herein, along with the accompanying website will not compare to touring this ranch in person. Even for those who grew up right here, nothing will compare to touring up Horse Hill and

taking in the outstanding views of the Big Horn Mountain Range, red hills to the east, and north to the Wolf Mountains in Montana.

This truly is a “Chaps and Spur” ranch!!

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 14 Bar Ranch is located approximately 23 miles east, southeast of Sheridan, 1.5 miles to Ulm, 12 miles to Ucross, 28 miles from Buffalo all in the heart of Northeastern Wyoming. The local airport is a short 45 minute drive away, 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, 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” on page 9 of this packet.



PROPERTY HIGHLIGHTS

Cattle Ranch first and foremost, the pastures are laid out in a very manageable and productive way. The entire ranch is easily accessed by horse-back, 4-wheeler and pick-up. With low overhead and low labor this ranch becomes a rare find.

The large, 5,200sq. ft. shop/woodworking/leather/calving barn combo shop is in excellent shape. There is an attached drive in shop for your 4-wheelers and vehicles, large enough to maneuver and work around.

There are numerous outbuildings and a large 3 - sided, 2,068 sq. ft. barn for hay, tractors and equipment. The 1,000 sq. ft. barn has 3 stalls, tack

and feed storage and one tie stall. The barns, pipe fencing, calving shed, scales, tub and crowding alley are in excellent condition.

The corrals, scale and chutes around the barns are all constructed of forever horse-safe pipe fencing with all posts re-enforced in concrete.

The Carrying capacity for this ranch is owner rated at 250 - 300 head of cattle year round depending on weather conditions, supplemental feeding and grazing practices. The pasture conditions are excellent and the ranch is very well watered.





IMPROVEMENTS

This very well built, immaculate, 2,446 sq. ft. 1920 brick home has been totally updated through the years. Open and bright with zoned forced air furnace and Central A/C. Three bedrooms, two full baths, newer basement with a sleeping room and large room that can easily be converted to a family/TV room.

Living room, dining room and kitchen have oak floors. Office with built in desk and storage, could be 4th bedroom. Brick wall in living room has a pellet stove insert and built-in shelves.

Sit out on your covered front porch with your coffee and watch the sunrise!!







WILDLIFE

The 14 Bar Ranch has numerous brushy draws which are home to various wildlife. Larger animals such as Mule Deer, Whitetail, Antelope are common and seasonal Elk call this home for a few months a year. Pheasant, Huns, Sharptail Grouse, ducks are also residents on this ranch along with red-tail hawks.

The developed springs and reservoirs bring in wildlife and make all areas of the ranch accessible for cattle.





INVESTMENT OVERVIEW

List Price: \$2,550,000

Property Taxes: \$ 2,277.83

Acreage: Deeded 2,150 acres
State of Wyoming Lease 2,881 acres

Water Rights: Two domesticated wells
4 Stock wells
6 Reservoirs
3 Developed springs .
16,000 gallon pump storage tank in
the southeastern corner of the ranch.

Mineral rights: None

Livestock Brand: Negotiable with cattle

AU's: Owner rated at 250– 300 head year round
with supplementation.





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-Charter	www.bighornairways.com

Education:

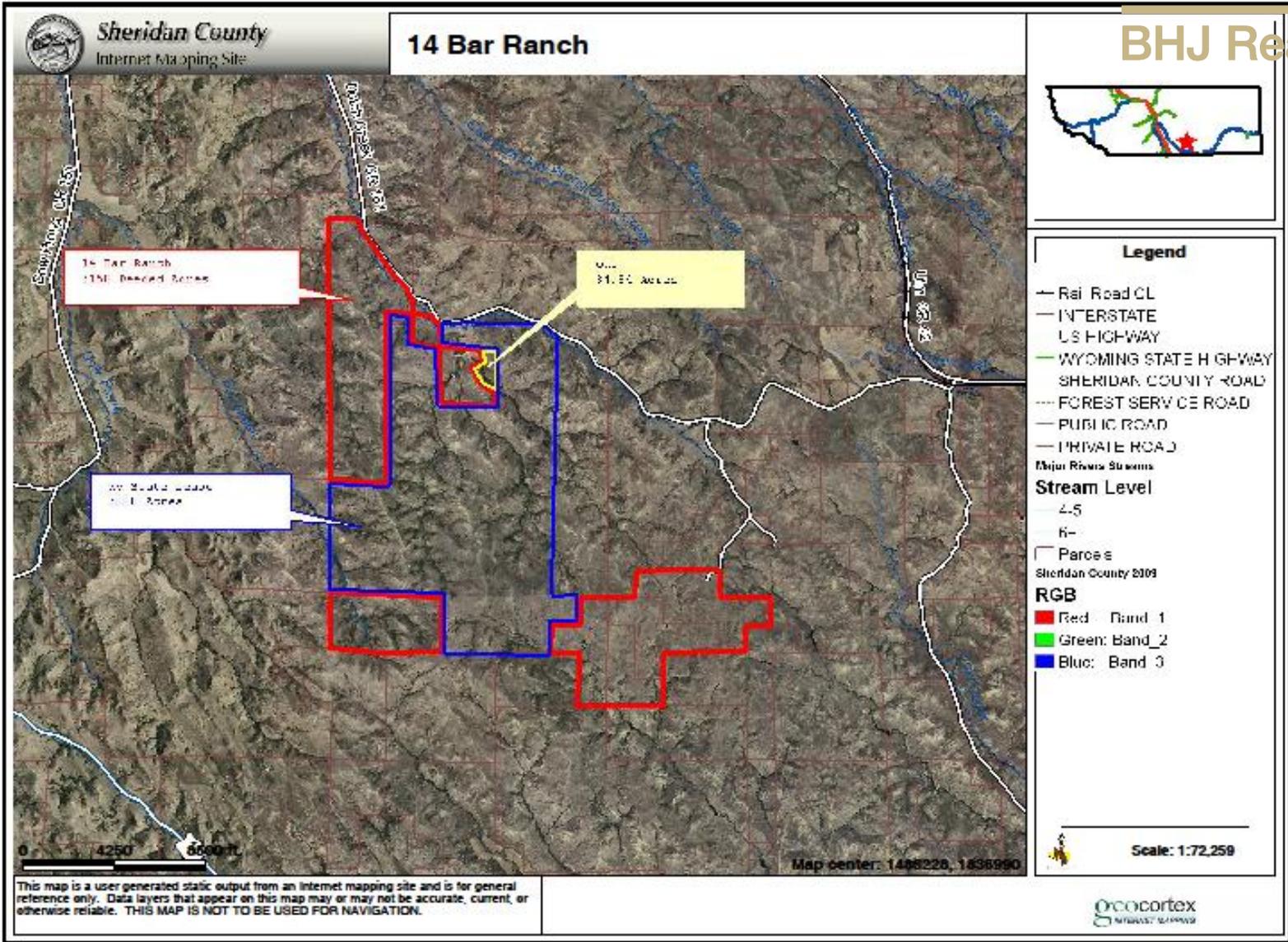
Sheridan College	www.sheridan.edu
Sheridan County School District #2	www.scsd2.org
Sheridan County School District #1	www.scsd1.org

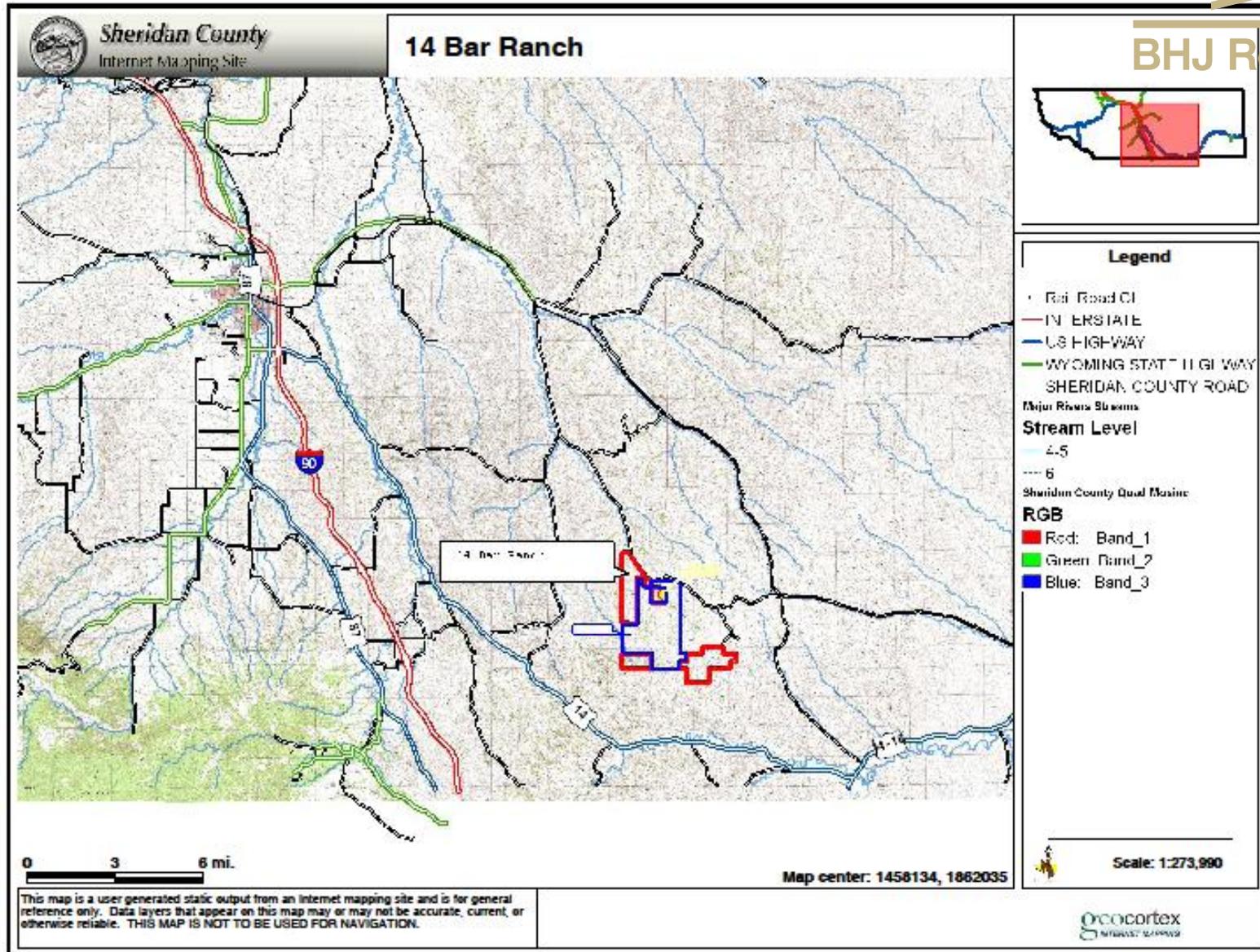
Healthcare:

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





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