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BHJ REALTY, INC.

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FARM & RANCH

BHJ REALTY, INC.



The Estate at Spear Ranch

Located in Big Horn, Wyoming

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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 Spear Ranch Estate.

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 Spear Ranch Estate offers it all to

today’s thoughtful buyer.

The photography you see herein, will get you as close to the ambiance of the Estate at Spear 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 BHJ 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 Spear Ranch Estate is located a few miles south of the historic community of Big Horn just off the charming “Brinton Road”, and about ten miles south of Sheridan, in the heart of Northeastern Wyoming. The local airport is a short 15 minute drive 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 Family, word has it that Mr. Spear traded a few mules and a little bit of cash for the place back in the 1,800's, this is a true Big Horn Gem. This large estate sits on 56.46 acres. The property features 3 ponds and Little Goose Creek runs through the middle of it.

The property has several barns with numerous horse stalls and a large indoor riding arena. Other out buildings consist of a shop, garages and two guest homes. The main home was built in the charm of the 1930's and has been completely updated and is in excellent condition. In addition to a formal living

room, dining room, it has 8 bedrooms and most of them have their own private bathroom and fireplace.

The estate has some very nice wooded areas near the creek and the land to the west provides as a nice horse pasture with wide open views and an outdoor riding arena. The Big Horn Mountains sit just south and west of this ranch providing view sheds that show off Mother Nature's handy work. Public Water serves the main house and guest house and there is a spring that provides water to the other buildings and barn.

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 | Garage |
| Guest House | Carriage House |
| Metal Shop | Equipment Storage |
| Horse Barn | Horse Stalls |
| Quonset huts (3) | Cabin |
| Indoor Arena/Stalls | |





WILDLIFE

The Spear Ranch Estate 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 Spear Ranch Estate 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 the Nature Conservancy or the Wyoming Land Trust.

The Spear Ranch Estate 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:	\$2,350,000
Property Taxes:	Approx. \$10,652.07 Annually
Acreage:	56.46
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® Smarter Bolder Faster. We are a team of professionals. Our office won the 2014 CENTURY 21® Art Bartlett Cup. The most prestigious national award granted to one individual franchise for the year.

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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Misc. Main Dwelling Photos





