

## Spear-O – Wigwam Additional information



*Spear-O-Wigwam is listed in the National Register of Historic Places through the National Park Service.*

### **Lease:**

The property is under a Forest Service Lease which covers 15 acres of exclusive use around the Spear-O main lodge and another 3 acres at the Beaver Lake Camp. In addition, there is a large use area as defined in the attachment (Spear-O permitted use area).

Currently, the Spear-O operates under a permit for an Education center for Academic programing, student activities, leadership development and educational institutions. Leases require an Annual Operating Plan, as well as, a longer term plan. For profit enterprises are allowed.

The lease does not transfer upon sale to the new owner and will require a new lease. The Forest Service personnel will work directly with a buyer to make the transition smooth. The current lease is for 20 years and 100 days of service with an annual review of the property for compliance. It is renewable.

### **Horses:**

The Forest Service permit includes a tourist horse allotment for 60 horse months of grazing from June 15- September 30 at the main ranch and 15 horse months in the Beaver Lakes pasture from June 15- Novemer15.

### **Existing Structures:**

Main Ranch: Main Lodge with dining room and kitchen, Recreational Hall, nine cabins, laundry room, maintenance building, generator shed, two bunkhouses, tack room/feed storage and bunkhouse, two small camper trailers, corrals, round working pen, storage barn and access road, septic system, spring fed water system with pump house, footbridge to water shed, electrical and LP utilities, two above ground gas tanks, 1000 diesel tank, hot tub, satellite internet dish, and fences.

Beaver Lake: seven tent frames and floors (cookhouse, 2 bunk houses, 3 storage and 1 tack tent), 4x4 pit toilet, and 40 x 40 corral.

Improvements to existing buildings or additional structures must be approved by the Forest Service.



**Bruce Garber**  
307-672-5838

101 S. Main St., Sheridan, WY  
bruce.garber@C21bhj.com

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[www.century21bhj.com](http://www.century21bhj.com)

**Marie Lowe**

406-600-2131 wren.wyoming@gmail.com