



UPPER GALLATIN RANCH



Acres: 890 +/-
Taxes: \$1,866 +/-

- **94 Shares of Park Reservoir Company**
- **130 Acres irrigated**
- **Gravity fed water to the entire Ranch**
- **Hay production: approximately 400 tons annually (2019)**
- **Straight Grass**
- **Nature Conservancy easement-applies to all lands except for a 6-acre building envelope located in the north east corner of the property. The southern most 160 acres is also not incumbered by the easement**

A Rare Big Horn Gem



- This offering is a rare large block of land on the market in Big Horn, WY
- 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.
- 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.
- With no improvements, you start with a clean slate on creating the property just as you want it.

Upper Gallatin Ranch
Wyoming, 890 AC +/-

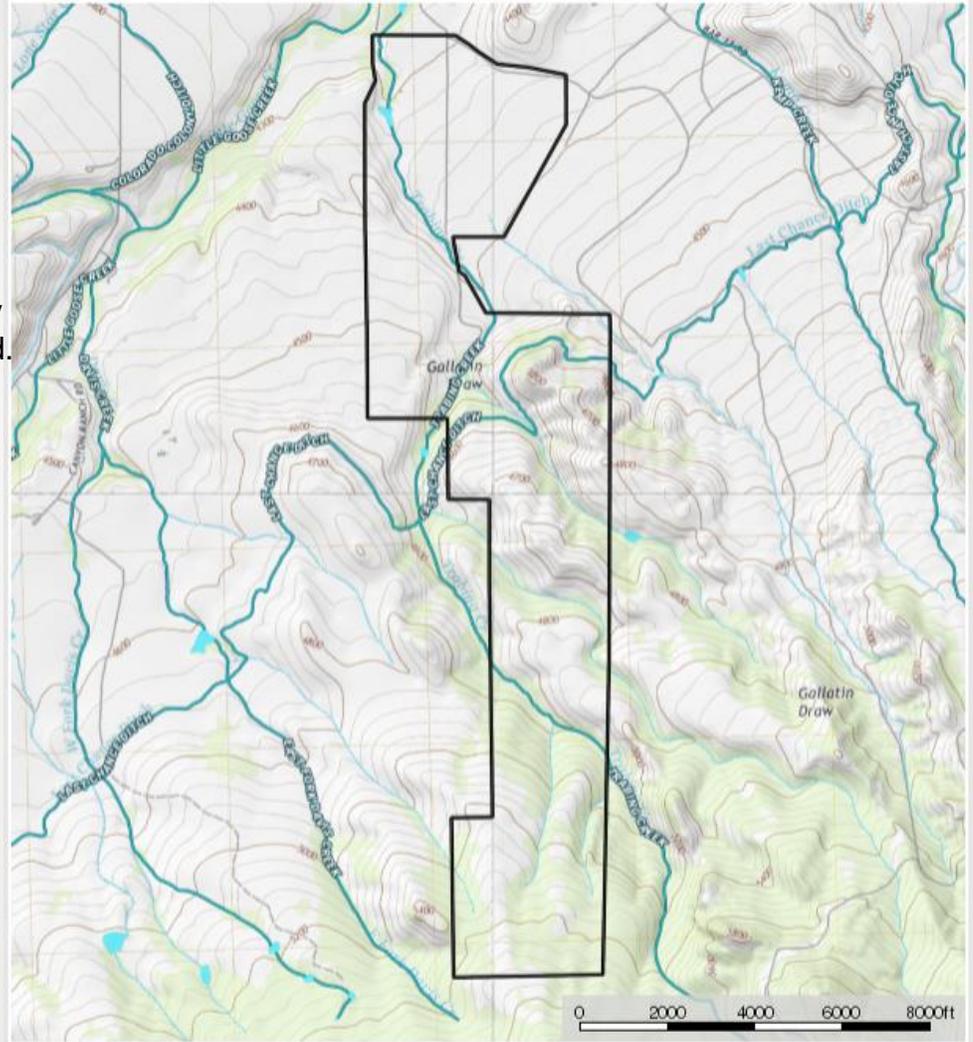


Boundary Stream, Intermittent River/Creek Water Body

Bruce Garber
P: 307-752-2013 www.century21bhj.com

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Upper Gallatin Ranch
Wyoming, 890 AC +/-



Boundary Stream, Intermittent River/Creek Water Body

Bruce Garber
P: 307-752-2013 www.century21bhj.com

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Maps are for
Visual aid only
and the accuracy
is not guaranteed.
Century 21 BHJ
Realty, Inc.

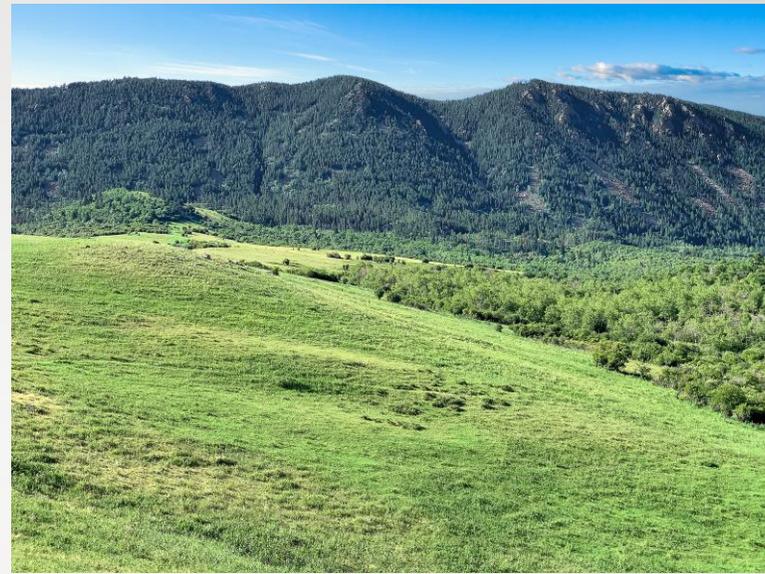
Virtual Resources

Digital Map Link:

<https://mapright.com/ranching/maps/fd6a191b945dfbf37f1932c979f46640/share>

Virtual Tour Link:

<https://vimeo.com/440493771>





\$7,900,000

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 the listing Broker.



CENTURY 21[®]

BHI Realty, Inc.

101 S. Main St., Sheridan, WY 82801

Office: (307) 672-5838

www.century21bhj.com

Bruce E. Garber, Broker/Owner
(307) 752-2013
bruce.garber@c21bhj.com





Thank You for taking
the time to consider
Upper Gallatin Ranch

Disclaimer:

Century 21 BHJ Realty, Inc., is the acting agent for the seller. Listed properties are being sold AS IS. Any and all prospective buyers must sign a Real Estate Brokerage Disclosure agreement and must conduct due diligence on any and all information relating to the listings. The accuracy of the information provided is deemed reliable; however, it is not guaranteed by the seller or by Century 21 BHJ Realty, Inc. There may be discrepancies in deeded property lines and fence boundaries. In this area, it is known that many fences follow convenient topography or lines where fence construction is easier, rather than precise property boundaries. There are no warranties with regard to specific acreage or water and mineral rights. Mineral and surface estates may be owner separately which means that transfer of the surface estate may or may not include transfer of all mineral estates. It is advised that a buyer seek legal counsel on such matters. It is buyer's responsibility to determine what level of mineral rights and water rights research is appropriate and whether the existing rights meet buyers' expectations.

