



# Malone Ranch

## Big Horn, WY

**CENTURY 21®**

BHJ Realty, Inc.

Preliminary Information





# General Information

A true rarity to the market, the Malone Ranch is situated in one of the most sought after and highly coveted areas in all of Wyoming. More than just a location, 145 Brinton Road represents a true work of distinctive architecture. This beautiful home blends seamlessly into the nearly 60 pristine acres near the base of the Bighorn Mountains... With an extensive irrigation system fed via the Muskrat ditch and 100 shares of highly valuable Park Reservoir water rights, the owners have created an efficient hay and agriculture operation suited for the equestrian enthusiast. This is a one-of-a-kind offering that beckons a highly discriminating buyer who understands its architectural and aesthetic beauty.



# Quick Facts



Purchase Terms:  
\$3,300,000.00\*



Acreage: 60 Acres +/-



5 bed/4.5 bath luxury  
home



Minutes from polo,  
premier golf and  
Bighorn Mountains



Muskrat Ditch & Park  
Reservoir water rights



Opportunity to enjoy  
wildlife habitation or  
equestrian pastures



# Main House

Adrian Malone, having studied at Harvard with world-famous architect, Walter Gropius of the Bauhaus movement, designed this uniquely beautiful home that blends seamlessly into the nearly 60 pristine acres near the base of the Big Horn Mountains.

The artfully created indoor spaces allow for individual reflection while large rooms bring people together comfortably. A weave of courtyards and decks are a welcome invitation for outdoor solace that plays off the home's ideal location taking advantage of breathtaking mountain views and mature landscaping.

The three-level home includes three spacious main floor bedrooms, a downstairs bedroom suite, an expansive culinary kitchen, a large living and dining room, a gallery entry, and a third-floor art studio. Everything in this home is built to last as is the quality of the materials and the workmanship is exceptional.











# Guest Homes

The Malone Ranch offer 4 additional modest guest homes. The "Suffolk house" features 2 beds and 1 bath with an intimate back patio encompassing the breathtaking mountain views. In addition, there is a studio cabin, the caretaker's residence (the Cow Palace), and the "Bird House," allowing ample opportunity for additional guest quarters.





# Garden & Landscaping





The image is a composite of three photographs. The top left shows a close-up of evergreen trees. The top right shows a wide landscape with a red tractor in a field, mountains in the distance, and a line of trees. The bottom shows a garden with various plants and a wire mesh fence.

# Hay Production & Water Rights

The Malone Ranch has senior water rights fed via the Muskrat Ditch. Recent upgrades to the ditch head gate ensure years of continued irrigation opportunities. In addition, the property includes 100 shares of highly valuable Park Reservoir Company shares.

The current owners irrigate approximately 35 +/- acres of quality grass hay via 2 pipelines and big gun sprinklers.



# Nearby Attractions

Uniquely, the ranch lies near to one of the premier golf courses in the western U.S., the Powder Horn Golf Community; while to the east stretch endless miles of pristine prairie ranch land. To the south and west, the Big Horn Mountains jut from the landscape, displaying a breathtaking glimpse of Mother Nature's handiwork. Several miles to the east, a country road leads to the Wyoming Bird Farm, catering to the state's sportsmen, and then on to the Big Horn Polo Club, a startling expanse of deep green fields comprising the nation's first polo club established west of the Mississippi.







## Locale

The area is serviced by the City of Sheridan, Wyoming, a welcoming community of 18,000. Known for its devotion to the arts and western heritage, Sheridan attracts people in search of a small-town lifestyle with the benefits of big-city culture, dining, and boutique shopping. Air Service is available to the community via Denver International Airport with 2 daily flights. The local airport is equipped to handle all private aircraft.













Malone Ranch blank

Wyoming, AC +/-





# CENTURY 21<sup>®</sup>

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FINE HOMES  
& ESTATES.  
BHJ Realty, Inc.





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