



Babione Ranch

Big Horn, WY

CENTURY 21

BHJ Realty, Inc.

Preliminary Information

History

- William Henry Babione was 25 years old when he originally made his way from Dodge City, KS to Wyoming as a trail hand in 1885. He immediately fell in love with the area.
- By 1890, he had his own sawmill business up Red Grade Rd of the Bighorn Mountains.
- He homesteaded 160 acres originally when the state opened the release of land in 1890.
- In 1899, Mr. Babione filed for a desert claim of 80 acres to add to his initial 160.
- By 1914, he had saved enough money to buy the John Wymer homestead of 160 acres totaling the ranch to 400 acres.
- They leased another 120 from the state until William's son, Clinton Babione, was able to buy it, bringing the parcel to 520 acres.
- A few acres were taken for Hwy 87 and 3 small parcels were sold, leaving a total of 490 acres as the current Babione Ranch.
- The remaining 490 acres have never been offered for sale before and has been recognized as a Centennial Ranch in the State of Wyoming.





Quick Facts



Purchase Terms:
\$3,750,000.00*



Acreage: 490 Acres +/-



Minimal improvements,
Numerous building sites



Minutes from polo,
premier golf and the
Bighorn Mountains



Senior water rights via
Meade Creek Ditch



Plenty of wildlife habitat
and livestock protection



Water & Mineral Rights



195 acres of adjudicated water
via the Meade Creek Ditch
Company



Sale includes all owner's
mineral rights, which are
significant



Wildlife & Livestock

- Plenty of wildlife habitat and livestock protection with brushy draws and flowing springs
- Mule deer, whitetail deer, turkeys, upland game birds, and the occasional elk
- Opportunity to lease land out to local cattle ranchers, run your own, or simply enjoy the wildlife



Minimal improvements, outbuildings and corrals leave the property open to your interpretation for builds and layout.

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.



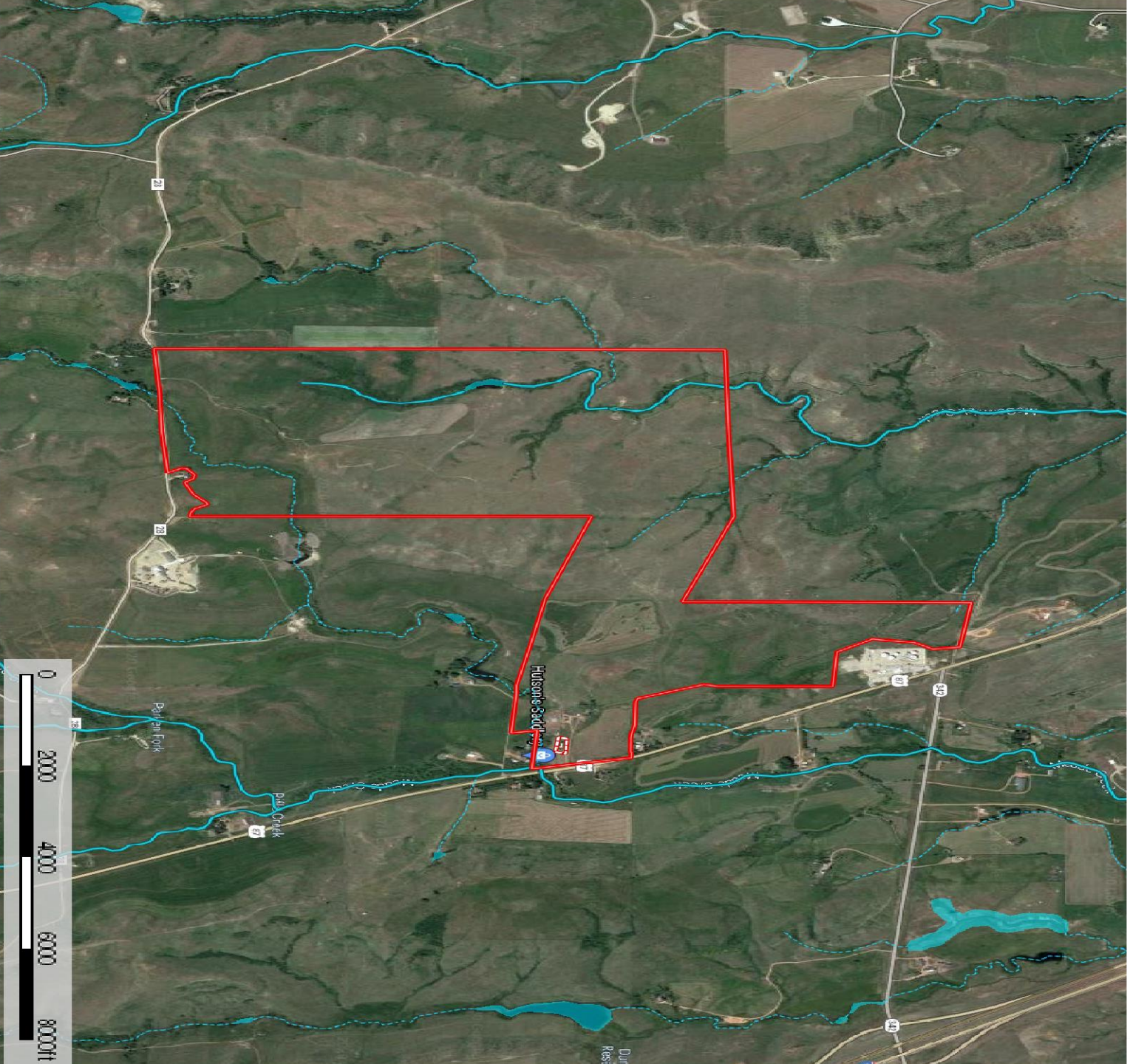


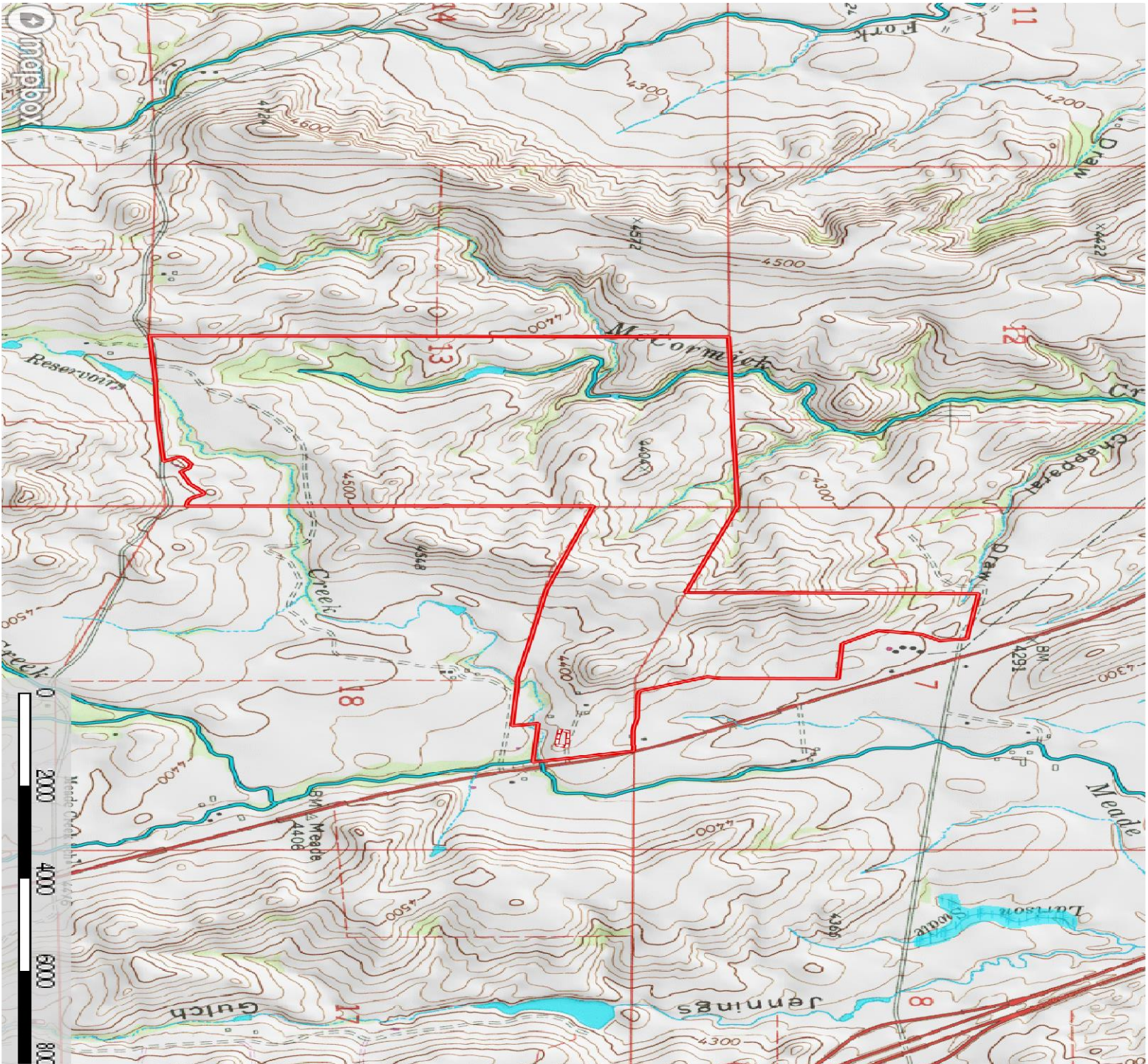
Locale

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.

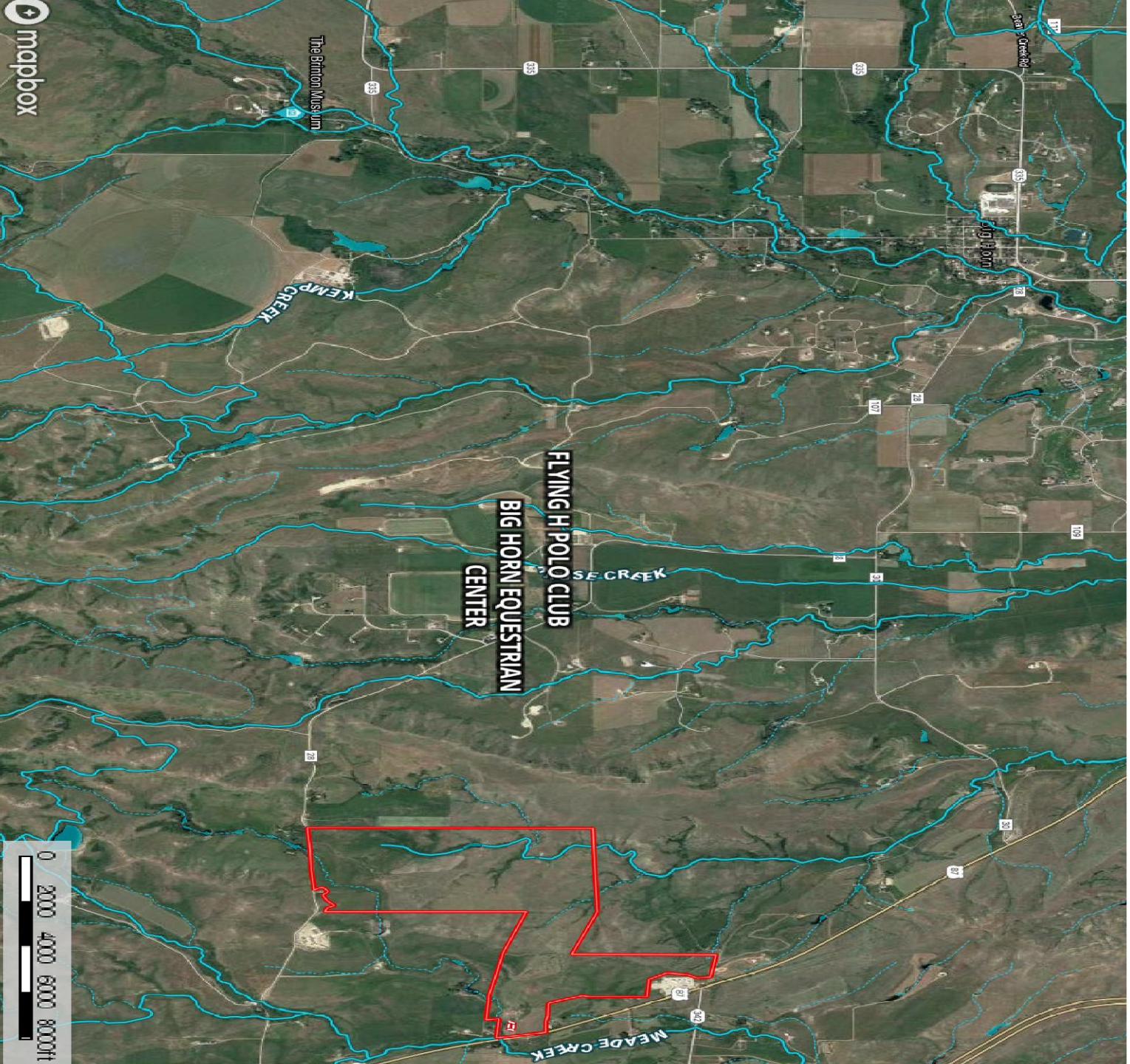








- Boundary
- Stream
- River/Creek
- Water body



CENTURY 21[®]

BHJ Realty, Inc.



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