

# LITTLE HOUSTON CREEK RANCH

1,776 ACRES | CROOK COUNTY, WYOMING



# LITTLE HOUSTON CREEK RANCH

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& CLIMATE

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# OVERVIEW



## WELCOME TO LITTLE HOUSTON CREEK RANCH



### QUICK FACTS

1,776 Acres

Hunting

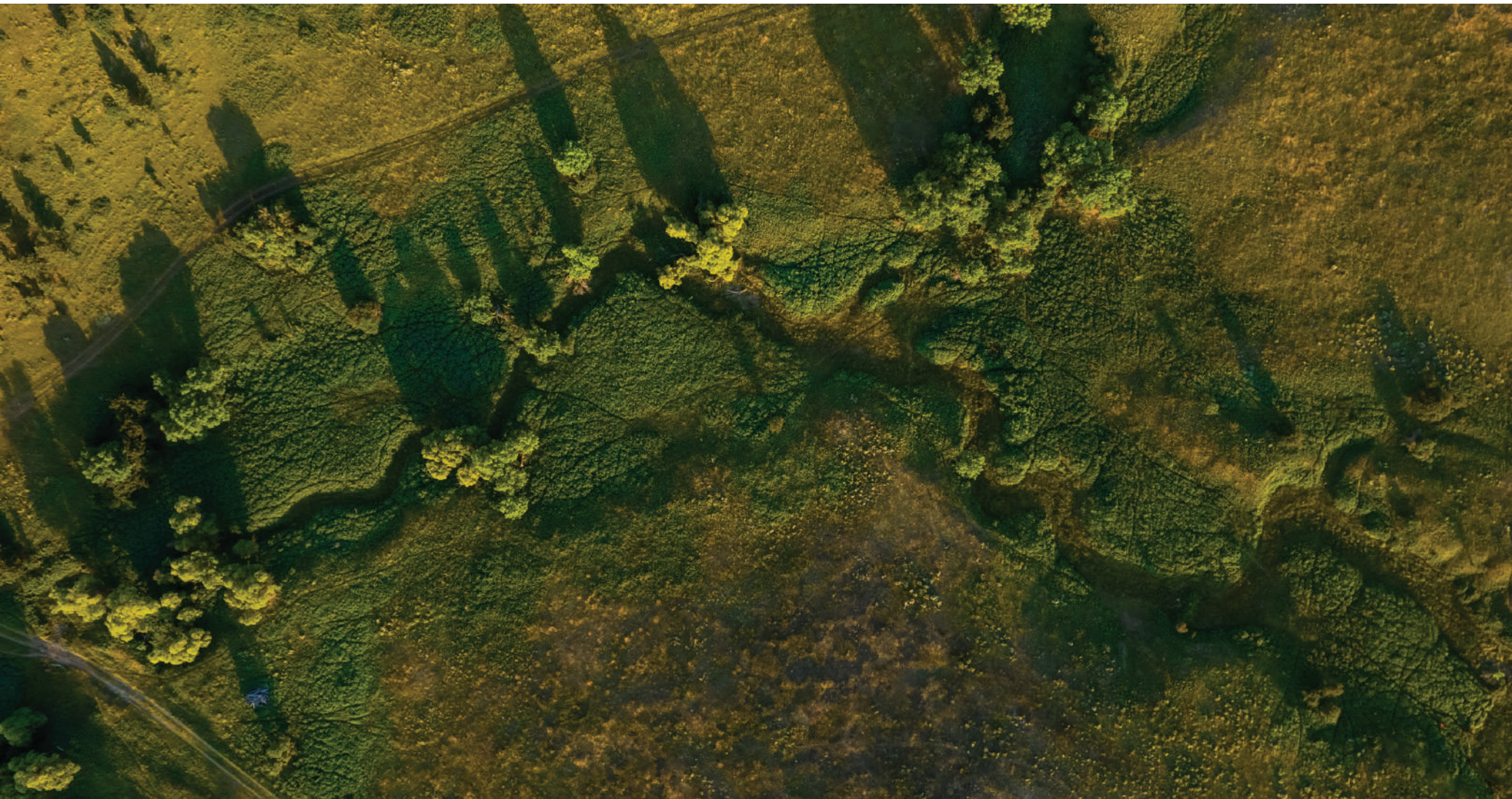
Ranch

Recreational

Vacant Land

Little Houston Creek Ranch is one of the best ranches of its size and offers excellent privacy with great views and location. The hunting is outstanding for elk, mule deer, white-tailed deer, and Merriam Turkeys. This diverse terrain and meandering creek bottom provide the needed cover and food for wildlife. The ranch borders I-90 providing excellent access off the interstate just 10 miles West of the beautiful town of Sundance, Wyoming.

# LAND



The ranch consists of approximately 1,776± acres of rolling terrain characteristic of some of the most desirable landscapes in northeastern Wyoming. Towering stands of mature Ponderosa Pine cover much of the property, creating a striking backdrop and providing excellent cover for wildlife. Numerous draws, timbered ridges, open meadows, and lush creek bottoms create a highly diverse ecosystem that supports both livestock and game.

The topography offers a balance of usable grazing land and scenic recreational terrain. Elevated ridges provide commanding views across the ranch and surrounding countryside, while sheltered valleys create privacy rarely found on properties with such convenient access. Little Houston Creek and its associated drainages wind through portions of the ranch, enhancing wildlife habitat and contributing to the property's natural beauty.

Although Interstate 90 borders the property, the ranch's rolling terrain, timber cover, and natural contours effectively minimize its presence, allowing owners to enjoy the feeling of being deep within the Wyoming countryside while remaining only minutes from pavement.



# IMPROVEMENTS



The ranch is exceptionally fenced. Existing fencing provides a strong foundation for continued grazing operations while allowing a new owner flexibility for future improvements.

Currently, the property remains largely unimproved with no residential structures, presenting a blank canvas for a buyer to develop the ranch according to their vision. Whether constructing a hunting lodge, private residence, cattle headquarters, or recreational retreat, the ranch offers numerous locations well-suited for future improvements.

## FEATURES

- Cattle/Ranch
- Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds
- Stream/River
- Timber
- Wooded
- Water Rights



# RECREATION



Little Houston Creek Ranch offers exceptional recreational opportunities throughout the year and is particularly known for its outstanding hunting. The property's combination of mature timber, creek bottoms, open grasslands, and secluded drainages provides ideal habitat for a variety of wildlife species.

The ranch supports healthy populations of elk, mule deer, white-tailed deer, and Merriam turkeys. Elk regularly utilize the timbered ridges and protected valleys, while both mule deer and white-tailed deer thrive throughout the diverse habitat found across the property. Turkey hunting can be excellent, particularly along the creek bottoms and timbered draws.

The gently rolling terrain allows for effective spot-and-stalk hunting, while elevated ridges provide excellent vantage points for glassing large portions of the ranch. The property's size and habitat diversity allow wildlife to remain on the ranch throughout much of the year.

Located in Wyoming Game Management Unit 2 for Deer and Antelope, Unit 116 for Elk, and Unit 1 for Turkey, the ranch is situated in one of northeastern Wyoming's most recognized hunting regions. See Wyoming Fish and Game regulations for details on tags.

The Ranch is located just 5 miles from Keyhole State Park, which has an excellent public access reservoir for boating and fishing. This property is situated in an exceptional area in Wyoming and offers outstanding recreational amenities.



# AGRICULTURE



Little Houston Creek Ranch offers the attributes highly sought after by both ranchers and investors. Productive native grasses, protected valleys, and mature timber create excellent livestock functionality.

The ranch currently supports grazing operations and is well-suited for cow-calf pairs, seasonal grazing, or incorporation into a larger ranching operation. Open parks, timbered pastures, and natural water features provide quality forage, shelter, and distribution for livestock throughout the property.

Beyond its agricultural utility, the ranch's exceptional wildlife habitat, scenic landscapes, and extensive timber resources add significant long-term value and offer potential conservation opportunities for buyers seeking to preserve and enhance the property's natural character.

## **WATER/MINERAL RIGHTS & NATURAL RESOURCES**

All water rights appurtenant to the land will pass to the buyer. There are no mineral rights transferring with the land.



# REGION & CLIMATE

This area is known for short summers with the occasional rain shower in the afternoon. The hottest month of the year is July with an average high of 81 degrees. The growing season is Mid-May to Mid-September. Annual precipitation accumulates 19 inches of rainfall and 79 inches of snowfall. Winters are wet and cold.



## HISTORY

The area surrounding Sundance is rich in western history and Native American heritage. Established in 1875, Sundance developed as an important trading and transportation hub and remains one of Wyoming's most charming small towns. The region is perhaps best known for its connection to the Black Hills, abundant wildlife, and iconic western landscapes.

Nearby attractions include Devils Tower National Monument, Keyhole State Park, Spearfish Canyon, Mount Rushmore, and Crazy Horse Memorial, all of which contribute to the area's strong tourism and recreational appeal.



# LOCATION

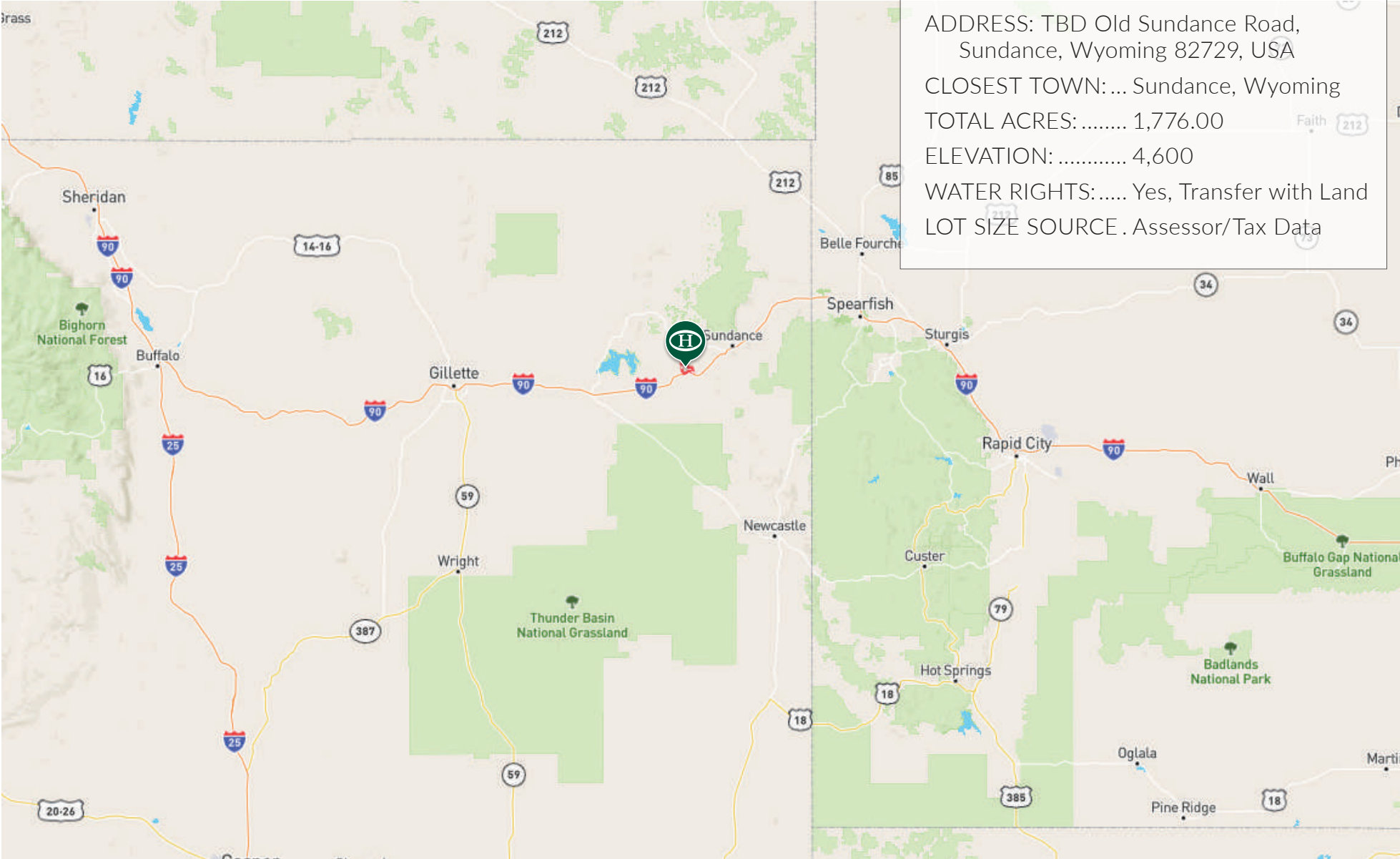


Little Houston Creek Ranch is ideally located approximately 10 miles west of Sundance, Wyoming, with direct and convenient access from Interstate 90. The ranch offers the rare combination of privacy and seclusion without sacrificing accessibility.

The property is within easy driving distance of both Gillette, Wyoming and Rapid City, South Dakota, providing access to commercial air service, medical facilities, shopping, and other regional amenities. Its location places owners in the heart of some of the most scenic and recreationally diverse country in the Northern Black Hills region.



# MAPPING



**LITTLE HOUSTON CREEK RANCH**

ADDRESS: TBD Old Sundance Road,  
Sundance, Wyoming 82729, USA

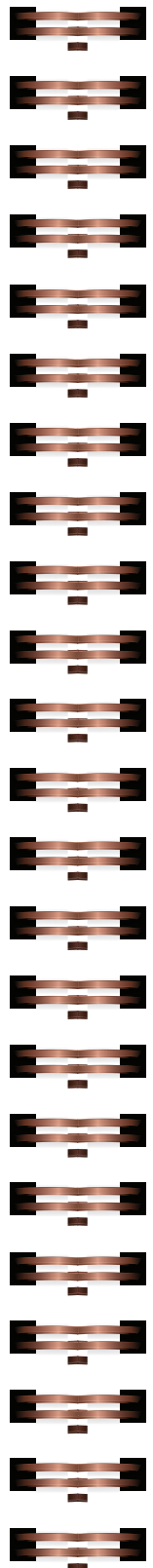
CLOSEST TOWN: ... Sundance, Wyoming

TOTAL ACRES: ..... 1,776.00

ELEVATION: ..... 4,600

WATER RIGHTS: ..... Yes, Transfer with Land

LOT SIZE SOURCE . Assessor/Tax Data





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