

Powder River Hunting Ranch

2,993.00 Acres

Johnson County, WY

\$5,900,000



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Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Natural Spring
Outbuilding/Barn/Shed/Shop
Pond/Lake
Stream/River
Water Access
Waterfront
Wooded

State Hunting Unit: 2023 Elk Hunt
Areas 2 & 129, Deer Hunt Areas 17 &
26, Antelope Hunt Areas 17 & 16

Land Details

Address: 1459 & 1334 Upper Powder
River Rd, Buffalo, Wyoming 82834, USA
Closest Town: Arvada
Total Acres: 2,993.00
Deeded Acres: 2,069.00
Leased Acres: 924.00
Income Type: Grazing Lease
Estimated Taxes: \$3,972.38 - 2022
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 1110
Bedrooms: 2
Full Bathrooms: 2
Basement: None
Outbuildings: 2



Property Summary

The Powder River Hunting Ranch is a wildlife gem that lies in Johnson County, halfway between Buffalo and Gillette, Wyoming. The Ranch totals 2993 +/- acres consisting of 2069 +/- deeded acres, and another 924 +/- BLM lease acres. The Powder River runs through the west edge of the Ranch and Fortification Creek winds its way through the middle of the Ranch from front to back, all combined to create the perfect hunt!





Land

There are thousands more limited access BLM and State acres in the adjacent Buttes and Badlands of the Fortification Creek Area, that make for great wildlife habitat and directly connect and expand the hunting and recreational opportunities of the Ranch!

The topography on the Ranch varies from rolling hills to deep draws and steep canyons with unique breaks holding native grasses, sage and pines that provide good feed and cover for both livestock and wildlife! There is a good road and trail system that runs throughout all parts of the Ranch for easy accessibility on the Ranch and the surrounding BLM land!

Improvements

The Ranch has a nice, functional 2 BR, 2 Bath log cabin for hunters and guests and a couple of metal outbuildings that are used for storing equipment and vehicles.





Recreation

The Ranch has the unique distinction of being in multiple Hunt Areas for each Big Game Species that allow for extended hunting opportunities throughout the season! Excellent Elk hunting comes with the resident population in the adjoining BLM lands of one of the last Plains Elk herds in the Country. The Ranch is located in Elk Hunt Areas 2 & 129 with Area 129 allowing for Rifle Hunting from September 1 thru November 30 on a General Tag! Excellent Mule and Whitetail Deer as well as Antelope can also be counted in the big game categories found on the Ranch. Wild Turkey, Grouse, Dove, and other birds and small game are plentiful, as well as a host of other Wyoming critters that can be found roaming the neighborhood!



Agriculture

The Ranch comfortably holds cows and resident wildlife with a combination of fertile bottomlands and ample cover with good grass and water resources. There are a scattering of stock wells and a small pond along with Fortification Creek and the Powder River which also provide excellent cover and shelter in the bottom ground.





Location

Arvada, WY is the closest small town with Buffalo and Sheridan, WY about a 1/2 hour further to the West. Gillette, WY is about the same the opposite direction and Rapid City, SD sits another 2 hours further to the East. Casper, Wyoming is about 2 hours to the South, and Billings, MT about the same to the North, all providing convenient air travel. The Powder River Hunting Ranch offers the perfect opportunity to have a very private and discreet destination and a piece of the last frontier, in the great State of Wyoming!

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

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REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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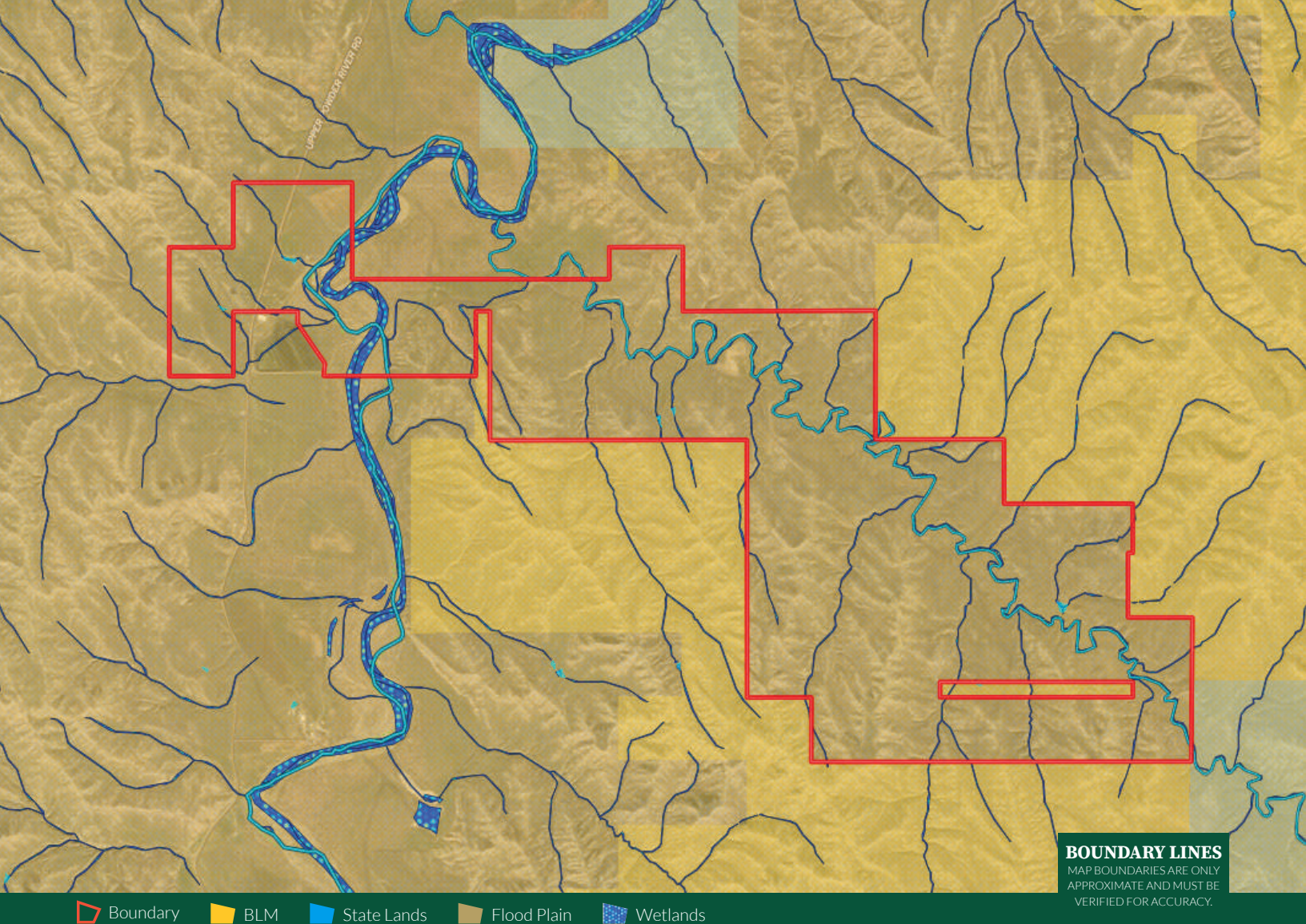


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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