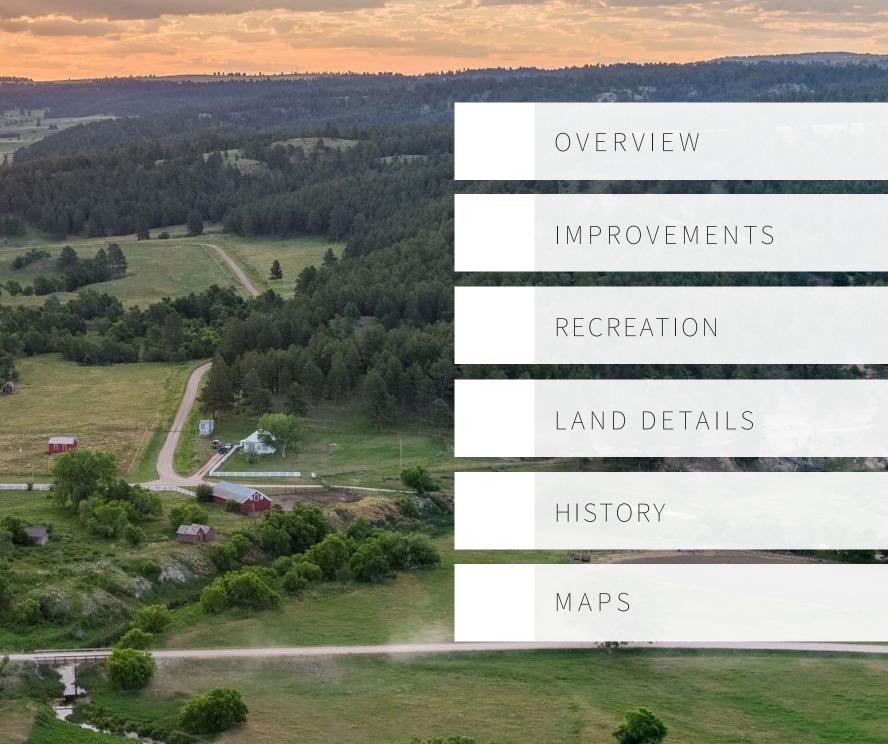
OLD SUNDANCE ROAD RANCH

15,534 ACRES | CROOK COUNTY, WYOMING







OVERVIEW

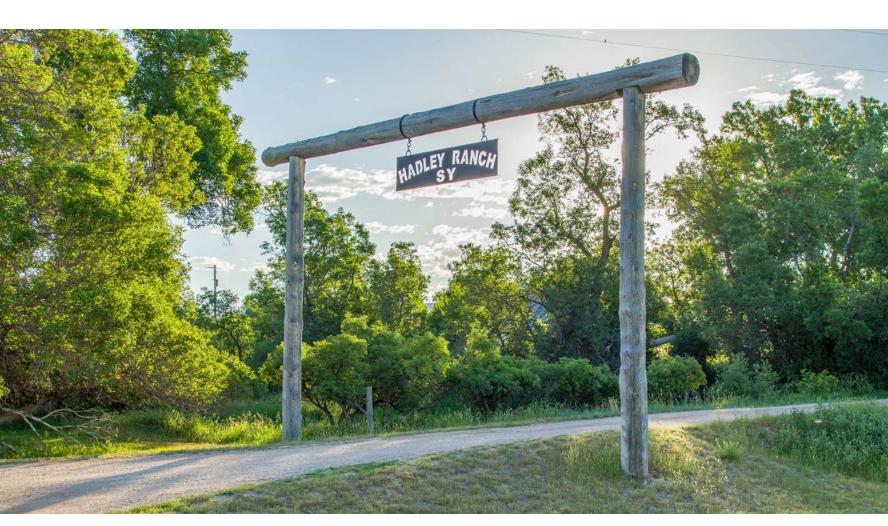




WELCOME TO OLD SUNDANCE ROAD RANCH

Old Sundance Road Ranch is 15,534 deeded acres located just a few miles west of historic Sundance, Wyoming. The ranch has historic improvements and offers excellent haying and grazing opportunities. Inyan Kara Creek runs through the property and offers excellent habitat and livestock water. This area of Wyoming is known for its beauty and recreation.

IMPROVEMENTS



Old Sundance Road Ranch has 3 farmhouses with multiple outbuildings, shops, and barns providing a turn-key opportunity to the new owner. The property is well fenced, cross-fenced and has the facilities for working cattle on site.





RECREATION





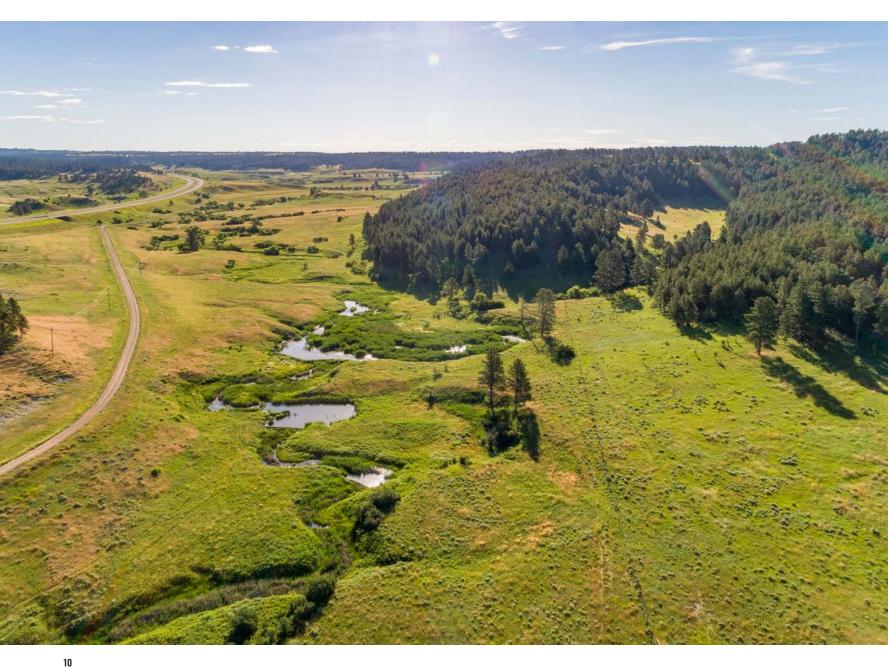




The ranch is excellent for hunting elk, mule deer, white-tailed deer, Merriam turkeys, and varmints. This property is gently rolling topography excellent for spot and stalk hunting for all species. The property provides fantastic waterfowl hunting early in the season on the multiple ponds around the property.

Located in Wyoming, Game Unit 2 for Deer & Antelope, Unit 116 for Elk, and Unit 1 for Turkey. See Wyoming Fish and Game regulations for details on tags.

Old Sundance Road Ranch is located about 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.





LAND DETAILS





Agriculture

Previously the ranch has been utilized for cattle grazing. Mature Ponderosa Pines, wet valleys, deep grasses, and multiple creek bottoms create lush meadows that have historically provided hay and grazing opportunities.

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.

FEATURES

Cattle/Ranch

Hunting - Big Game

Hunting - Predator/Varmint

Hunting - Small Game

Hunting - Upland Birds

Stream/River

Water Rights











Region & Climate

This area is known for short summers, with the occasional rain shower in the afternoon. The hottest month 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, making them perfect for snow-filled activities.















HISTORY







Sundance, Wyoming is rich in Native American Heritage. The town was established in 1875 as a trading post made for teams of horses pulling wagons. It is situated along the eastern slope of the Rocky Mountain range in the heart of the Wyoming Black Hills. It is a short distance from Devils Tower, Keyhole Recreational Park, Spearfish Canyon, Crazy Horse and Mount Rushmore.

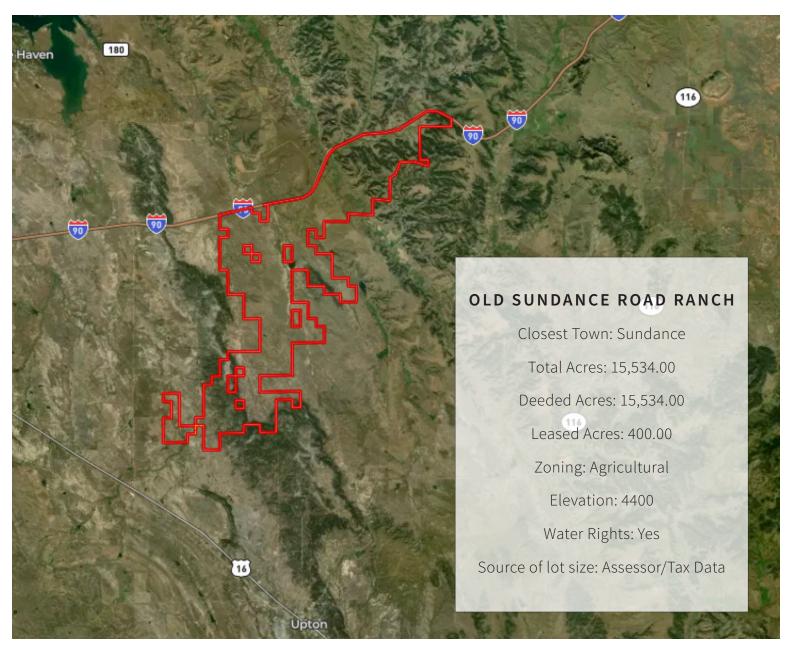
Location

This ranch is about 10 miles west of Sundance, Wyoming, just off the interstate. The small towns of Sundance, Hewlett, Pinehaven, and Moorcroft make this area rich in services and outstanding communities.

Gillette and Rapid City Regional Airports provide flight service to this northeast corner of Wyoming.

MAPPING











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