

Broad Axe Ranch Subdivision

Phase A | Campbell County, WY



HAYDEN  OUTDOORS®

Broad Axe Ranch Subdivision

PHASE
Phase A

COUNTY:
Campbell County

CLOSEST TOWN:
Gillette, WY

Presented by



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Broad Axe Ranch Subdivision

Welcome to Broad Axe Ranch Subdivision, where rustic charm meets modern comfort in a setting of unparalleled natural beauty. Tucked away amidst rolling hills and majestic trees, this premier community offers panoramic views of the Big Horn Mountains and the Black Hills, with local wildlife like mule deer, antelope, and turkey as your friendly neighbors.

Conveniently located just a short drive from Gillette, yet a world away from the hustle and bustle, Broad Axe Ranch Subdivision provides the perfect balance of rural tranquility and accessibility. Well-maintained roads ensure easy access to your property, while each spacious lot, ranging from 35 to 74 acres, offers a unique canvas for crafting your dream retreat.

What sets Broad Axe Ranch Subdivision apart is its rich history as part of a working cattle ranch, adding layers of heritage to its already captivating landscape. Whether you're drawn to the incredible views, unique water features, heavily timbered hills, stunning landscape features, or lush pastures, Broad Axe Ranch Subdivision caters to outdoor enthusiasts and nature lovers alike.

Recreation

Broad Axe Ranch Subdivision isn't just a gateway to serene living; it's also a portal to adventure and wildlife encounters. Just a stone's throw away, explore the rugged beauty of Burnt Hollow. From the majestic elk to the mule deer and antelope, wildlife enthusiasts will find themselves in awe of the diversity that calls these lands home. The nearby BLM land of Weston Hills beckons with its vast expanse of terrain, perfect for adventures amidst the company of nature's finest. Whether you're an avid outdoorsman or simply seeking a weekend escape, Broad Axe Ranch Subdivision puts a world of recreation and wildlife experiences at your doorstep.





A3 Broad Axe Road

TOTAL ACRES:

45.78

PRICE:

\$375,000

About this property

Prepare to be captivated by the unparalleled beauty of Timber Haven Retreat, one of the premier lots in Broad Axe Ranch Subdivision. Spanning 45.78 acres, this property offers a wealth of amenities and natural wonders that set it apart as a true gem.

Land

As you explore the woody landscape, you'll discover a dense canopy of towering trees, creating a secluded sanctuary amidst the timber. The terrain varies from steep slopes to gentle inclines, providing opportunities for adventure and exploration at every turn.

One of the standout features of Lot A3 is its dedicated shooting range, providing enthusiasts with a safe and convenient space to hone their skills. Whether you're a seasoned marksman or a novice shooter, this amenity adds an exciting dimension to your country lifestyle. A well-maintained interior road ensures easy access throughout the property, while turkeys roam freely, adding to the natural charm of the landscape. Main road access further enhances convenience, allowing for seamless travel to and from your retreat.

For those seeking a rustic getaway, a cabin awaits, providing a comfortable haven amidst the wilderness. And as you gaze out over the surrounding timberland, with its tranquil beauty and abundant wildlife, you'll understand why Timber Haven Retreat is truly a slice of paradise.





A4 Broad Axe Road

TOTAL ACRES:

47.14

PRICE:

\$375,000

About this property

Welcome to Turkey Track Pond, where 47.14 acres of natural splendor await your exploration. This exceptional property is distinguished by its centerpiece: a large, stocked pond that serves as a tranquil oasis amidst the countryside. From the serene pond to the surrounding trees, Lot A4 exudes a sense of peace and seclusion.

Land

As you meander along the road frontage, you'll discover the higher elevation of the property, offering commanding views of the surrounding landscape. The pond invites you to linger and observe the abundant wildlife that frequents its shores. Keep an eye out for the resident turkeys, a delightful sight against the backdrop of the shimmering waters.

With its ideal blend of natural beauty and practical amenities, Lot A4 presents the perfect canvas for your country retreat. Whether you're envisioning lazy afternoons spent fishing on the pond, or evenings gathered around a crackling fire under the starlit sky, Turkey Track Pond promises a lifetime of cherished memories.





A5 Broad Axe Road

TOTAL ACRES:

35.24

PRICE:

\$275,000

About this property

Welcome to Tranquil Woodland Oasis, where 35.24 acres of natural beauty beckon you to explore. This exceptional property stretches across both sides of the road, offering a wealth of opportunities for your dream retreat.

Land

On one side, discover the perfect setting for building your sanctuary amidst the towering trees, with ample space and road frontage ensuring easy access to your future homestead.

Venture to the other side of the road, and you'll find a hidden gem awaiting exploration. Here, two-track roads wind through the dense timber, inviting you to embark on adventures beneath the canopy. Whether you're hiking, biking, or simply seeking solace in nature, these wooded trails promise endless discovery and tranquility.

Imagine waking up to the gentle rustle of leaves and the dappled sunlight filtering through the branches. With its blend of building potential and natural exploration, Lot A5 offers the best of both worlds. Create your own haven amidst the trees, where every day is an opportunity to reconnect with the land and forge memories to last a lifetime.





A6 Broad Axe Road

TOTAL ACRES:

38.79

PRICE:

\$295,000

About this property

Serene Ranch Retreat: Step into the tranquility of Lot A6, where 38.79 acres of natural splendor await your discovery. This picturesque property embodies the essence of rural living, with a seasonal holding pond. Surrounded by towering trees, lush meadows, and verdant grasslands, every inch of Lot A6 exudes beauty and serenity.

Land

A well-established road system winds through the property, offering effortless navigation and access to its hidden treasures. Whether you're exploring the wooded groves, wandering through the sun-dappled meadows, or gazing out over the sweeping vistas, each vista offers a new opportunity for connection with the land.

From the ranch views that stretch as far as the eye can see to the ridge views where elk have been spotted, every corner of Lot A6 is a testament to the natural wonders of the countryside. Picture yourself unwinding on the porch, savoring the peace and quiet as the sun sets over the horizon, casting a golden glow across the landscape.

Experience the beauty of rural living at its finest at Serene Ranch Retreat, where every moment is an invitation to embrace the beauty of the natural world.





A7 Broad Axe Road

TOTAL ACRES:

35.26

PRICE:

\$275,000

About this property

Hillside Haven: Situated on 35.26 acres of pristine countryside, Lot A7 is a hidden gem in the heart of Broad Axe Ranch Subdivision. With a picturesque blend of rolling hills and lush trees, this property offers a sense of seclusion without sacrificing convenience.

Land

Boasting excellent road frontage, accessing your slice of paradise is a breeze. Everywhere you turn, breathtaking views greet you, with vistas stretching in all directions, from the majestic Big Horn Mountains to the tranquil Black Hills.

Discover your own private sanctuary amidst the whispering trees and undulating terrain. The perfect location for building your dream home, and embarking on outdoor adventures, while basking in the beauty of nature, Hillside Haven offers many possibilities. Embrace the tranquility of rural living while still being within easy reach of town amenities.





A8 Broad Axe Road

TOTAL ACRES:

35.12

PRICE:

\$275,000

About this property

Experience the rugged beauty of Rocky Ridge Retreat, where 35.12 acres of natural splendor await your exploration. This unique property is characterized by a rocky draw that adds a dramatic flair to the landscape, creating a sense of adventure and discovery.

Land

As you navigate the two-track roads that wind through the terrain, you'll encounter breathtaking views and hidden nooks amidst the rocky outcrops. At the top of the ridge, find the perfect spot to build your dream retreat, with expansive vistas and a sense of seclusion amidst the heavily treed surroundings.

Embrace the challenge of the rocky terrain as you explore its rugged beauty, or simply relax amidst the tranquility of the forest. With its buildable potential and natural allure, Rocky Ridge Retreat invites you to create your own private haven amidst the wilderness.





A9 Broad Axe Road

TOTAL ACRES:

42.89

PRICE:

\$330,000

About this property

Lot A9: Prepare to be captivated by the breathtaking beauty of Pinnacle Vista Sanctuary, a sprawling 42.89-acre parcel that embodies the epitome of rural luxury. From its commanding vantage point, this property offers unparalleled panoramic views, showcasing the majestic landscape in all its glory.

Land

Nestled among a canopy of trees, Lot A9 boasts a tranquil creek bottom that adds a unique character to the terrain. The presence of timber and lush grassland enhances the allure of this expansive lot, providing both aesthetic appeal and practical utility.

One of the standout features of Lot A9 is its pinnacle view, offering a bird's-eye perspective of the surrounding countryside that is nothing short of breathtaking. Whether you're admiring the sunset over the horizon or marveling at the rugged beauty of the landscape, every moment spent here is infused with a sense of wonder and awe.

With its ample space and diverse landscape, Pinnacle Vista Sanctuary presents endless possibilities for customization and enjoyment. This property offers the ideal canvas for realizing your dreams of country living at its finest.





A10 Broad Axe Road

TOTAL ACRES:

46.93

PRICE:

\$360,000

About this property

Lot A10 - Tranquil Haven Estate: A sprawling 46.93-acre retreat nestled amidst the natural beauty of Broad Axe Ranch Subdivision. This picturesque property offers an ideal blend of privacy, serenity, and natural splendor, making it the perfect canvas for your country living dreams.

Land

As you explore the terrain, you'll be greeted by sweeping views in every direction, showcasing the breathtaking beauty of the surrounding landscape. Towering trees provide shade and seclusion, creating a peaceful sanctuary amidst the countryside. Another highlight of Lot A10 is its small holding pond.

With its abundance of trees, rolling hills, and stunning vistas, Tranquil Haven Estate offers endless opportunities for outdoor recreation and exploration.

Embrace the tranquility of rural living at its finest at Lot A10, where every view is a masterpiece, and every day is an opportunity to connect with the natural world around you.





TRACT A-1
47.548 ACRES

TRACT A-2
49.807 ACRES

TRACT A-3
45.776 ACRES

TRACT A-4
47.139 ACRES

TRACT A-5
35.239 ACRES

TRACT A-6
38.782 ACRES

TRACT A-7
35.264 ACRES

TRACT A-8
35.122 ACRES

TRACT A-9
42.892 ACRES

TRACT A-10
48.026 ACRES

TRACT B-3
35.017 ACRES

TRACT B-2
35.059 ACRES

TRACT B-1
35.029 ACRES

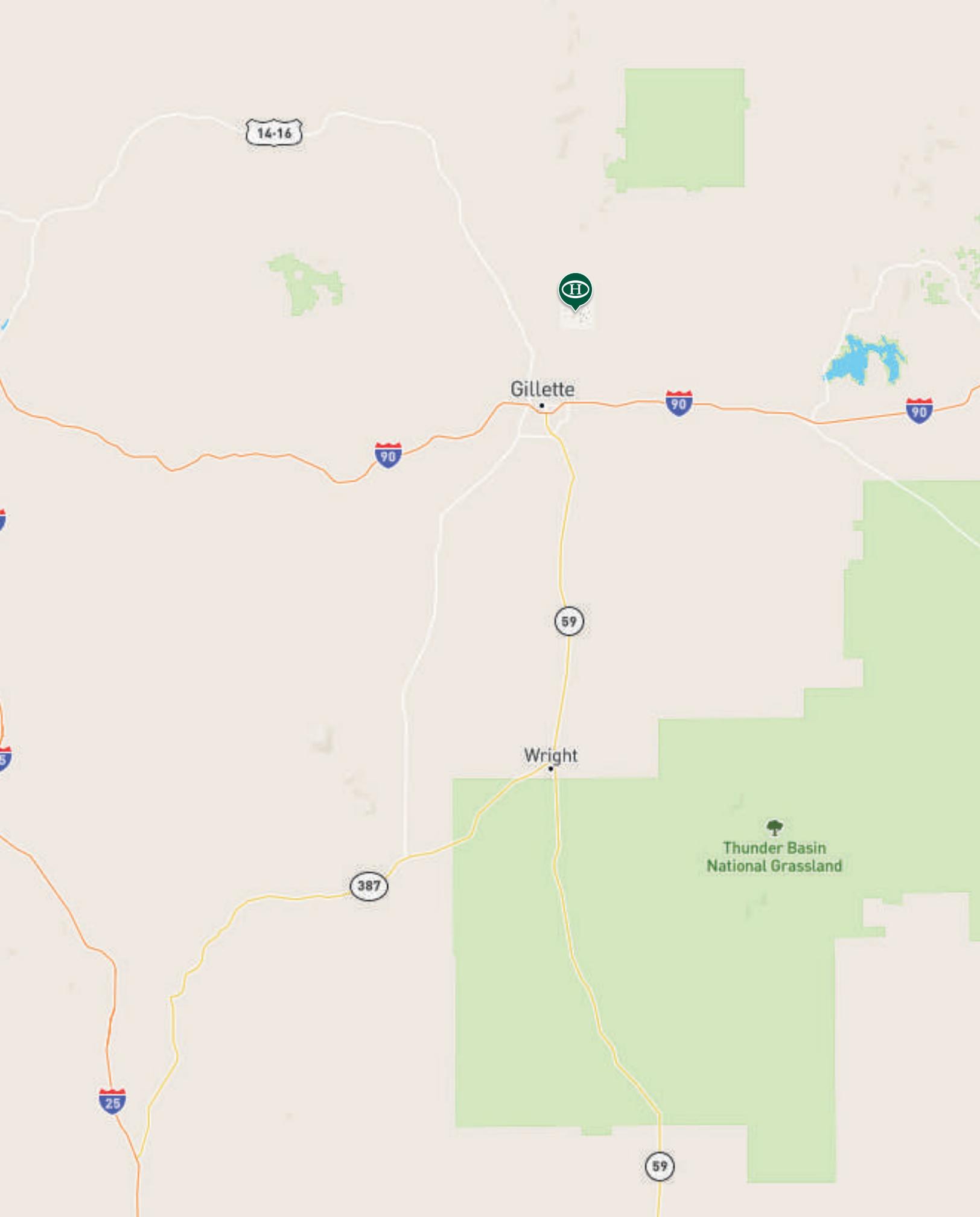
TRACT B-10
35.115 ACRES

TRACT B-4
35.326 ACRES

TRACT B-5
35.781 ACRES

TRACT B-6
35.081 ACRES

TRACT B-7
35.704 ACRES



14-16



Gillette



Wright



Thunder Basin
National Grassland





Hayden Outdoors *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.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

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.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"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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**HAYDEN
OUTDOORS®
REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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