

Redwater Creek Ranch

573.70 Acres | Crook County, WY | \$2,500,000



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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Conservation Easement
Cycling/Mountain Biking
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Food Plots
Hiking/Climbing
Hunting - Big Game, Predator/Varmint, Small
Game, Turkey, Upland Birds & Waterfowl
Irrigation
Outbuilding/Barn/Shed/Shop
Stream/River
Water Access
Water View

Land Details

Address: 105 Lower Redwater Creek
Road, Beulah, Wyoming 82712, USA
Closest Town: Beulah, WY
Total Acres: 573.70
Deeded Acres: 573.70
Zoning: Ag
Irrigated Acres: 90

Building Details

Homes: 1
Style of Home(s): Single Story
Basement: Unfinished
Outbuildings: 4



About This Property

Welcome to Redwater Creek Ranch, a legacy property tucked in the quiet folds of the western Black Hills—a hidden refuge where wild trout rise in the early morning light, whitetail deer graze along the creek, and the rhythms of land and life move to a timeless, natural beat.

Land

Spanning over 573 deeded acres, this rare offering weaves together a tapestry of irrigated alfalfa meadows, native grasslands, and lush riparian corridors, all centered around the crystal-clear flow of its namesake, Redwater Creek—a year-round, live-water stream that carves its way through the heart of the ranch. Here, fly fishing isn't a weekend trip—it's an everyday experience, right in your own backyard. With exceptional water resources, excellent soils, and strong forage capacity, Redwater Creek Ranch is a practical working ranch with substantial upside for an investor, operator, or recreational buyer.

The landscape features a blend of approximately 90± acres of irrigated alfalfa meadows, deep, productive soils, native grasslands, and riparian habitat shaded by mature cottonwoods. The remaining acreage rolls gently through native pastureland, offering excellent forage and grazing paddocks. Cross fencing and the natural terrain support effective rotational grazing and habitat preservation. The land is under a conservation easement designed to protect its natural integrity while allowing continued agricultural use, ensuring long-term stewardship of this unspoiled landscape.



Improvements

While the property's true value lies in its land and water, it includes:

- An older home with potential for renovation or replacement
- A 40' x 80' pole barn with electricity
- A large wooden barn and several smaller outbuildings
- County maintained road access
- Perimeter fencing (with the exception of the north boundary) and internal cross fencing

The fencing enhances pasture management and overall land sustainability. The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. The property is being sold in "as is" condition, including the location of existing fences.

This overall infrastructure provides a foundation for building your own vision—whether that's a modern ranch home, a rustic lodge, or a private family retreat.

Recreation

For the avid outdoorsman, Redwater Creek Ranch is a personal paradise. The creek is teeming with aquatic life, providing excellent fly-fishing opportunities for brook and brown trout. Quiet stretches shaded by cottonwoods give way to riffles and pools where fish hold beneath undercut banks—a dream setting for anyone who knows the difference between a roll cast and a reach cast.

Whitetail deer, Merriam's turkeys, and waterfowl frequent the fields and streamside cover. With its natural food sources, cover, and water, the ranch offers exceptional hunting and wildlife viewing throughout the year. Whether you're stalking with a bow or simply glassing the hills from a porch chair with morning coffee, this land rewards patience and presence.



Agriculture

With approximately 90± acres of irrigated alfalfa, deep, productive soils, and strong water resources, this is a fully functional ranching operation. The remaining acreage—native pastureland—rolls gently through the landscape, offering excellent forage and cross-fenced grazing paddocks.

The live water of Redwater Creek, along with existing fencing and access roads, makes for seamless rotational grazing and hay production. For those looking to run cattle or simply maintain agricultural status, the land offers both form and function.

Water/Mineral Rights & Natural Resources

Redwater Creek, a year-round stream, is the centerpiece of the ranch. It flows consistently through the property, providing natural irrigation, livestock water, and riparian wildlife habitat. This reliable water source supports hay production, cattle operations, and outdoor recreation.

Two wells provide reliable water sources, in addition to the year-round creek for both the homeplace and livestock. A well-share agreement is in place to provide water to a neighboring property.

Any mineral rights currently owned by the seller will convey with the sale. The land is zoned for agriculture, supporting a favorable property tax structure.

General Operations

With its combination of irrigated hay ground and productive pasture, the ranch supports a practical ranching operation. It offers strong forage capacity, seamless grazing rotation, and functional infrastructure to support livestock and hay production.

The setting is as remarkable as the land itself. Redwater Creek Ranch offers not only the rare privilege of owning a stunning landscape rich in wildlife habitat and recreational opportunity—it also presents the long-term assurance of land preservation through a conservation easement. Conservation easements are ideal for buyers who value the land for what it is—unspoiled, quiet, and ecologically rich. Redwater Creek Ranch embodies this philosophy and invites the next steward to enjoy its scenic waters, fertile meadows, and legacy of conservation.





Region & Climate

Redwater Creek Ranch enjoys a classic four-season High Plains climate, with warm, sunny summers perfect for haying, crisp autumns ideal for hunting, and snowy winters softened by low humidity and more than 225 sunny days per year. With roughly 120 frost-free days, the climate supports a strong growing season and year-round access for livestock and recreation.

History

The Redwater Creek corridor has long been known for its rich agricultural soils, cool flowing water, and abundant game. Generations of ranchers and outdoor enthusiasts have valued this land not just for its utility but for its beauty and solitude.

Redwater Creek Ranch is the kind of property that rarely comes to market—a balanced, scenic, and functional holding with live water, income-producing acreage, strong wildlife presence, and a location that blends quietude with convenience. It is a place to build a legacy, to teach a child to fish, to watch storms roll in over distant ridges, and to be connected to the rhythms of land, water, and wildlife. For the sportsman, the rancher, or the recreational land investor, Redwater Creek Ranch is more than an acquisition—it's an invitation to live well, live wild, and leave something lasting behind.

Location

Redwater Creek Ranch is located at 105 Lower Redwater Creek Road just minutes from the quiet ranching community of Beulah, Wyoming, and approximately 15 minutes from Spearfish, South Dakota via Interstate 90. The ranch sits at the eastern edge of the Wyoming Black Hills, offering both seclusion and accessibility. Rapid City Regional Airport is approximately 1 hour to the southeast.

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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.

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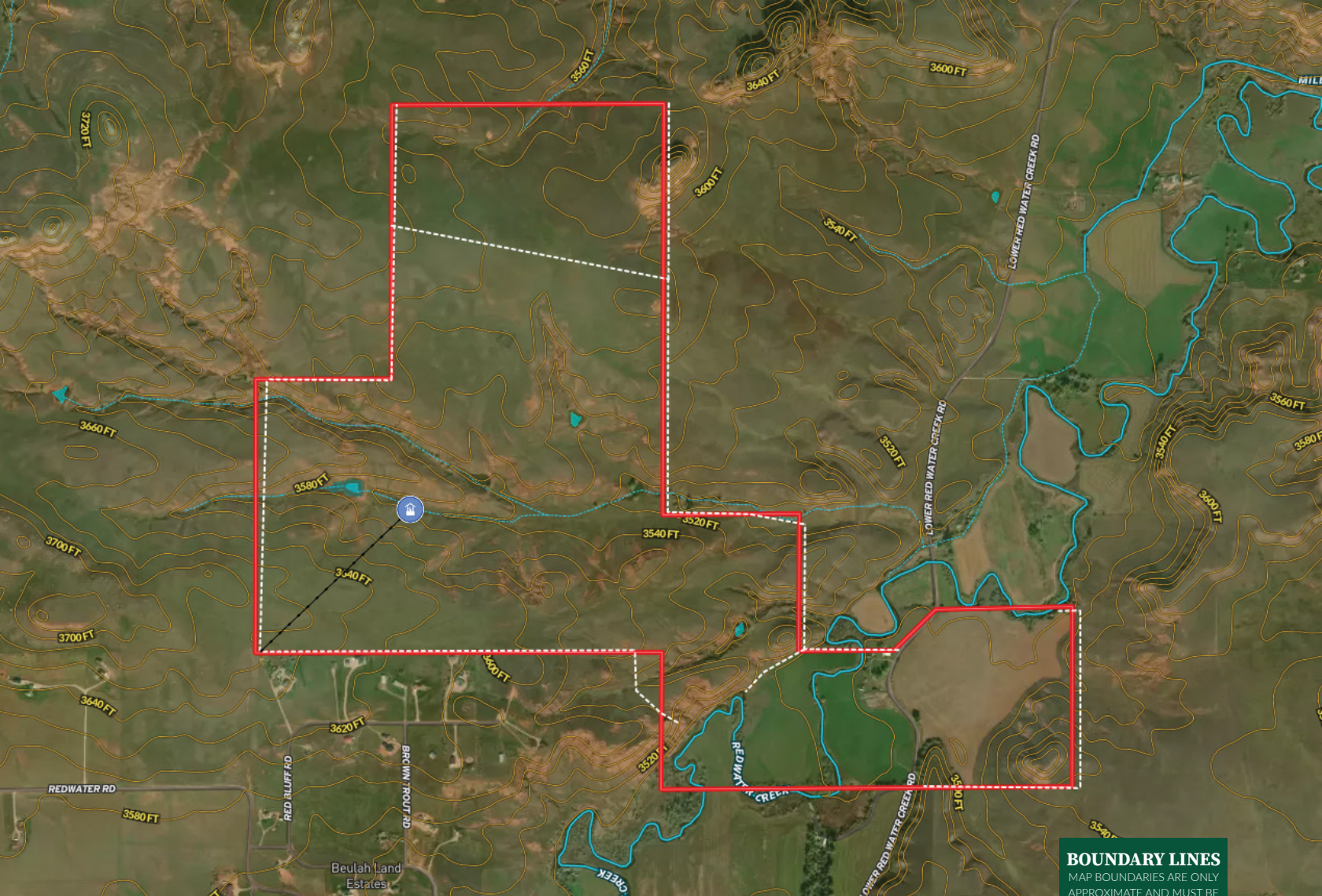


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- RICK STEINER, SELLER/BUYER

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 Boundary  Water Well

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MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



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