

Wildcat Creek Hay and Hunt

531.86 Acres | Campbell County, WY | \$1,375,000



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Activities & Amenities

ATV/Off Road

Cattle/Ranch

Farm/Crops/Ag

House/Cabin

Hunting - Big Game, Predator/
Varmint & Small Game

Outbuilding/Barn/Shed/Shop

Propane

Land Details

Address: 145 Taylor Road , Gillette,
Wyoming 82716, USA

Closest Town: Gillette

Total Acres: 531.86

Zoning: Ag

Building Details

Homes: 1

Style of Home(s): Ranch with Basement

Basement: Partial finished

Parking Types: Detached Garage

Fence Type: Barb Wire



About This Property

Just 15 minutes from Gillette, Wildcat Creek Hay & Hunt features 531+ deeded acres with productive dryland hay fields, native range, and excellent wildlife habitat. Includes an older ranch home, barn, two shops, and multiple outbuildings. County-maintained road access. A solid ag and hunting property with room to work, run cows, or enjoy your own piece of Wyoming.





Land

The property encompasses approximately 531.76 deeded acres of gently rolling terrain with a mix of native range and productive dryland hay fields. A seasonal creek meanders through the ranch, bordered by pockets of trees and brush that provide excellent wildlife cover. There's also a natural spring-fed reservoir that typically holds water year-round, adding a reliable water source for livestock and game. The blend of open pasture, sheltered draws, and native vegetation supports both ag use and strong wildlife presence, including deer, antelope, and upland birds.

Improvements

The ranch headquarters includes a modest, well-kept home built in 1968, offering approximately 2,000+/- square feet of living space with five bedrooms (including two non-conforming), a full basement, and a screened-in back porch that overlooks the ranch.

Outbuildings include a 3,000± sq ft equipment shop with concrete flooring, power, and a functional workshop area, as well as a 1,200± sq ft Quonset for additional storage. A clean, well-maintained barn features open bays, a tack room, power, and water, and is easily convertible to livestock or horse stalls. Corrals with water hookups are attached.

There are also several smaller structures across the property, including three loafing sheds (approximately 200 sq ft each), a chicken coop, and additional utility outbuildings.

A large metal building, formerly used as a methane compressor site, sits on the backside of the property. Though currently without power, the structure remains in excellent condition and could be reconnected or relocated closer to the ranch headquarters for future use.

Four exterior electrical hook-ups are available for plugging in trucks or tractors during the winter months.





Recreation

Wildcat Creek Hay & Hunt offers excellent recreational opportunities, with consistent mule deer, whitetail, and antelope activity throughout the property. The seasonal creek bottom, tree cover, and nearby hay fields create natural travel corridors and bedding areas for game. Upland birds and varmints are also common, and the area supports healthy populations of coyote and fox. While not a primary elk zone, the occasional elk may pass through during migration. Whether you're a hunter or simply enjoy the presence of wildlife on your land, this ranch offers year-round outdoor interest and opportunity.

Agriculture

The property has historically supported cattle operations and continues to offer solid agricultural potential. Approximately 200 acres are in established dryland hay production, providing a dependable annual crop for feed or sale. The remaining acreage consists of native rangeland suitable for seasonal grazing. While exact carrying capacity may vary with management and weather, the layout and infrastructure support continued use for haying, cattle, or a combination of both.

Region & Climate

The Gillette area experiences a semi-arid climate with four distinct seasons. Summers are warm and dry, while winters bring cold temperatures and occasional snow. Average annual precipitation is around 13–15 inches, with most moisture falling in spring and early summer.

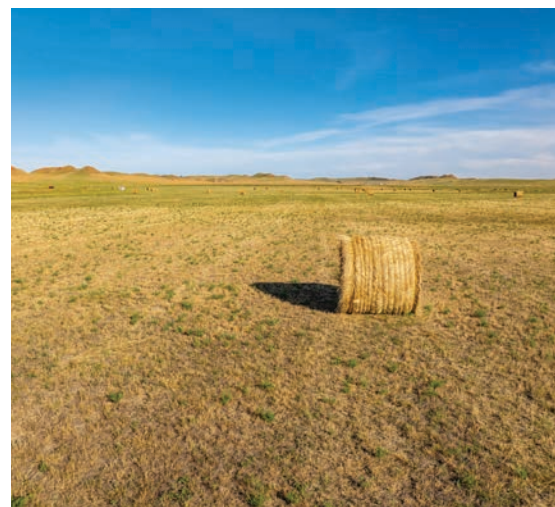




Location

Located just 15 minutes north of Gillette, Wyoming, Wildcat Creek Hay & Hunt offers the ideal blend of privacy and accessibility. The property sits off a county-maintained road with year-round access. Gillette provides full services including healthcare, schools, dining, and shopping. Northeast Wyoming Regional Airport is only a short, 15 minute drive away, with daily commercial flights. Larger cities like Sheridan and Casper are both within a two-hour drive.

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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.

PROPERTY SHOWINGS: With regard 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.

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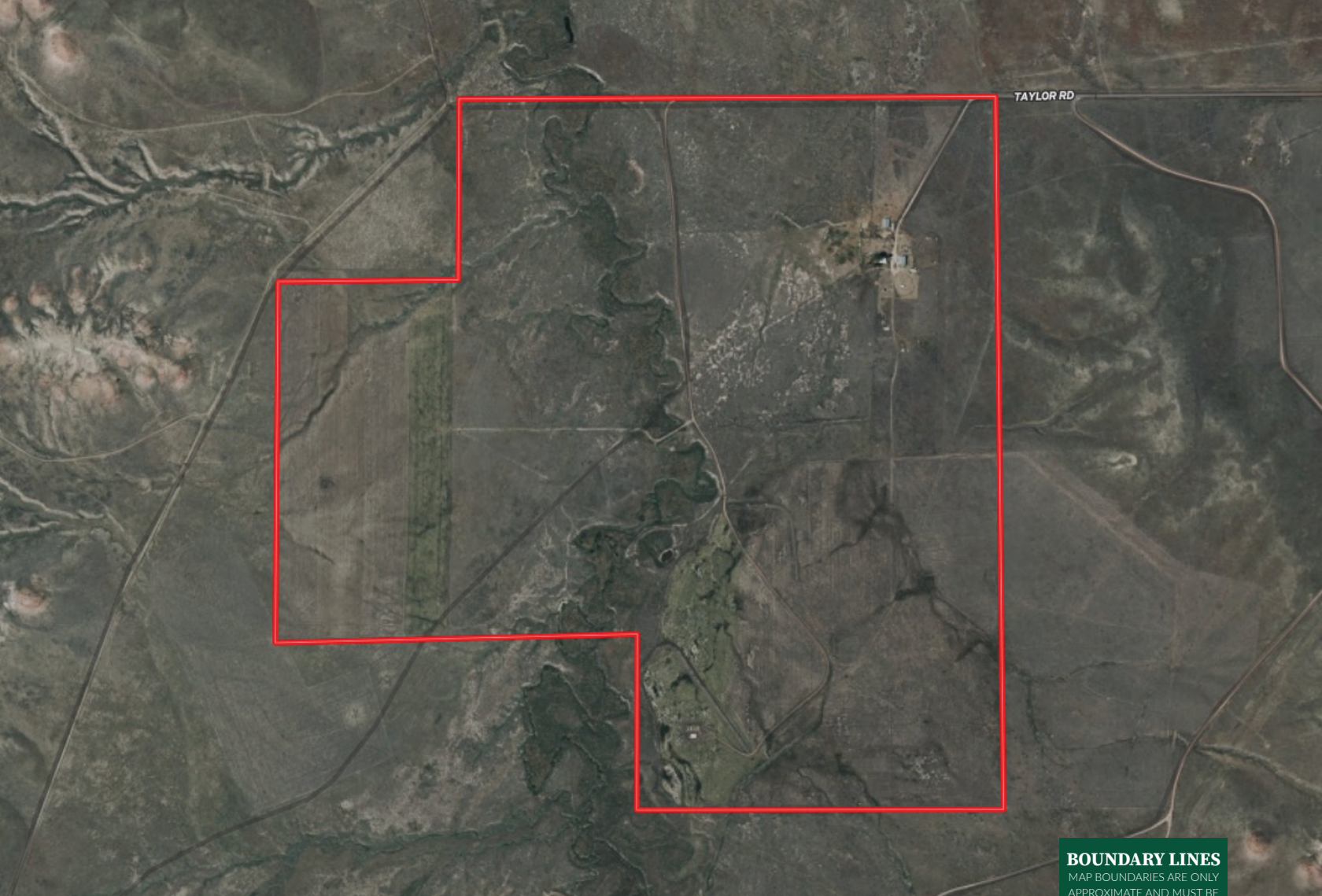



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- RICK STEINER, SELLER/BUYER

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 Boundary

BOUNDARY LINES

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



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FARM, RANCH & RECREATIONAL REAL ESTATE



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