

# Spring Creek Ranch

2,553.00 Acres

Sublette County, WY

\$7,500,000



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## **Activities & Amenities**

ATV/Off Road

Cattle/Ranch

Development Potential

Equestrian/Horse Property

Hiking/Climbing

Hunting - Big Game, Predator/  
Varmint & Small Game

Natural Spring

Stream/River

## **Land Details**

Address: TBD, Big Piney,  
Wyoming 83113, USA

Total Acres: 2,553.00

## **Building Details**

Fence Type: Barbed Wire

View: Creek, Mountain, Private,  
River, Scenic & Water



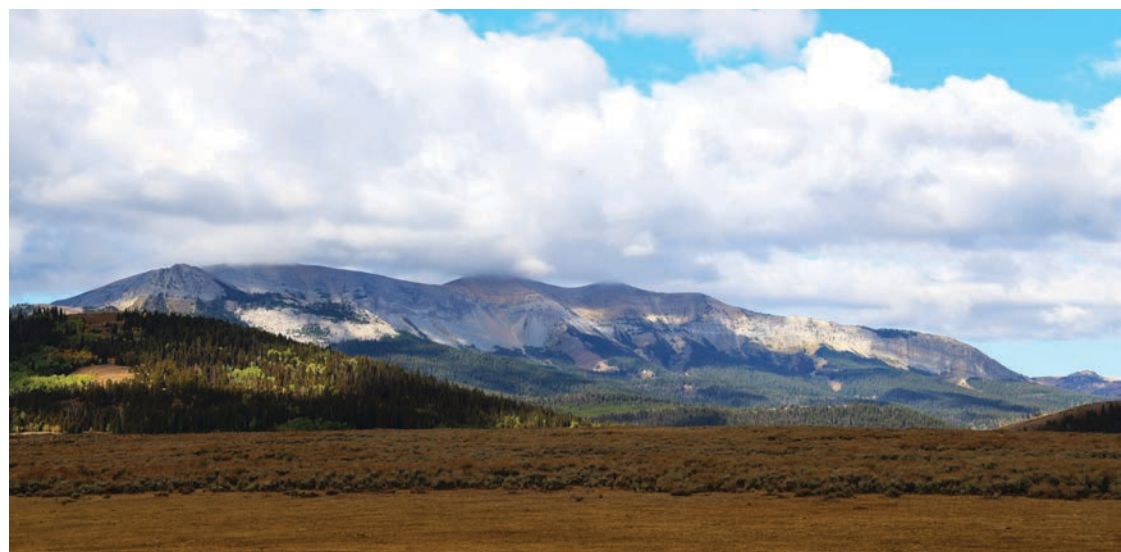


### About This Property

The Spring Creek Ranch offers an exceptional opportunity to own a productive cattle and recreational property in the highly sought-after Sublette County of western Wyoming. Encompassing approximately 2,550 deeded acres, the ranch combines outstanding cattle potential with unmatched scenery. Expansive mountain views, easy access to the Bridger-Teton National Forest, and abundant native wildlife create the ideal balance between work and play.







## Land

The Spring Creek Ranch spans more than 2,550 deeded acres of diverse and scenic landscape. Rolling hills are accented by mature aspen groves that open into expansive sagebrush flats and native grasslands that provide outstanding wildlife habitat. Numerous natural springs are scattered throughout the property, feeding the namesake Spring Creek, which meanders for nearly five miles through the heart of the ranch.

The ranch is near the Bridger-Teton National Forest, where a county road offers direct access to thousands of acres of public land and unlimited recreational opportunities. Several ideal building sites sit along the creek, each offering sweeping views of the Wind River Range, Wyoming Range and Gros Ventre Range.

With its abundant live water and natural springs, the property presents excellent potential for recreation, cattle production, or habitat enhancement. Spring Creek's consistent flow also creates opportunities to develop private fishing waters or stock ponds, adding both beauty and function to this exceptional mountain ranch.





## Recreation

The recreational opportunities on the ranch are endless. The land boasts elk, deer, antelope, moose, bear, wolves, waterfowl, and sage grouse. Elk tags are available over-the-counter in unit 92, while antelope unit 88 offers a draw hunt with excellent odds for trophy antelope. Deer hunting in unit 142 also features general over-the-counter tags.

Fishing in North Cottonwood Creek is exceptional, with anglers able to catch a variety of trout, including cutthroat and rainbow trout.

The surrounding Wyoming Range and Bridger National Forest offer fantastic hiking, camping, and horseback riding experiences. Additionally, the nearby Wind River Range and Gros Ventre Range provide even more opportunities for outdoor adventures such as mountaineering, rock climbing, and wildlife viewing.







## Region & Climate

Big Piney, Wyoming, experiences a semi-arid climate characterized by cold winters and mild summers. Winter temperatures often drop below freezing, with average lows around 5°F (-15°C) and significant snowfall. Summers are relatively mild, with average highs around 80°F (27°C) and cooler nights. The region receives low annual precipitation, around 10 inches (25 cm), mostly falling as snow in winter and occasional thunderstorms in summer. The high elevation and clear skies contribute to significant temperature variations between day and night throughout the year.

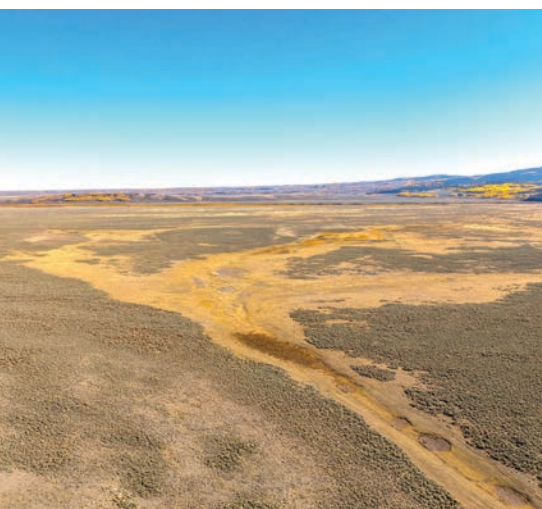
## Location

Big Piney, Wyoming, is a small town located in Sublette County in the western part of the state. It is situated approximately 90 miles south of Jackson Hole, making it a convenient drive for those looking to explore the renowned Teton and Yellowstone National Parks.

The town is about 220 miles northeast of Salt Lake City, Utah, offering access to a larger metropolitan area for additional amenities and services. The closest town with amenities, such as grocery stores, dining options, and basic services, is Pinedale, located about 35 miles to the north. Pinedale also offers additional recreational opportunities and serves as a gateway to the Wind River Range.

For air travel, the nearest major airport is Jackson Hole Airport (JAC), which is approximately 100 miles north of Big Piney. This airport provides regular flights to major cities across the United States. Additionally, Salt Lake City International Airport (SLC), about 220 miles to the southwest, offers a broader range of domestic and international flights, making it another viable option for air travel.

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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.

**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."



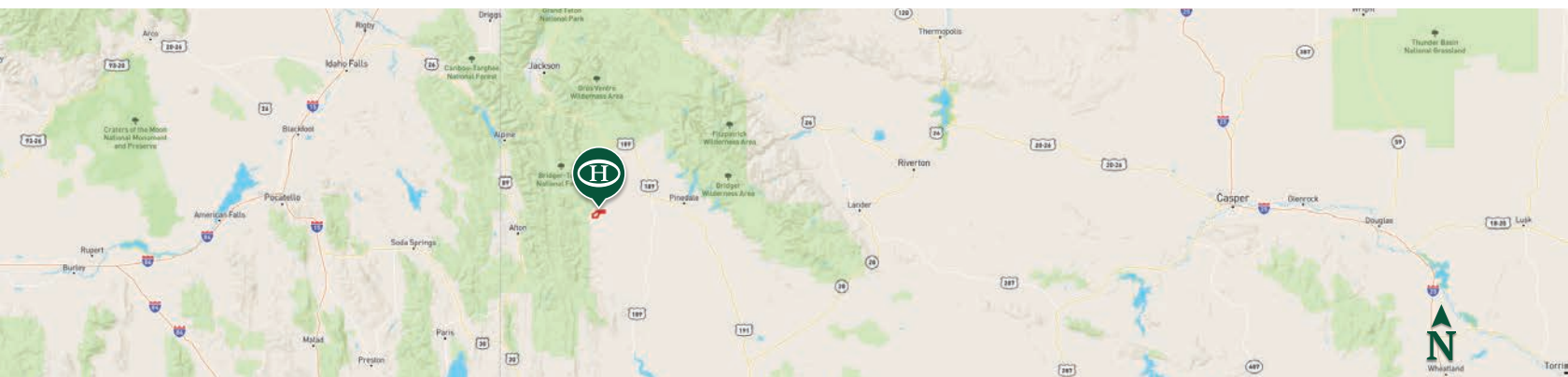
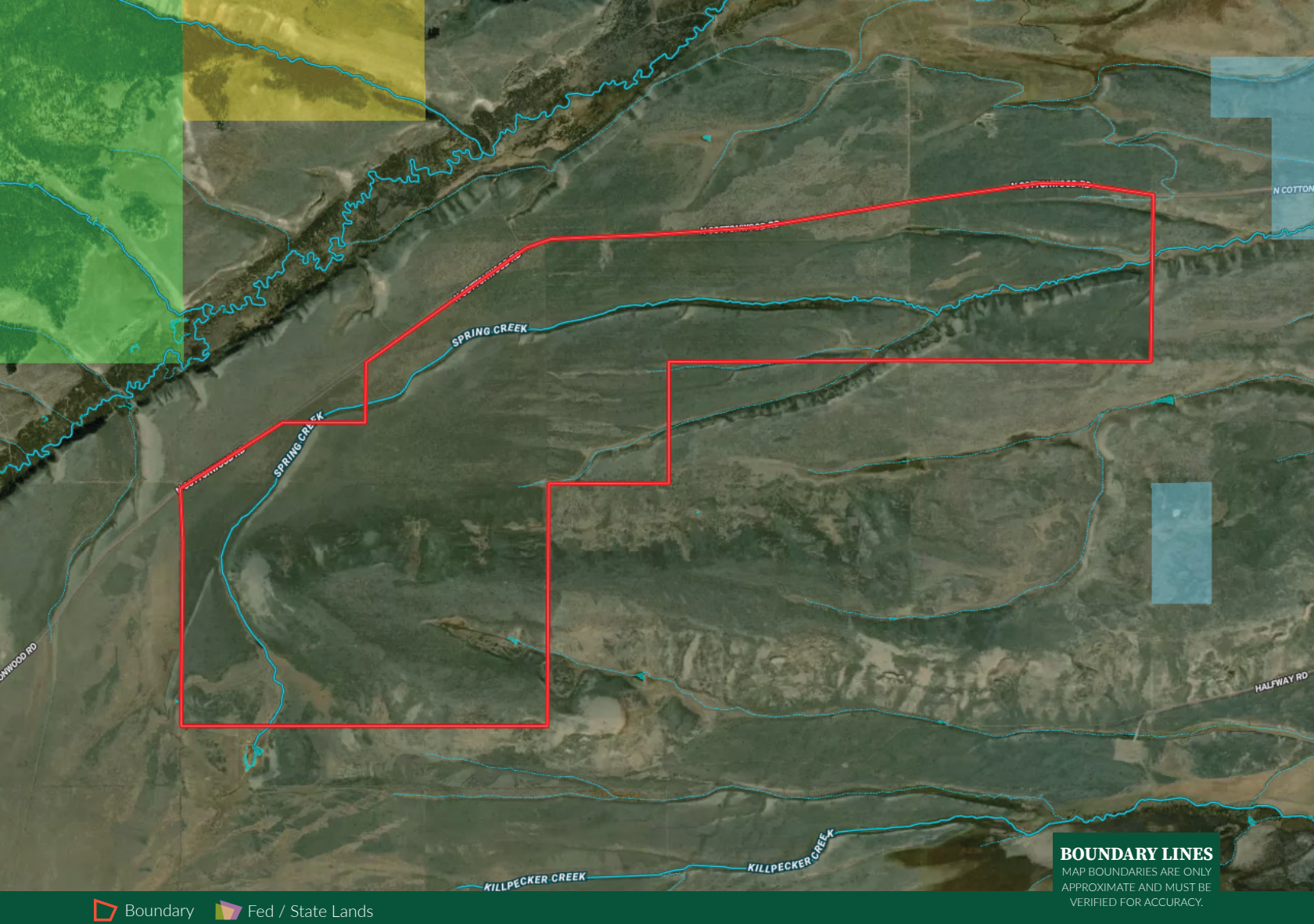
*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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## Andy Nield

📍 Salesperson, Licensed in ID, MT & WY  
✉️ Andy@HaydenOutdoors.com  
📞 307.880.2639

## Austin Callison

📍 Broker, Licensed in ID, OR, & WY  
✉️ Austin@HaydenOutdoors.com  
📞 208.870.1757

