

T Diamond Ranch

432.96 Acres | Crook County, WY | \$5,000,000



HAYDEN  OUTDOORS.

T Diamond Ranch

TOTAL ACRES:

432.96

PRICE:

\$5,000,000

COUNTY:

Crook County

CLOSEST TOWN:

Beulah, WY

Presented by



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Property Summary

T Diamond Ranch. 432.96 deeded acres on Lower Redwater Creek in the western Black Hills of Wyoming. Irrigated hay meadow, native pasture, timbered ridges, and private live water with wild trout. An 8,382 sq ft custom entertaining residence and a historic headquarters compound anchor the working cattle and hay operation. Two miles north of Beulah, 20 minutes west of Spearfish, South Dakota. Perpetual conservation partnership in place.

Land

T Diamond Ranch consists of 432.96 deeded acres tucked into the western folds of the Wyoming Black Hills, two miles north of the quiet ranching community of Beulah and 20 minutes west of Spearfish, South Dakota. The ranch lies at 206 Lower Redwater Creek Road in Crook County, and roughly 1.4 miles of Lower Redwater Creek run cold and clear through the entire length of the property.

The land is described of record in Township 53 North, Range 60 West, 6th Principal Meridian, Crook County, Wyoming, as all that portion of the NE $\frac{1}{4}$ and the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 20 lying east of the centerline of Crook County Highway No. 142, excepting therefrom Tract A, together with the W $\frac{1}{2}$ W $\frac{1}{2}$ and SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21 and the N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 28. Access is from Lower Redwater Creek County Road No. 142, which fronts and crosses the ranch.

The land is a tapestry of irrigated hay meadow along the creek, native pasture rolling through gently undulating draws, riparian corridors shaded by cottonwood and oak, and ponderosa pine ridges that frame the valley. Approximately 115 acres of fertile bottom ground sit along Lower Redwater Creek, carried by the Crook County Assessor as 115.42 acres of irrigated crop land, with the balance of the acreage in productive grazing ground and timbered cover.

Elevation across the ranch runs from roughly 3,429 feet along the creek bottom to 3,615 feet on the high ground, with an average slope near 8 percent. The 2024 land cover survey shows the ranch at approximately 85 percent grassland and pasture, 12 percent shrubland, and the balance in hay and alfalfa ground.

The perimeter of the property is fenced, with cross fencing that supports rotational grazing across the pasture and timbered units. The combination of creek bottom, open pasture, and timbered ridge gives the ranch both working productivity and true seclusion with everyday accessibility.



Activities & Amenities

ATV/Off Road
Cattle/Ranch
Conservation Easement
Cycling/Mountain Biking
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Food Plots
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds, Waterfowl
Irrigation
Lodge/Resort
Off Grid Power
Outbuilding/Barn/Shed/Shop
Propane
Stream/River
Timber
Water Access/Water View/Waterfront
Water Shares (different from water rights)

Land Details

Address: 206 Lower Redwater Creek Road, Beulah, Wyoming 82712, USA
Closest Town: Beulah, WY
Total Acres: 432.96
Deeded Acres: 432.96
Zoning: Ag
Elevation: 3,550
Riverbottom Acres: 115
Water Type: Water Stock in Mutual Ditch or Reservoir Company
Estimated Taxes: \$13,923.14
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Style of Home(s): 2 Story
Finished Sq. Ft.: 8382
Stories: 2
Bedrooms: 3 | Full Bathrooms: 7
Basement: Full finished
Gas Provider: Propane
Water Provider: Well
Parking Types: Detached & Attached Garage
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace, Forced Air, Radiant
Roofing: Rubber
View: Creek, Private, Scenic



Improvements

The historic headquarters is the working heart of the ranch and a record of well over a century of stewardship. The original farmhouse, carried by the Crook County Assessor as built in 1903, holds 2 bedrooms and 1 bathroom in 1,380 sq ft. The historic barn and the working corrals stand as they have for generations, with a shop building and attached living quarters supporting modern operations. These structures are not relics. They are part of the working ranch, maintained and ready.

Across the creek and a short distance up the bench sits the custom entertaining residence, built in 2002 and the lifestyle anchor of the property. Total finished area is 8,382 sq ft: 3,820 sq ft on the main level, a full finished walkout lower level of the same footprint, and 742 sq ft of finished upper level, together with a 360 sq ft open loft and a 1,565 sq ft attached garage. Three bedrooms and seven bathrooms, with a full elevator serving all three floors.

The house was designed for gathering. A great room under a stone fireplace opens to a large deck above the creek. The kitchen is built around a granite island with a Viking gas oven and cooktop and an oversized Sub-Zero refrigerator and freezer. The master suite occupies the lower level and walks out to a patio overlooking the water, with an oversized steam shower and a private office. A refrigerated wine room, a dedicated gun room, heated floors throughout the lower level, and curved staircases round out a home where the detail was clearly not accidental.





Recent capital work is substantial and documented. The roof was replaced in 2025 with a Euroshield Beaumont Shake HP impact resistant system, a recycled rubber shake, along with new gutters and downspouts. EIFS stucco was replaced across most of the home in 2024 with new house wrap, sheathing, and flashing at the windows and decking. Decking, railings, support posts, and beams for the balcony and wrap-around deck were replaced in 2024. Three heating and cooling units were replaced between August 2024 and May 2026. The seller provides these dates and specifications and they have not been independently verified.

Outbuildings at the headquarters include a 40 by 100 panel building, a 31 by 49 enclosed metal pole building with a 14 by 31 concrete apron, an 18 by 80 wood pole building open on one side, a 26 by 36 barn, an 18 by 22 detached garage, a 12 by 14 steel grain bin, and four utility sheds. Assessor construction dates across the group run from 1920 through 1991.

The shop building carries attached living quarters, known on the ranch as the Fish Camp, fully refreshed in 2023 with new appliances, counters, sink, and an on-demand water heater. Additional improvements include two permitted wells, one of which is a flowing artesian well, a permanent stock water pipeline easement appurtenant to the ranch, and perimeter fencing with cross fencing. A fiber optic utility license along the County Road 142 frontage is of record. Buyer to confirm service availability and connection at the residence directly with the provider.

The existing improvements are grandfathered under the 1998 conservation easement and may be maintained, repaired, and reconstructed in kind. Buyer and buyer's counsel should review the complete recorded deed for the full scope of reserved rights and prohibited uses.



Recreation

For the avid outdoorsman, T Diamond Ranch is a private sanctuary. Lower Redwater Creek runs cold and clear the length of the property, holding wild trout in its undercut banks and shaded riffles. Wyoming Game and Fish stocking records show no stocking of the Redwater Creek mainstem since at least 1985, so the fish here are wild and self-sustaining, born in this water. Sand Creek, which the State of Wyoming's Northeast Wyoming River Basin Water Plan identifies as one of the best trout streams in the state, joins Redwater Creek about a mile north of Beulah, upstream of this ranch, so the water crossing the property carries Sand Creek's flow. There is no public fishing access, walk-in area, or department access area anywhere on Redwater Creek. Every foot of this water is private, and it is a hundred yards from the porch.

The hay bottoms and timbered draws hold wildlife year-round. The Wyoming Game and Fish Department maps the deeded ground itself as elk winter and yearlong range, meaning general use through the year with a significant influx of additional animals between December 1 and April 30. Whitetail deer, mule deer, Merriam's turkey, and elk move between the Black Hills National Forest and the creek corridor, drawn by the water, the cover, and the feed the ranch quietly produces. Upland birds work the field edges and waterfowl frequent the creek through the season.

The ranch lies in Wyoming Game and Fish Hunt Area 116, North Black Hills, for elk, and Hunt Area 2, Bearlodge, for mule deer, white-tailed deer, and antelope. Wild turkey is Area 1. Three elk hunt areas meet in this corner of Crook County, and this ranch sits in Area 116, not the Area 117 that covers Beulah two miles south. Elk Type 7 licenses in Area 116 carry a quota of 400 and run August 15 through January 31 for cow or calf, valid off national forest, a season written for deeded ground exactly like this. Seasons, quotas, and license rules are reset annually by the Wyoming Game and Fish Commission and must be confirmed against the current year regulation.

Beyond the boundary, the western Black Hills open into a vast playground of public land, with horseback riding, hiking, mountain biking, and backcountry skiing all within a short drive. The conservation easement permits and protects noncommercial recreation on the ranch, including hunting, fishing, horseback riding, and backcountry exploration, and affords no public access. Whether you are stalking the timber with a bow or simply glassing the hills from a porch chair with morning coffee, this land rewards patience and presence.

Agriculture

T Diamond Ranch has supported a working cattle and hay operation for well over a century, and the infrastructure is in place to continue that tradition seamlessly. Approximately 115 acres of riparian and irrigated hay bottom along Lower Redwater Creek produce one to two cuttings of grass and grass legume hay each season. Natural Resources Conservation Service mapping shows 111.9 acres of Barnum silt loam across the bottom ground. The Miller Ditch, identified by that name in the recorded title commitment where it crosses the land, is active and delivering surface irrigation to the hay meadow.

The remaining acreage rolls through productive pasture and timbered grazing, fully fenced on the perimeter and cross fenced for rotational management. Estimated carrying capacity ranges from 30 to 45 cow calf pairs on a year-round basis under good management, factoring the higher producing irrigated bottom ground and the more conservative wooded ridges.

Working corrals at the historic headquarters accommodate cattle handling, sorting, loading, and horse care. The ranch is suited for a continued cattle and hay operation, a horse operation, or a lifestyle ranch that runs a smaller herd and holds the hay for winter feed. The land is zoned for agriculture, supporting a favorable property tax structure under Wyoming's agricultural valuation framework.



Water/Mineral Rights & Natural Resources

Water is the central asset of T Diamond Ranch. Lower Redwater Creek flows the length of the property and provides live water for stock. A United States Geological Survey gage has recorded flow at the state line immediately downstream of this ranch continuously since 1929.

Irrigation of the hay meadow is delivered through the Seller's shares in the Miller Ditch, identified by that name in the recorded title commitment where it crosses the Land. The ditch is active and delivering today, and it is what turns the creek bottom into a producing hay meadow. Buyer and buyer's agent should confirm the share count, assessments, and delivery terms directly with the ditch company.

Two permitted wells serve the headquarters. The Matthews A well, permit P122258.0W with a priority date of January 26, 2000, is drilled to 700 feet and permitted at 25 gallons per minute for domestic and stock use, with a static water level of 20 feet. The Matthews #1 well, permit P133735.0W with a priority date of April 1, 2001, is a flowing artesian well drilled to 1,745 feet for domestic supply. Both are shown complete in Wyoming State Engineer's Office records.

A permanent stock water pipeline easement, recorded November 17, 2006 in Book 451 of Photos at page 786, runs 20 feet wide and approximately 3,588 feet across the adjoining ranch to a stock tank. The easement is appurtenant to T Diamond Ranch and delivers year-round stock water to the southern grazing units.

Any mineral rights currently owned by the Seller will convey with the sale, subject to the conservation easement's restrictions on surface impacting extraction.

Natural resources across the ranch include the riparian corridor of cottonwood and oak along Lower Redwater Creek and the ponderosa pine ridges that frame the valley, together with the wildlife habitat and trout water those resources sustain. The conservation easement permits water development for ranching purposes and protects the ecological richness of the Lower Redwater Creek corridor in perpetuity.





General Operations

The ranch operates as a working cattle and hay unit with the infrastructure in place for a seamless transition. The perimeter is fenced and the interior is cross fenced for rotational grazing. Working corrals at the historic headquarters handle sorting, loading, cattle work, and horse care, and the shop building with attached living quarters supports day to day operations. The permanent stock water pipeline easement carries year-round stock water to the southern grazing units, and the Miller Ditch delivers irrigation water to the hay meadow.

T Diamond Ranch was placed under a perpetual conservation easement held by The Nature Conservancy in 1998. The easement permits and protects the very activities that make this ranch what it is: grazing and hay production, water development for ranching purposes, fencing, in kind reconstruction of existing structures, leasing, and noncommercial hunting, fishing, and horseback riding. Prohibited are subdivision of the land, commercial feed lots, aerial spraying, and surface mining. The ranch will not be carved up, and the vistas across the creek and into the timbered ridges will not be lost to neighboring development. The conservation framework also supports a favorable agricultural property tax structure.

Recorded matters affecting the ranch, as shown in the title commitment, include the Deed of Conservation Easement granted to The Nature Conservancy, recorded December 30, 1998 in Book 364 of Photos at page 434; three rights of way granted to Powder River Energy Corporation to operate and maintain electric lines and associated facilities, all recorded September 11, 2001 in Book 386 of Photos at pages 470, 472, and 477; a Water Line Easement Agreement recorded November 17, 2006 in Book 451 of Photos at page 786; the Notice of Road Name Change to Lower Redwater Creek County Road No. 142, recorded December 5, 2007 in Book 467 of Photos at page 519; the Crook County Large Acreage Subdivision Regulation, recorded September 14, 2022 in Book 649 of Photos at page 49; a License for use of County Road or Property, recorded July 2, 2024 in Book 676 of Photos at page 614; the Miller Ditch as it crosses the Land; and Lower Redwater Creek County Road 142 as it may cross the Land. Real property taxes for 2025 were \$13,923.14 under Account No. 4008 / 1853602010001700 according to the Crook County Treasurer, with both installments paid.





General Operations (cont'd)

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 Seller makes no warranties with regard to the location of fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to specific acreage within the fenced property lines. The Seller is selling the property in an as is condition, which includes the location of the fences as they exist. Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.

Region & Climate

T Diamond Ranch enjoys a classic four-season High Plains climate at the western edge of the Black Hills, marked by warm, sunny summers suited to hay production, crisp autumns for hunting and harvest, snowy winters softened by low humidity, and springs that recharge the creek and the ditch. The ranch lies at roughly 3,500 feet in the Redwater valley, low enough to open earlier in the spring than the higher Black Hills country to the east.

The Wyoming State Water Plan's Northeast Wyoming River Basins Plan reports average total annual precipitation of 13 to 15 inches as the norm across this planning area, and the United States Department of Agriculture Natural Resources Conservation Service places the Barnum silt loam mapped across the ranch bottom at a frost free period of 110 to 135 days. In country where dryland ground runs on that kind of moisture, a creek that flows year-round and a ditch that delivers to the meadow are what separate a producing hay operation from a grazing lease. T Diamond Ranch has both.

The ranch sits at the western edge of the Black Hills, a region long recognized as one of the most diverse landscapes in the American West. Timbered ridges give way to open prairie within a few miles of the ranch, and the surrounding country carries the character that has drawn people to this corner of Wyoming for generations. Spearfish Canyon, the Black Hills National Forest, Devils Tower National Monument, and the historic mining town of Deadwood are all regional draws within an easy drive, and the vast public land of the western Black Hills begins just beyond the ranch boundary.





History

T Diamond Ranch sits in the country the Matthews family has ranched since the earliest days of Wyoming settlement. Thomas Newton Matthews, a Texas cattleman, trailed 1,500 longhorns north with his brother Henry in 1881, moving the herd through Dodge City under the T7 brand and turning it out in what is now the Thunder Basin country of Campbell County. The T7 Ranch he founded that year lies roughly 20 miles south of present-day Gillette and is still held by the family today.

After the hard winter of 1887 and the Johnson County War of 1892, eastern cattle interests hired Matthews to gather and ship their surviving stock, and that work carried his business east into Sundance and Spearfish. In 1900 he built a native sandstone and brick commercial building on Main Street in Spearfish, known then and now as the Matthews Block. He invested \$50,000 in the 300 seat theater above it, and the Matthews Opera House opened on December 3, 1906 with a touring company performing *The Lion and the Mouse*. It serves the community today as the Matthews Opera House and Arts Center.

T Diamond Ranch is part of that same family legacy, and the Matthews ranching name still runs on both places, the T7 in Campbell County and T Diamond here in Crook County. The ranch is held today by the Thomas R. Matthews Revocable Trust. The headquarters dates to the earliest years of the last century, with the original farmhouse carried by the Crook County Assessor as built in 1903 and the barn as 1932, all standing as a working record of more than a century of stewardship of this land. The custom residence was added in 2002 for entertaining and multigenerational use, and the conservation easement placed in 1998 ensures the working character and ecological integrity of the ranch will continue under future ownership. The new owner steps into a story more than a century in the making.

T Diamond Ranch is the kind of property that does not come to market often. A productive working ranch with year-round live water on Lower Redwater Creek, a well-appointed entertaining residence built for hosting and family use, a historic headquarters compound that anchors more than a century of stewardship, and the rare guarantee that the working character and ecological richness of the land will remain for generations. For the rancher seeking working productivity, the sportsman seeking private water and abundant game, or the legacy buyer seeking a permanent stake in one of the most quietly beautiful corners of the American West, T Diamond Ranch is more than an acquisition. It is an invitation to step into a story that began well over a century ago and continues, well stewarded, for the generations to come.





Location

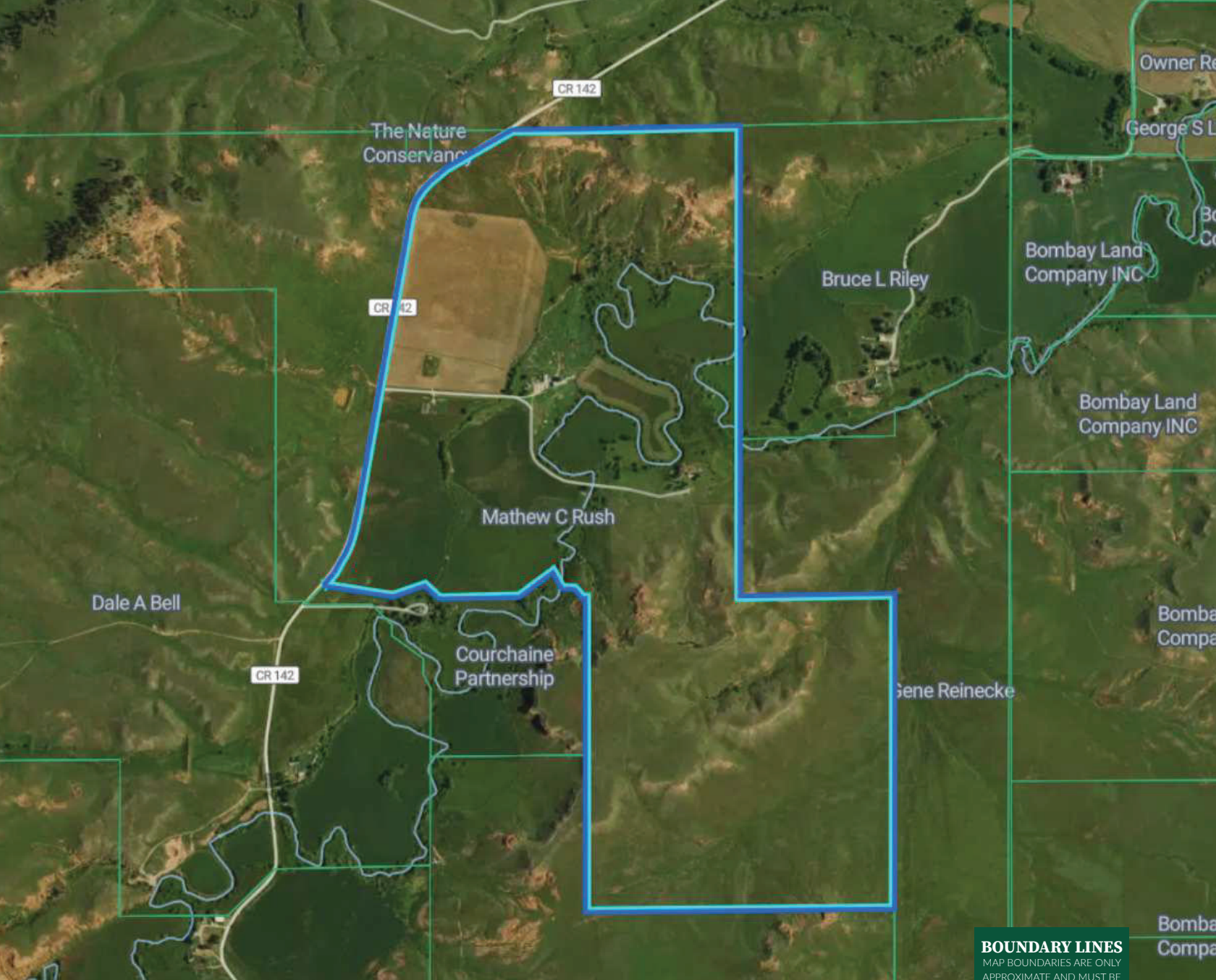
T Diamond Ranch is located at 206 Lower Redwater Creek Road, Beulah, Crook County, Wyoming 82712, two miles north of Beulah. Access is from Lower Redwater Creek County Road No. 142, which fronts and crosses the ranch. Beulah sits on Interstate 90 at the Wyoming and South Dakota state line, placing the ranch minutes from the interstate while the headquarters itself lies on a quiet stretch of county road with strong privacy, no through traffic, and excellent rural character.

Spearfish, South Dakota is approximately 17 miles east, a drive of about 20 minutes by way of Interstate 90. Spearfish offers full services including dining, retail, hospital and medical care, and the Black Hills State University campus. Sundance, the Crook County seat, is approximately 21 miles southwest and provides county offices, fuel, and basic services. Rapid City, South Dakota, the regional hub for medical specialists, retail, and commerce, is approximately 63 miles east, roughly an hour by car.

Rapid City Regional Airport is the nearest commercial service airport, approximately 76 miles east of the ranch and a drive of about an hour and fifteen minutes. The airport carries year-round nonstop service to Denver, Minneapolis, and Dallas Fort Worth, with additional seasonal nonstop routes including Chicago, Phoenix, Charlotte, Atlanta, Las Vegas, and Orlando. For private and corporate aircraft, Black Hills Airport, also known as Clyde Ice Field, sits three miles east of Spearfish and roughly 20 miles from the ranch. It offers a paved asphalt runway of 6,401 feet by 75 feet, a fixed base operator with jet fuel and hangar space, and is the largest general aviation airport west of the Missouri River in South Dakota by based aircraft. Gillette Campbell County Airport lies approximately 86 miles west.

The ranch is well positioned among the landmarks of the region. Devils Tower National Monument is approximately 31 miles west as the crow flies, a drive of about 49 miles and 50 minutes by way of United States Highway 14. Spearfish Canyon, the Black Hills National Forest, and the historic mining town of Deadwood all lie within an easy drive to the east and southeast, and Sturgis is a straightforward run down Interstate 90.





 Boundary





Hayden Outdoors *Buyer Process*

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- RICK STEINER, SELLER/BUYER

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