

# Make This Your Perfect Wyoming Wind River Ranch



**Location:** The ranch is located on State Highway 26, just west of Kinnear and east of Crowheart, Wyoming. Riverton, a very nice full-service community of 11,000, lies 33 miles to the east. Jackson, Wyoming, is 129 miles to the west via Dubois. The beautiful Wind River Mountains are in full view to the west of the property.

**Acres:** 278 deeded acres, all of which lie from the north side of the Wind River. All lands are in one block with Highway 26 bisecting the property into north and south sections. This ranch is bordered by the Wind River on the south, Bureau of Reclamation land on the north, and other deeded lands on the west and east.

**Mineral Rights:** There has been no mineral rights search of the deeded lands. Any rights held by the seller will transfer upon sale. Currently there are no mineral rights leases or mineral activity on the deeded lands nor is any anticipated.

**Water Rights:** Irrigation rights are through Midvale Irrigation District, a Bureau of Reclamation Project, and consist of 95.9 acres. Midvale is an excellent irrigation district with reliable water delivery at a very reasonable cost of approximately \$2022.00 per year. The ranch is currently irrigating approximately 40 of the irrigable acres. Water is applied by open ditch and some gated pipe.

**Hunting/Recreation:** The ranch does qualify for landowner hunt tags for antelope and deer. Hunting units in which the ranch is located are draw-only for each of these species. Wildlife located on the ranch include antelope, deer (both mule and whitetail), and an occasional elk, while black bear, mountain lion, moose, and coyotes have also been spotted on the ranch from time to time. The property has numerous birds, ducks, and geese, and a raccoon will show up occasionally, generally when you would prefer it did not. Horseback mountain riding and world-class snowmobiling trails are available near Dubois which is just an hour or so away. Teton and Yellowstone National Parks, along with various skiing opportunities, are a just a short, beautiful, approximately 2 hour drive away.

**Operations:** The ranch has been used for cattle grazing and has been leased for the last 14 years to the same party. Forage is in very good condition. It can be operated as a small year-around cattle operation, with livestock water readily available year-around. The irrigated lands are in grass with some of these lands being hayable.

**Terrain/Climate:** Elevation is approximately 5,700 feet. The lands can be described as a high desert river bottom environment with a mix of trees and brush along with sub-irrigated and irrigated pasture. Annual rainfall ranges nearly 10 inches with snow in the winter that rarely gets more than 8-10 inches deep. Temperatures are moderate for a Rocky Mountain location.

**Easements:** Highway easement, with normal telephone and electric power service easements.

**Improvements:** The property includes a two-level passive solar home with 2 bedrooms and 2 baths, along with an attached single-car garage. The home is in good condition. It has a yard and is surrounded by trees including several fruit trees. An additional small living space consisting of a 1 bedroom, 1 bath cabin and a quaint storage building is located on the property on the south side of the highway. This location is also surrounded by trees. There are two domestic wells on the property, both of which have very good water.

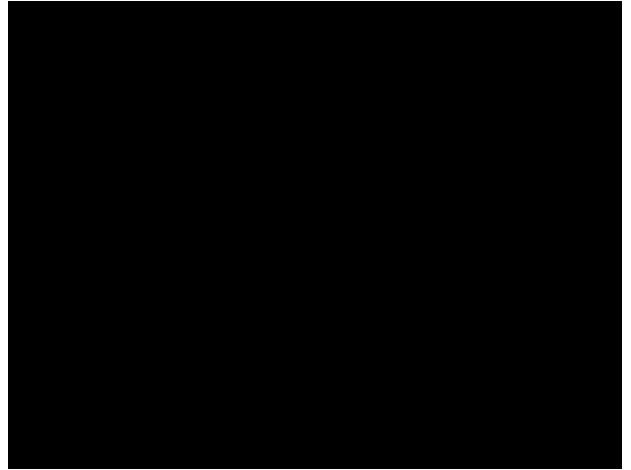
**Comments:** This small ranch is really special and is situated in an accessible and desired location with terrific views of the nearby Wind River Mountains and beautiful river frontage along the Wind River. There is easy highway access to both sides of the property. It is located in the Pavillion School District with bus pickup at the gate. Central Wyoming College is located in nearby Riverton. If a place is desired where a new owner could put his or her mark on it, this property will suffice for that as a new shop and livestock facilities would be a value-add to the ranch. It is rare to find a property in the Rocky Mountain West with a variety of trees and over ¾ mile of river at this reasonable price!!

**Price:** \$1,185,000.00

Cabin



Passive Solar Home



Ranch Pasture



Wind River



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All information is from sources deemed reliable but is subject to errors, omissions, changing weather patterns, and withdrawal of the property by the seller. No guarantee is made concerning agricultural production. The buyer is advised to conduct their own review and inspections.



# McAleenan

