



SOUTH ASH CREEK ROAD LAND RANCHESTER, WY • \$1,750,000



EXECUTIVE SUMMARY

With this special property, you will enjoy beautiful mountain views, privacy, plenty of scenery, water, good grazing, and wildlife, and not too far from town but not too close either. Located about 25 miles north of downtown Sheridan and only about 7 miles east of Ranchester, this 640-acre property is easily accessed off the S. Ash Creek Road. Other than good interior and perimeter fences, the property does not have any improvements. Its terrain is varying and includes a number of draws, hills, and meadows; plus, two spring-fed reservoirs, all of which provide support for healthy populations of waterfowl, upland game birds, many different kinds of raptors, mule deer, pronghorn antelope, other small game, and even coyotes.

Years ago the property was mined for coal, but that has long since passed, and with the surface reclamation of the property it has a number of nice building sites that are currently nice, grass-covered pastures. If needed power is located on the eastern side of the property. The property has an abundance of scoria that can be used on-site for roads, building pads, etc.



PROPERTY FEATURES

- 640 deeded acres
- Very private
- Beautiful views of the Bighorn Mountains and surrounding area
- Excellent grass and water
- Good fences and roads
- Scoria onsite for private use
- Multiple building sites
- Mule and white tail deer
- Sharptail and sage grouse
- Hungarian partridge
- Waterfowl
- Hawks, eagles, and falcons
- Bobcats
- Coyotes



Chase Brothers, LLC
844-WYO-LAND
chasebrothersllc.com

