



HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT

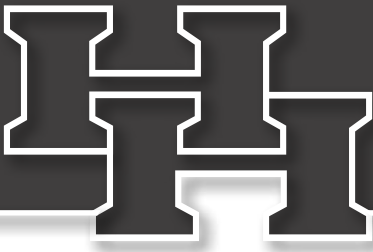
SPAETH RANCH | GILLETTE, WYOMING | \$8,268,000



EXECUTIVE SUMMARY

The Spaeth Ranch is comprised of 6,472± total acres not only overlooking the city of Gillette but also connected to the city limits of Gillette, with an adjoining 460± acres being pre-annexed. This provides access to roads and city utilities, including but not limited to gas, electric, water, and sewer. Gillette is the third largest city in Wyoming by population. It offers all major conveniences and a large variety of name brand restaurants and services, as well as commercial air service. The well-blocked ranch includes 5,512± deeded acres, 820 acres of State of Wyoming grazing lease and 140 acres of BLM lease. The majority of the ranch consists of a rolling and broken topography ideal for cattle grazing, along with 80± acres of sub-irrigated hayfields. The north end of the property connects to Highway 51 as one of three of the ranch's main access points. The southern portions of the ranch are accessed by well-maintained graveled Union Chapel County Road. Lastly, the farthest west side of the ranch is accessed from paved Southern Drive, also a well-maintained county road. The majority of the ranch encompasses rolling grass hills in all directions, with livestock water wells throughout and Donkey Creek, a live water source that runs year-round along the northern boundary. Donkey Creek provides a water source for livestock and is a draw for wildlife which, of course, enhances the big game and upland bird hunting. The ranch boasts healthy populations of big game, including mule deer, whitetail deer, and antelope. The hilltops offer distant views of the Bighorn Mountain range just 50 minutes to the west towering over the town of Buffalo, Wyoming. Anchoring the ranch and contributing to its long term value is its connection to the thriving economy of Gillette. Having some acreage within the city limits assures that any long term development potential will be realized. One unique feature of Gillette is that the primary water source providing its residents their water is a large well into the prolific water-producing Madison formation to the northeast of town that is piped to the city. The ranch's improvements are modest and include multiple older outbuildings and a main home appropriate for year-round living and ranch management. The corrals are a mixture of wood and pipe construction and are in good working condition equipped with livestock water. Overall, the ranch is well-watered with livestock tanks offering multiple access points to fresh water for all wildlife and livestock.

This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A partner at Hall and Hall is the agent of the Seller. A full disclosure of our agency relationships is included in the property brochure available at www.hallandhall.com or by contacting the Listing Broker.



HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A partner at Hall and Hall is the agent of the Seller. A full disclosure of our agency relationships is included in the property brochure available at www.hallandhall.com or by contacting the Listing Broker.

HALLANDHALL.COM | INFO@HALLANDHALL.COM



HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



JUST THE FACTS

- Adjacent to Gillette with 480± acres inside the city limits
- Commercial air service to Denver three times daily
- Excellent long term development potential
- Excellent grazing for livestock
- Multiple fresh water sources
- Excellent big game and bird hunting
- Multiple outbuildings (managers home, barns, and corrals)
- Easy access from multiple county roads and state highway
- Excellent operating grass ranch in the city limits of Gillette




PETER WIDENER | pwidener@hallandhall.com
248 W. WORKS ST. | SHERIDAN, WY 82801
(O) 307-278-0232 | (M) 307-763-3170

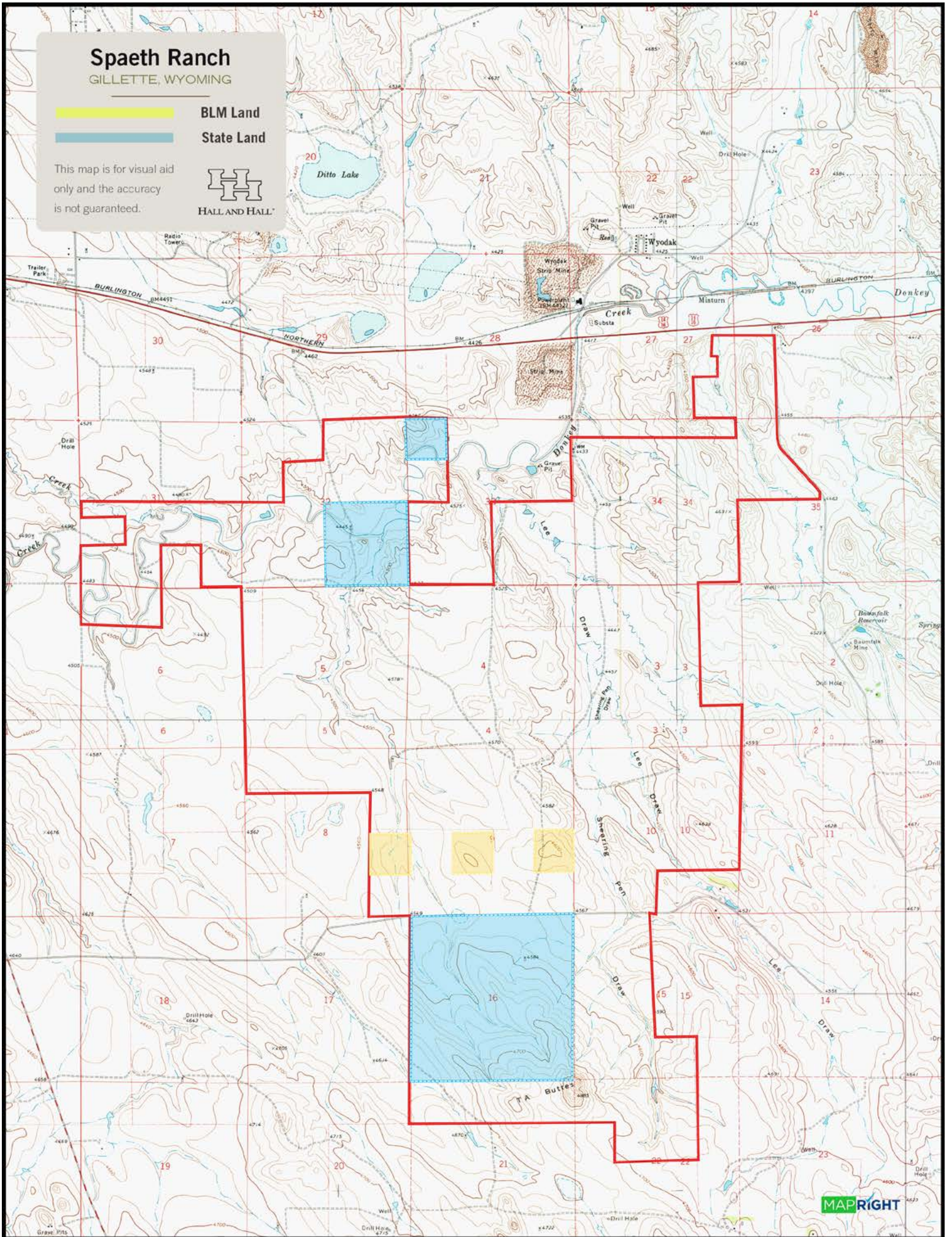
This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A partner at Hall and Hall is the agent of the Seller. A full disclosure of our agency relationships is included in the property brochure available at www.hallandhall.com or by contacting the Listing Broker.

Spaeth Ranch

GILLETTE, WYOMING

-  BLM Land
-  State Land

This map is for visual aid only and the accuracy is not guaranteed.



Spaeth Ranch

GILLETTE, WYOMING



BLM Land



State Land

This map is for visual aid only and the accuracy is not guaranteed.



HALLAND HALL

Gillette

Spaeth Ranch

GILLETTE, WYOMING



BLM Land

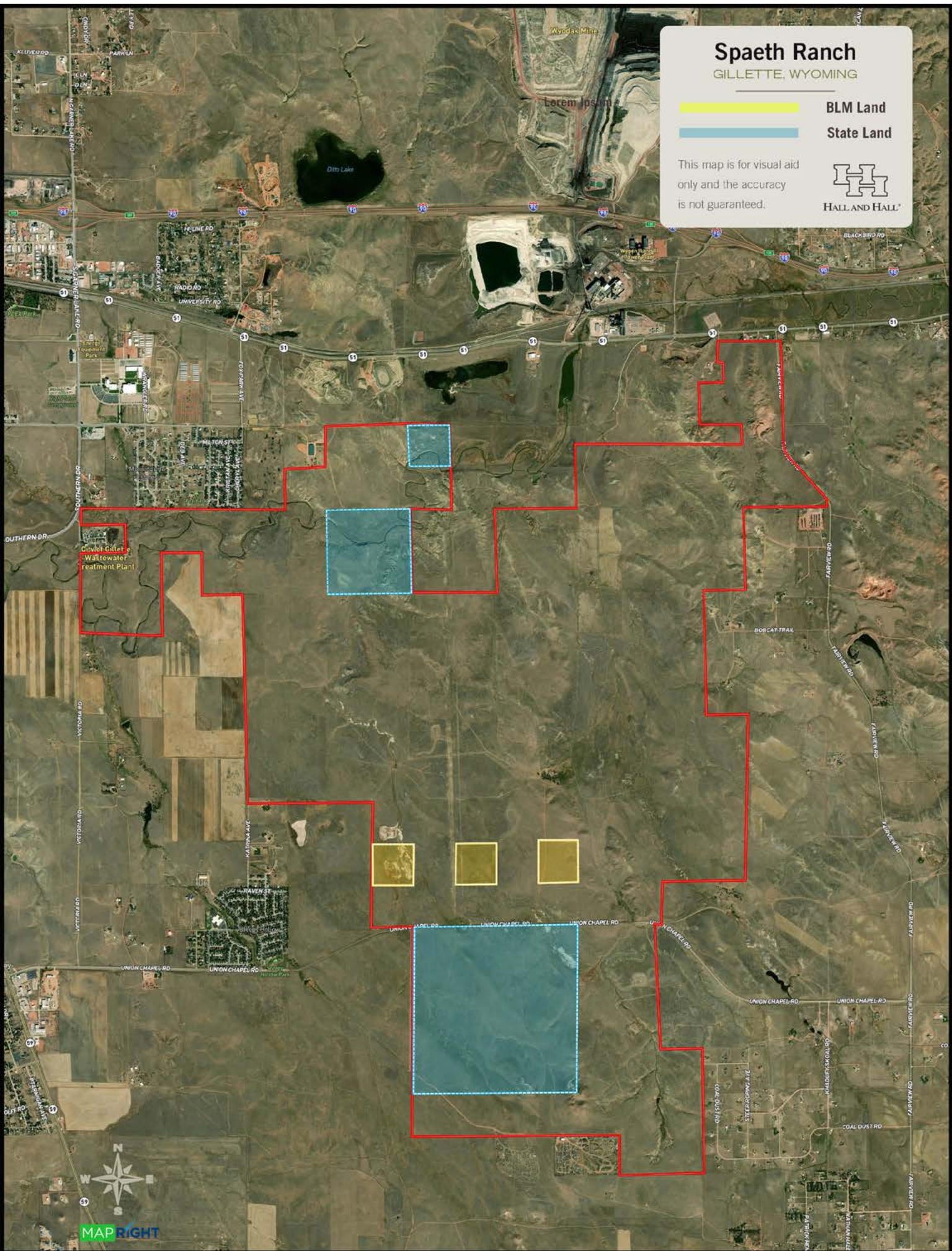


State Land

This map is for visual aid only and the accuracy is not guaranteed.



HALL AND HALL



Spaeth Ranch

GILLETTE, WYOMING

This map is for visual aid only and the accuracy is not guaranteed.

