

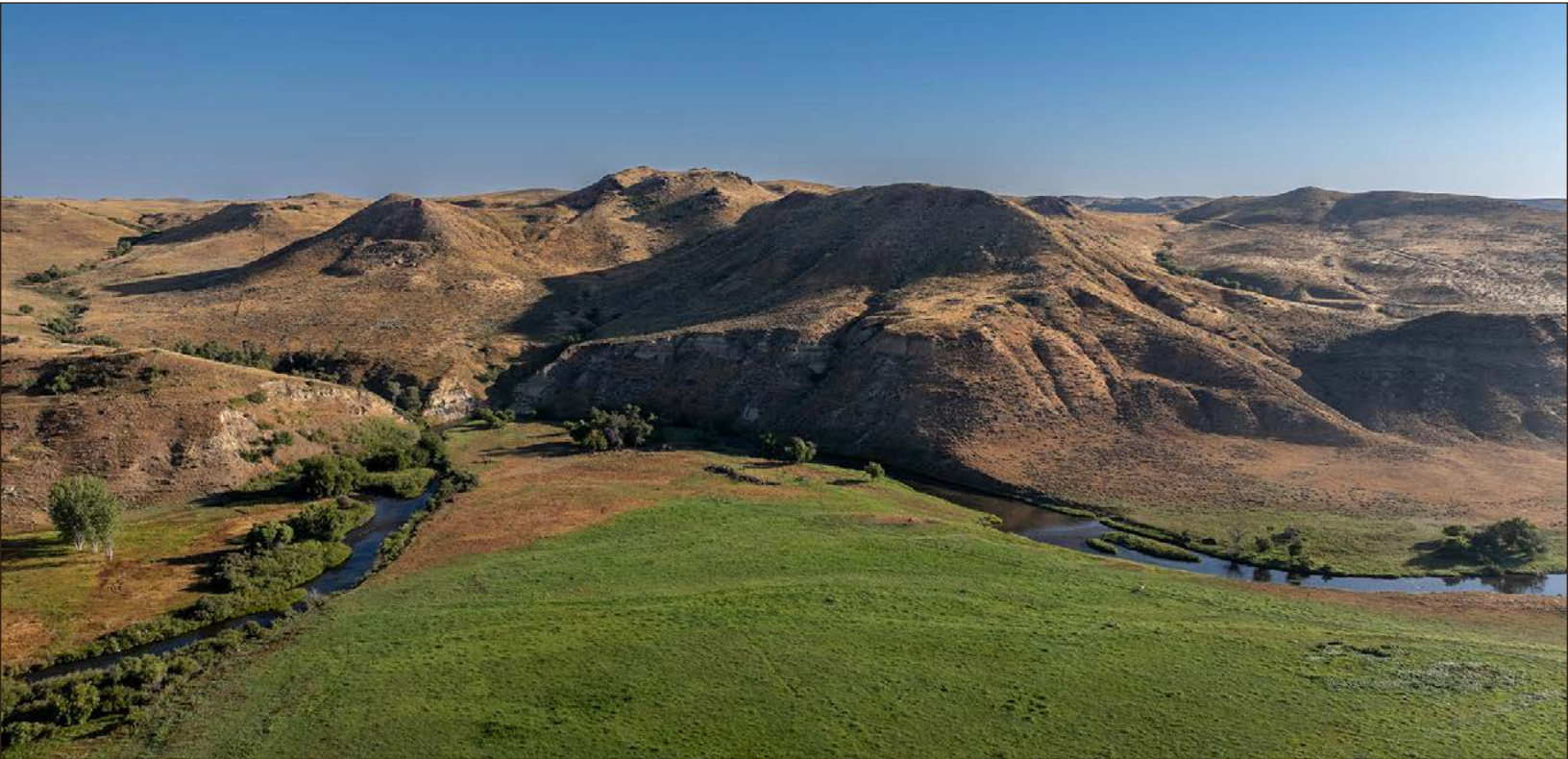


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Cross F Ranch | Ucross, Wyoming | \$11,900,000



Executive Summary

Cross F Ranch is perfectly Wyoming, combining solid production with outstanding recreational amenities. Totaling 2,838± acres, with 1,358± deeded and 1,480± state leased acres, the ranch lies in an elongated, contiguous block taking in both sides of Piney Creek, just 20 miles southeast of Sheridan.

At the heart of the ranch is Piney Creek and the fertile, alluvial bottom ground that flanks the stream. Piney Creek is one of the premier trout fishing streams in Wyoming and this particular stretch, below Lake DeSmet, is most desirable. It is a tailwater to the lake and benefits from lake water supplementing the flow in the late summer when the stream tends to start tapering off. The additional flow keeps the creek healthy and grows some nice sized trout; truly a fly fisherman and angler's dream. In addition to the quality fishing, the ranch holds multiple species of big game and upland birds.





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In addition to the recreational amenities, Cross F Ranch is productive. Excellent territorial water rights are utilized through a newly implemented pipeline irrigation system. There are 300± acres being irrigated under three pivots, five side roll sprinklers, and several K-Line sprinklers. Beyond the lush riparian areas and irrigation of the Piney Creek Valley, are the higher elevations of the ranch with prominent bluffs and brushed draws that comingle large expanses of densely sodded native rangelands. These areas provide key summer grazing for both livestock and wildlife and provide ample room to explore by hiking, horseback riding, and exploring on ATVs.

Cross F Ranch is a fully operational ranch with a historic home, barn, corrals, shop, and hanger. Currently supporting 275 pairs May through October, wildlife and livestock flourish with excellent grazing and water throughout. In addition to Piney Creek, there are four reservoirs and four solar wells evenly distributed. The ranch has all the needed ingredients for a fully functioning operation with strong recreational amenities.





Just The Facts

- Location – Located 20 miles southeast of Sheridan and Sheridan County Airport that offers full commercial air service.
- Acreage – Total acreage is 2,838±, with 1,358± deeded and 1,480± State of Wyoming lease.
- Acreage Breakdown – Acreage includes approximately 300 acres under irrigation with exceptional adjudicated water rights, as well as a backup of 392 acre-feet of stored water in Lake DeSmet. The balance of the ranch includes approximately two miles of Piney Creek corridor and rises up into high bluffs, draws, and outstanding rangeland.
- Operation – Currently runs 275 pairs May through October. Ranch has 300± acres under irrigation by three pivots, five side roll sprinklers, and several K-line sprinklers. Currently irrigated ground is grazed, but is well suited for forage and crop production.
- Improvements – Historic 2,576± square foot rock home with six bedrooms and two bathrooms. Newly remodeled rock barn, corrals, shop, and hanger.
- Water Resources – Approximately two miles of Piney Creek, four reservoirs, four solar wells, territorial water rights, and 392 acre-feet of stored water in Lake DeSmet.
- Wildlife and Recreation – Outstanding trout fishery. Solid numbers of mule deer, whitetail, and antelope. The ranch also holds a variety of waterfowl and upland birds. Cross F Ranch is well suited for hiking, horseback riding, and touring with ATVs.
- Summary – A classic Wyoming ranch with a good balance of recreation and production. Premier trout fishing in Piney Creek, a broad spectrum of wildlife, backed with solid agricultural production.



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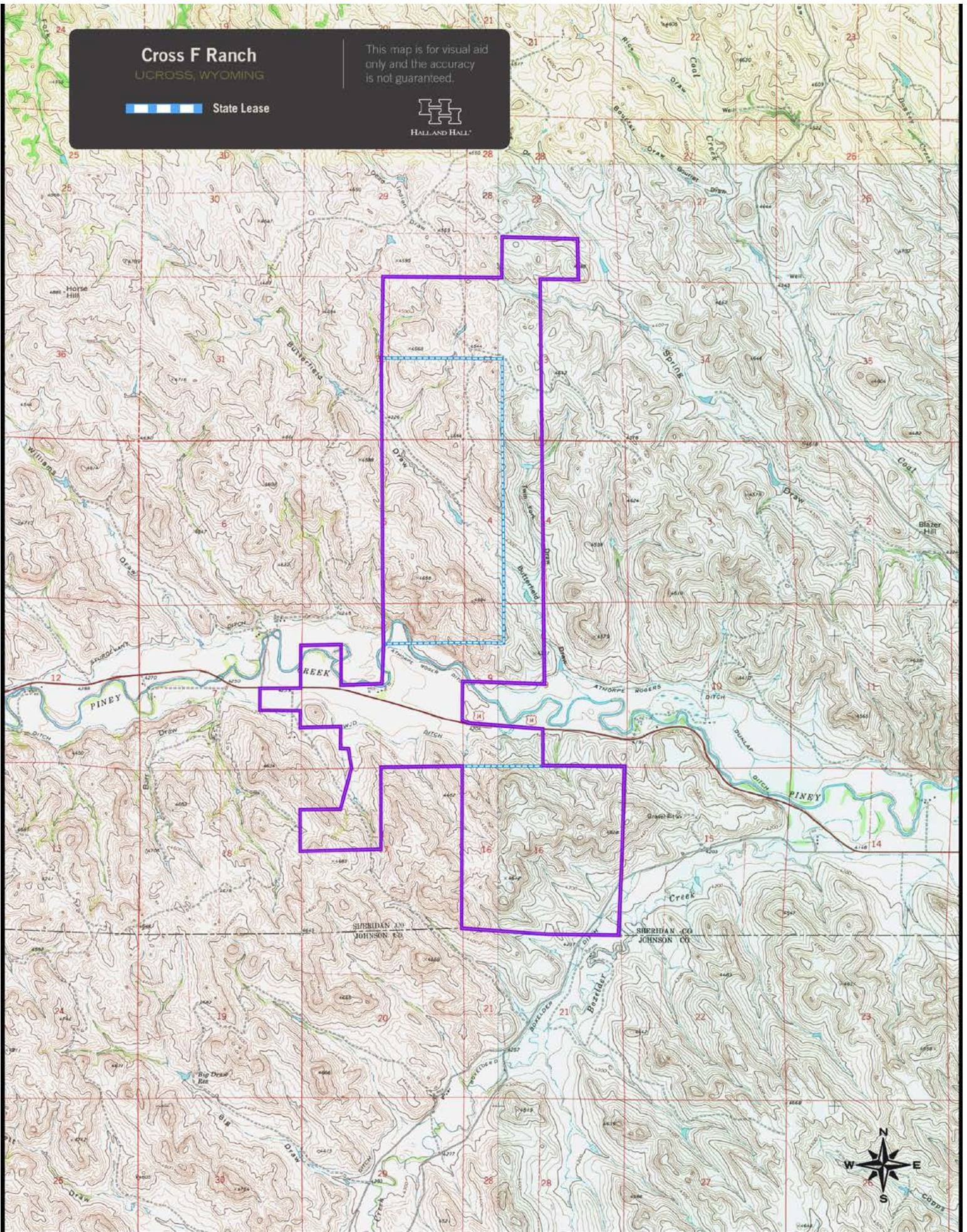
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Cross F Ranch

UCROSS, WYOMING

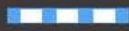
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Cross F Ranch

UCROSS, WYOMING

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Sheridan

Ucross



Cross F Ranch

UCROSS, WYOMING

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