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## Banjo Ranch Basin | Baggs, Wyoming | \$12,000,000



### Executive Summary

Nestled in the heart of the Little Snake River Valley along the Colorado and Wyoming border, the ranch is located less than one mile north of Dixon, Wyoming, and approximately a one-and-a-half-hour drive from Steamboat Springs, Colorado. Banjo Ranch Basin is a multi-generational livestock operation steeped in over 120 years of family ranching heritage. Adjacent to BLM and State of Wyoming land, the ranch is a large, well-blocked-out piece of grazing land featuring outstanding mule deer and pronghorn habitat as well as migratory elk routes. The land is well watered with six livestock wells, and nearly two miles of the seasonal Cottonwood Creek drainage, lined with old-growth cottonwoods. A solid network of internal roads and mild and undulating topography provides protection for livestock and wildlife while offering exceptional views from the highest points of the property. Improvements include two rib-framed storage Quonsets, a utility building, and livestock pens. While there is no primary residence, there are numerous locations to build a home and additional ranch outbuildings. A conservation easement held by American Farmland Trust protects 3,000± acres of the ranch.

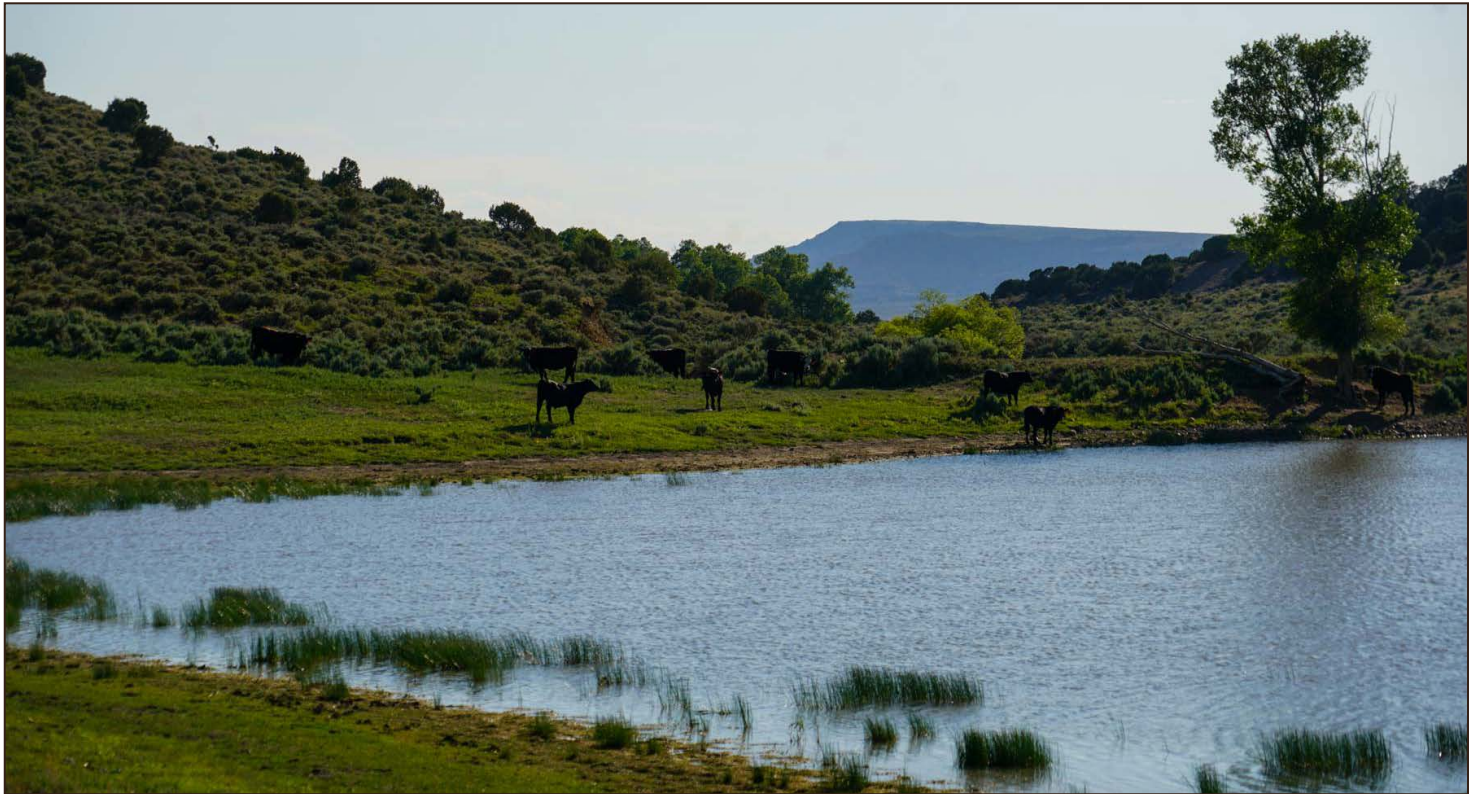




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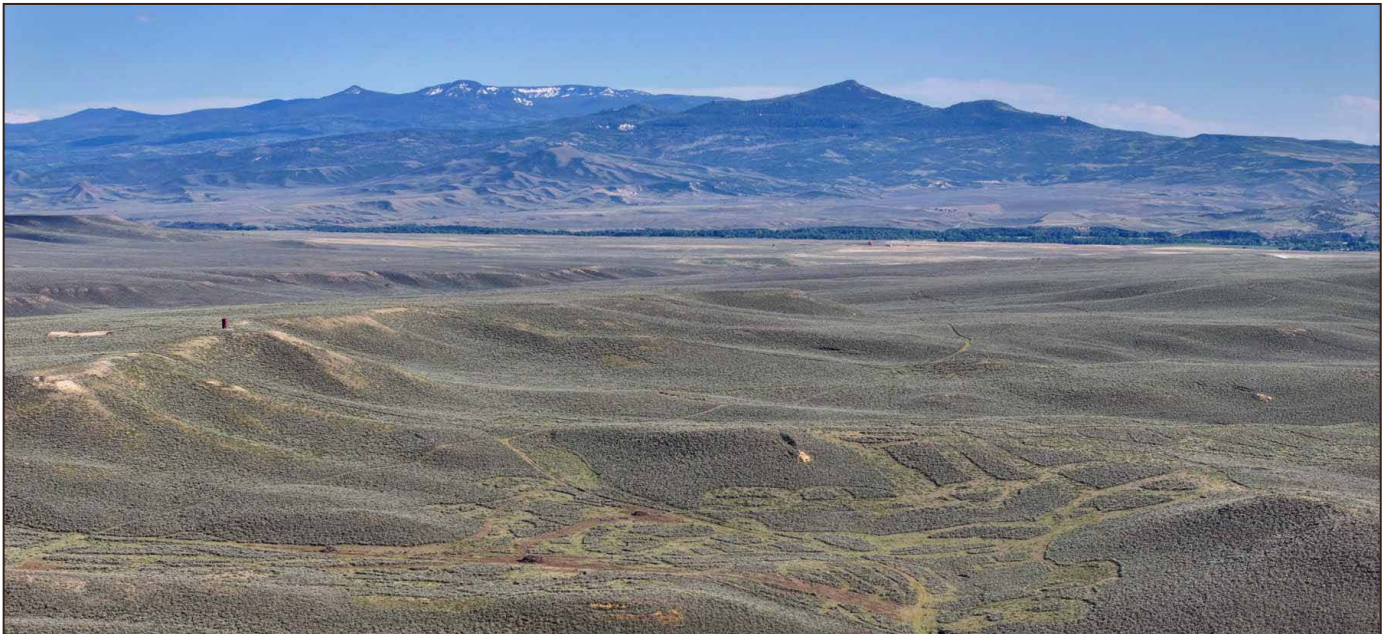
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## Just The Facts

- Located less than two miles from Dixon, WY, along the Colorado and Wyoming border in the Little Snake River Valley and approximately a one-and-a-half-hour drive to Steamboat Springs, Colorado
- 8,751± acres
- American Farmland Trust holds a conservation easement on approximately 3,000 acres
- Remote and scenic high-country setting with excellent year-round access and mountain views
- Elevation on the ranch averages approximately 6,500 feet
- Longstanding cattle and sheep ranch with over 120 years of continuous family ownership
- Improvements include two rib-framed Quonset storage buildings and a utility building
- Approximately two and a half miles of the seasonal Cottonwood Creek drainage
- Habitat for mule deer and pronghorn, and situated within an elk migration corridor
- Classic Western landscape and mild topography featuring open valleys and rolling hills
- Six stock watering wells strategically located throughout the ranch
- 2024 property taxes were \$3,530



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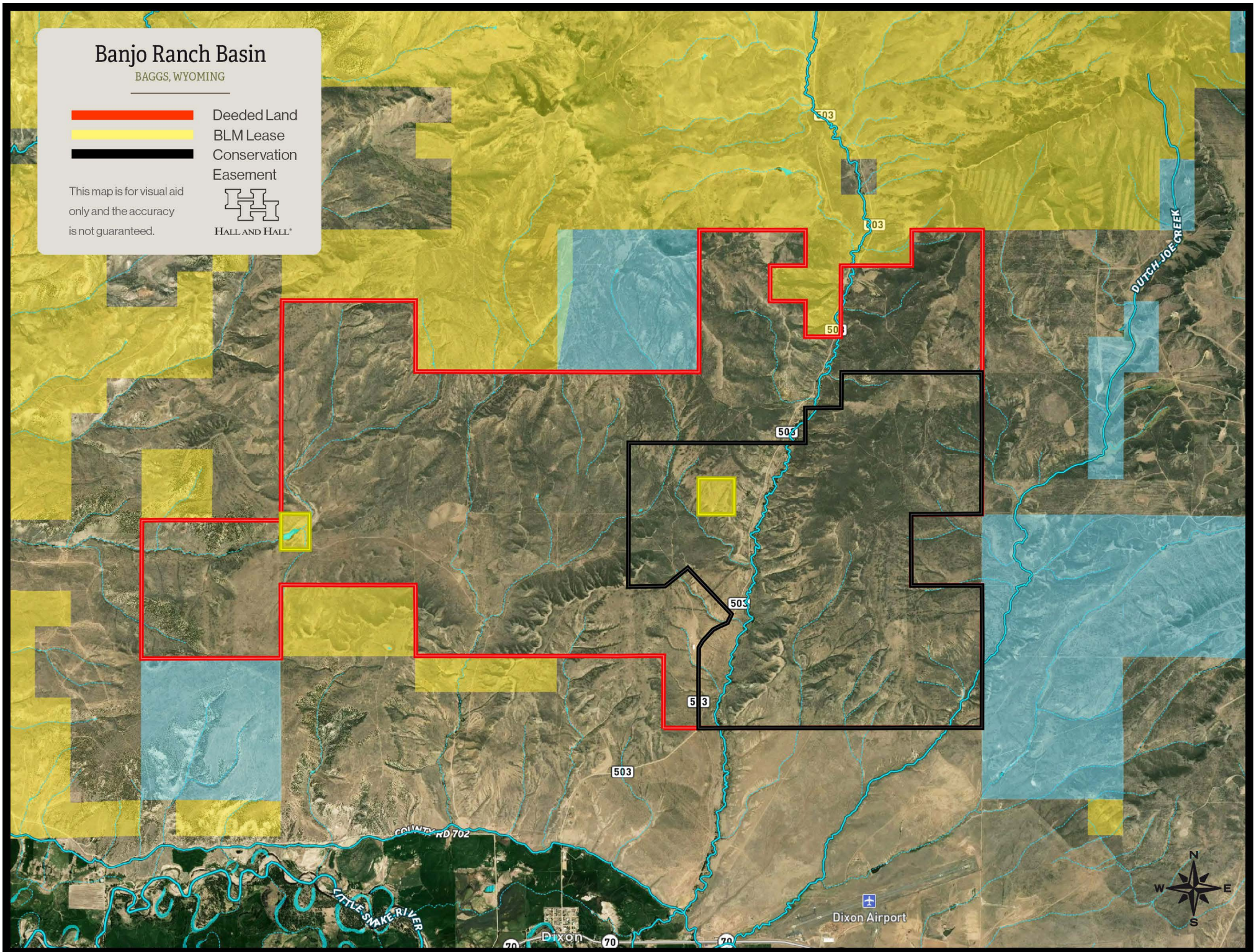


# Banjo Ranch Basin

BAGGS, WYOMING

- Deeded Land
- BLM Lease
- Conservation Easement

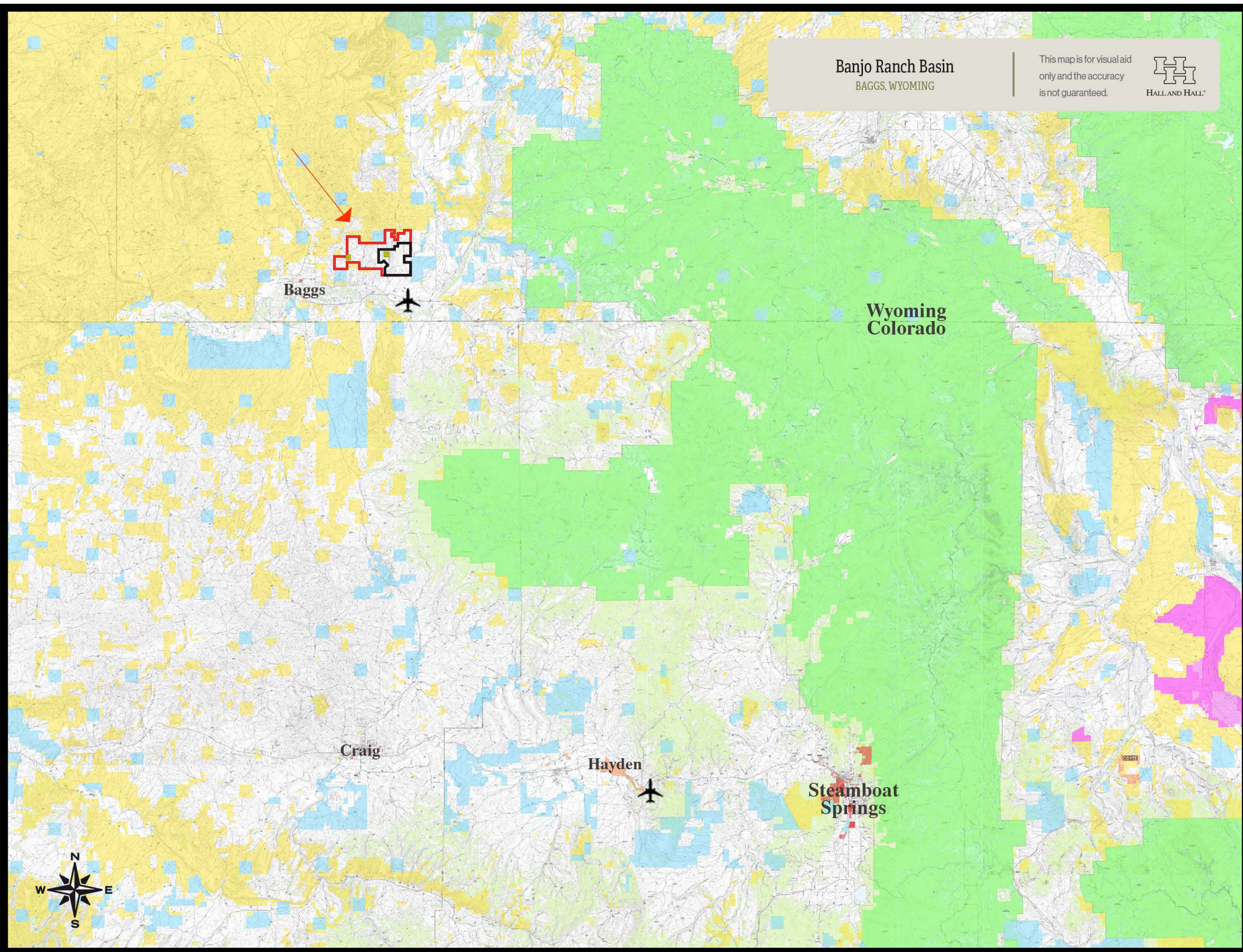
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