



HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

Meade Creek Equestrian Ranch | Big Horn, Wyoming | \$4,250,000



Executive Summary

The Meade Creek Equestrian Ranch is steeped in Western tradition from Native Americans, cattle barons, and sheep farmers. It consists of 45± acres with a meandering creek approximately 12 miles from Sheridan. The ranch includes a beautiful main home within walking distance to a private fishing pond and a well placed storage shed. Walking paths throughout the ranch lead between manicured grounds and expansive pastures, offering stunning views of the Bighorn Mountains. The area is known for both large and small ranches in strong ownership which have created a productive agricultural community. Recreational opportunities such as hiking, fishing, and hunting are combined with polo pony training in the Big Horn area. Three miles from the ranch, world-class polo can be seen all summer as it has for 100 years. A combination of beauty, strength, and history has made this area a sought-after location for like-minded individuals and families.

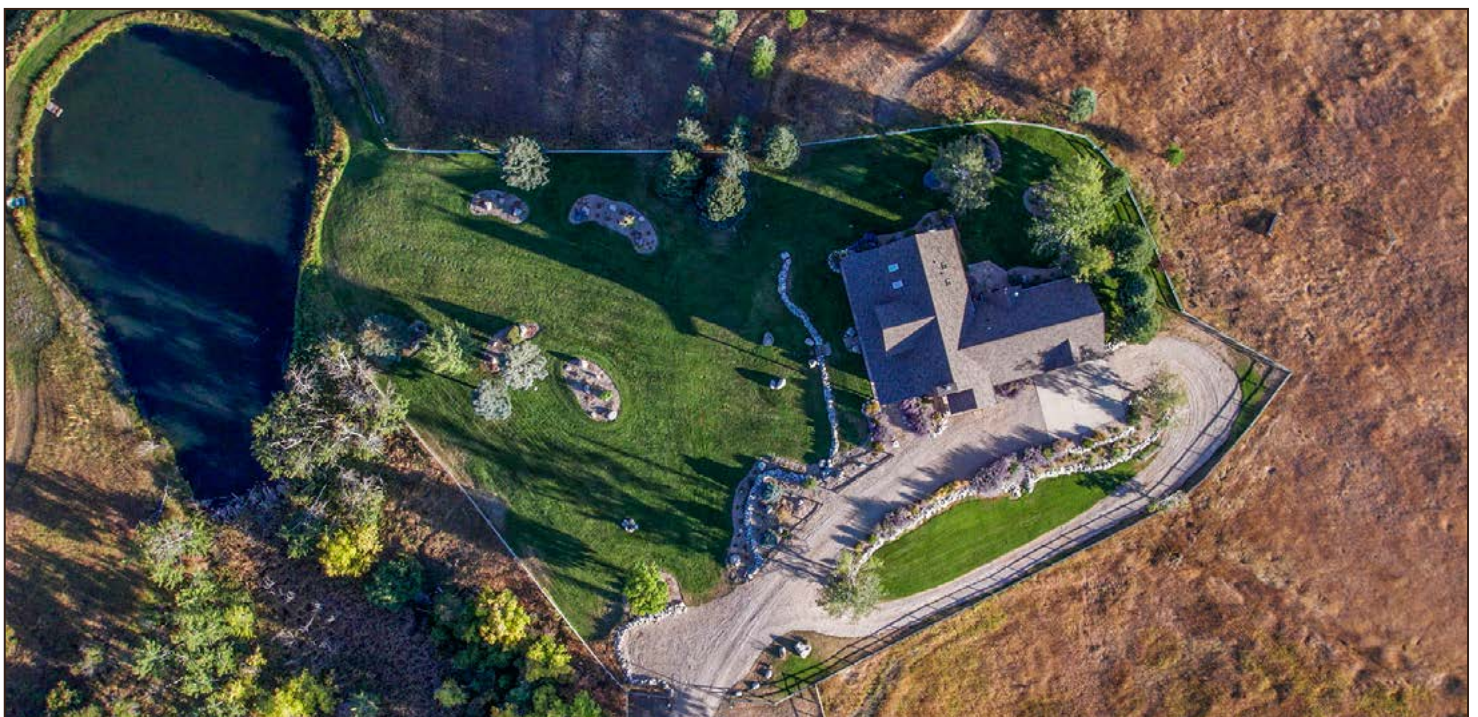




HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS





HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

Just The Facts

- 45± deeded acres
- Dramatic mountain views
- Newly renovated three-bed, two-and-a-half-bath main home
- Turn-key property
- Large, landscaped yard
- Expansive reservoir views
- New perimeter fencing
- Confluence of two creeks on the property
- Mature forestry enhancing colors throughout the seasons
- 15 minutes from Sheridan
- Two minutes from Big Horn Equestrian Center
- Adjacent to multiple ranches with conservation easements



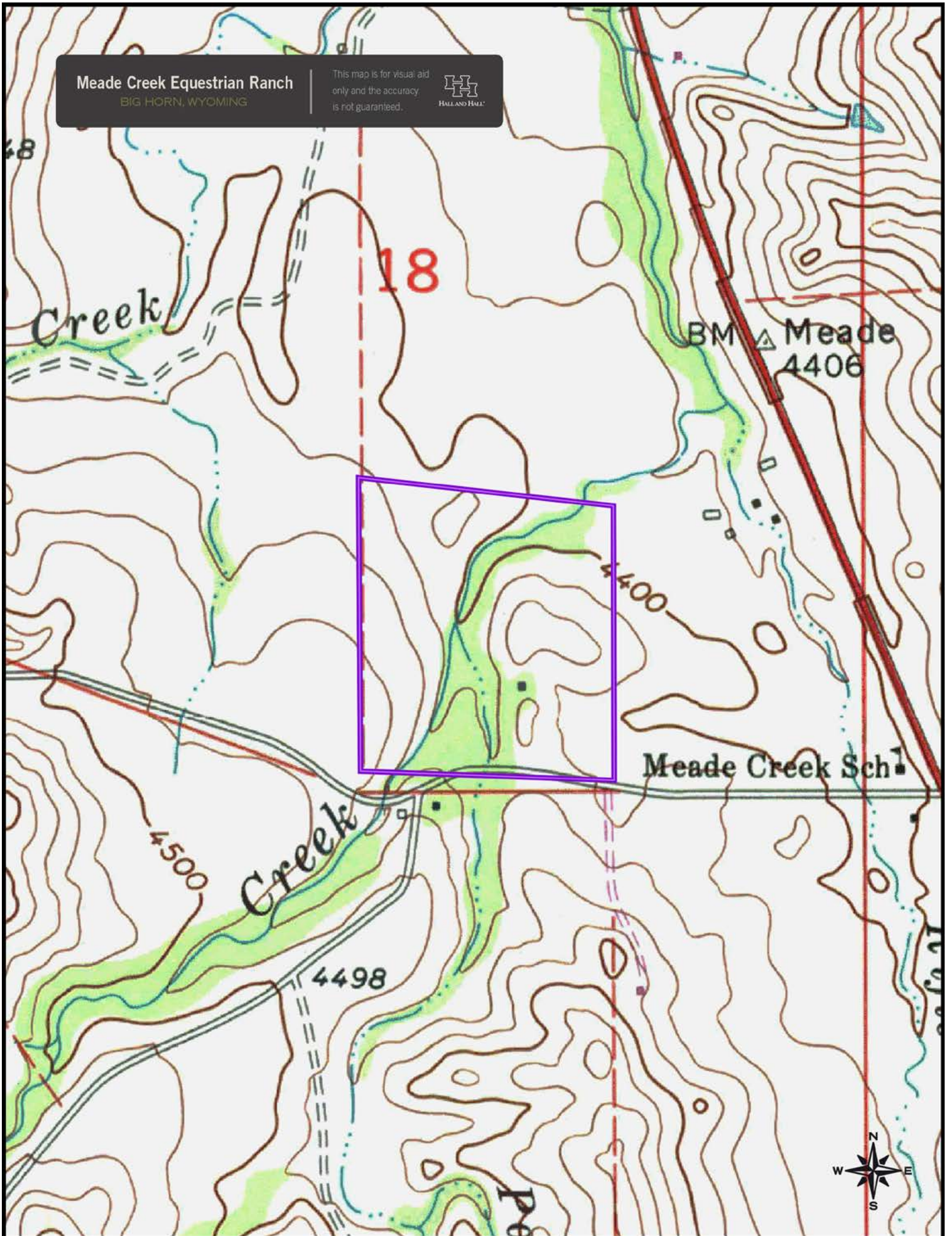
PETER WIDENER | pwidener@hallandhall.com
248 W. WORKS ST. | SHERIDAN, WY 82801
(O) 307-278-0232 | (M) 307-763-3170

CARLOS ORDOÑEZ | cordonez@hallandhall.com
252 S. MAIN STREET | VICTOR, IDAHO 83455
(M) 307-690-6375

Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use any enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.

Meade Creek Equestrian Ranch
BIG HORN, WYOMING

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



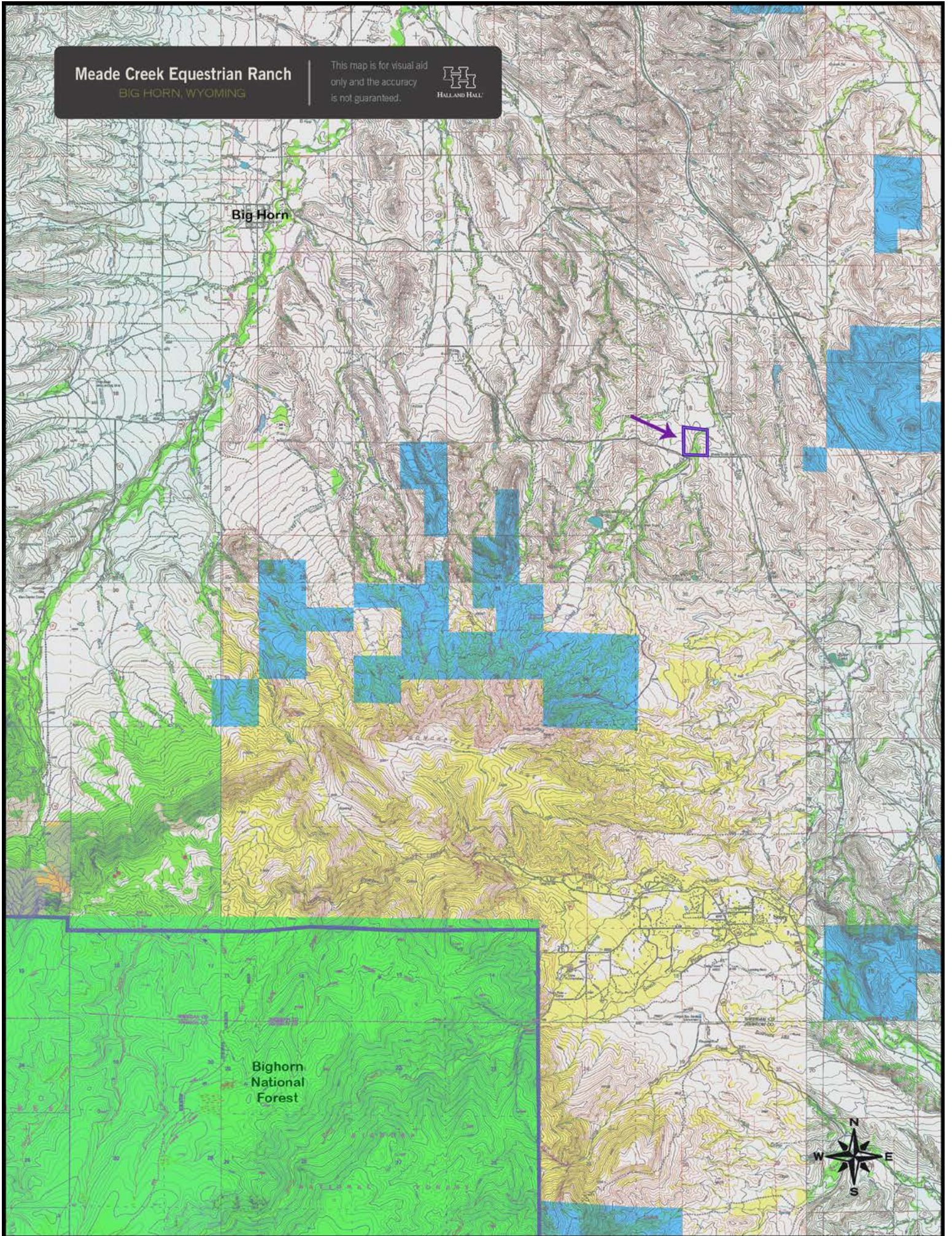
Meade Creek Equestrian Ranch
BIG HORN, WYOMING

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



Big Horn

Bighorn
National
Forest



Meade Creek Equestrian Ranch

BIG HORN, WYOMING

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

