

The High Hill Estate



The beautiful Big Horn Mountains can be viewed from the large windows and patio on the west side of the home.



Ideally situated above the surrounding terrain with spectacular 360-degree panoramic views of the surrounding countryside that change with the seasons, this beautiful home is conveniently located just minutes from Buffalo, Wyoming.

High Hill Estate is co-listed with:



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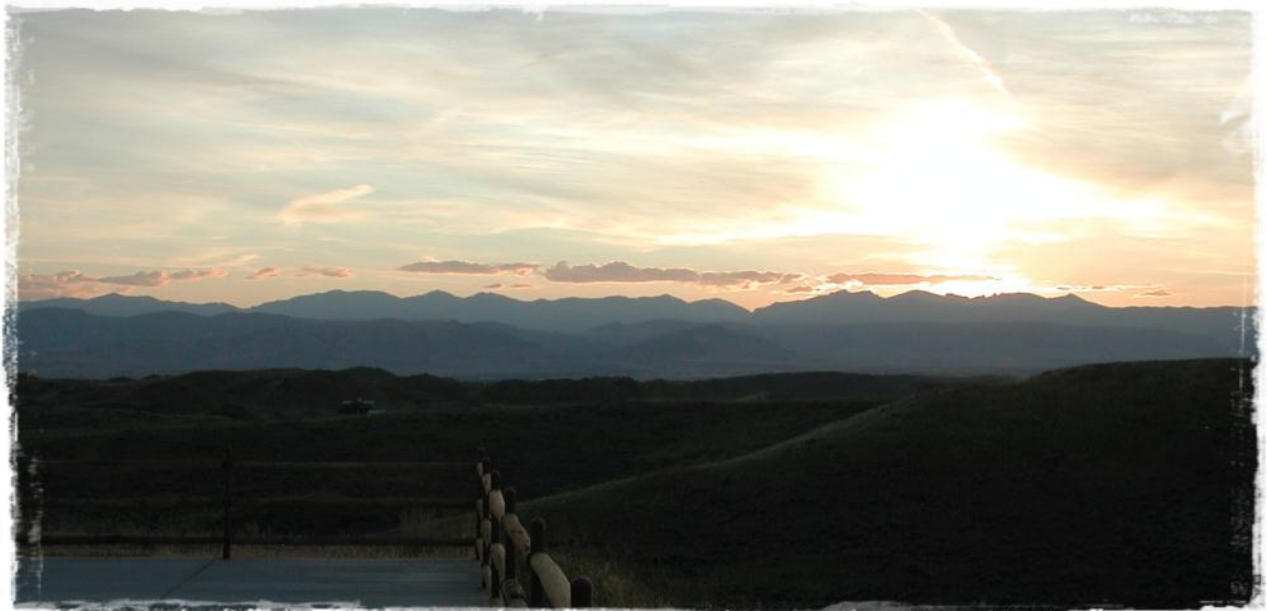
The Location



Directions to the property:
From Buffalo travel approximately one mile east on Highway 16 to the TW Road (County Road 204); turn right onto TW Road and travel about 5 miles to the High Plains Road (a private graveled road); turn left onto the High Plains Road and continue on for about one mile to this end-of-the-road property. Year around access is excellent.

79.97± Total Deeded Acres

Located 7 miles east of Buffalo at 131 High Plains Road in the Indian Plains Subdivision, the views from the large, 2-story custom-built home are expansive and breathtaking in all directions — the Big Horn Mountains span the western horizon and the rolling terrain of open range lands stretch colorful hues in all directions.





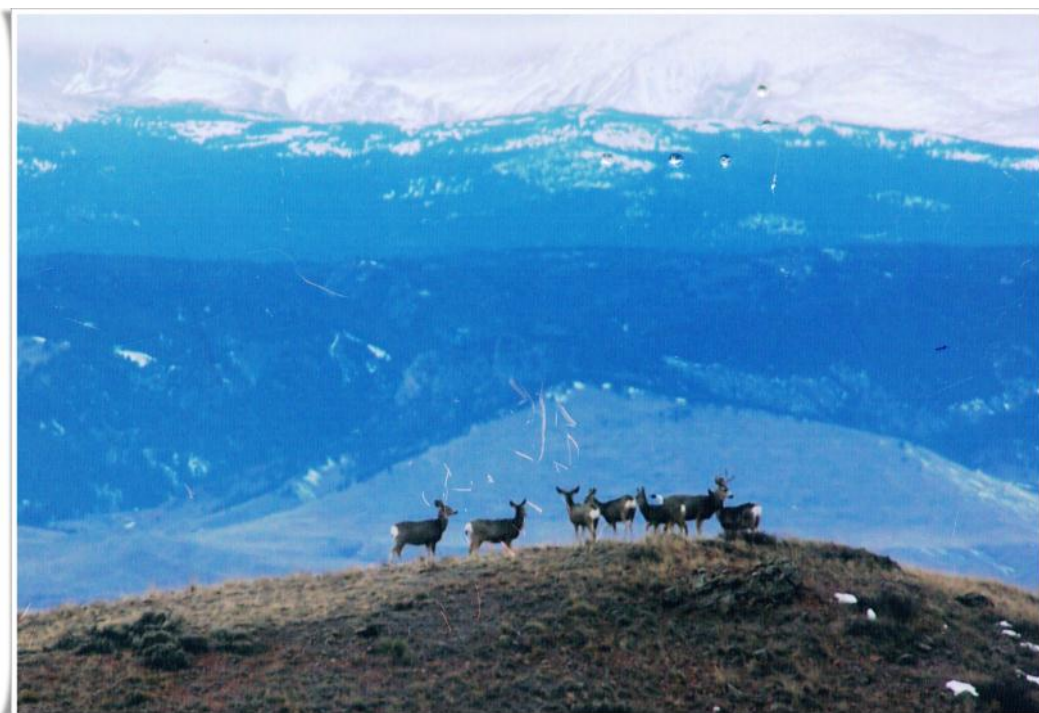
The residence extends a warm “welcome home” from its vantage point in the rural residential Indian Plains Subdivision.

Situated on Tract D of the subdivision, the **High Hill Estate** is at the end of the private High Plains Road, which provides good year-around access. The subdivision consists of eleven tracts of land and has protective and restrictive covenants, which are available for review upon request.

The present owners are members of a Homeowner’s Association that has 8 active members. Annual Association dues are \$400 and are utilized primarily for maintenance of the private road.

The elevation of the property is about 4,800 feet above sea level. According to the NRCS 30-year average, the average annual precipitation in the area is 14 inches.

The terrain of the 79.97 acres is comprised of rolling hills and draws. The subdivision is surrounded on three sides by lands owned either by the State of Wyoming or the Bureau of Land Management (BLM). This provides legal access to thousands of acres of public lands for recreational use including hunting. Lands to the north and east of the property are utilized by ranch operations for grazing livestock; other rural residential home sites are found to the west and south but are quite a distance from the property.



The property is a natural year-around habitat for sage grouse, antelope, whitetail deer and mule deer.

The Home

The custom-built home contains 6,400 square feet of living space on two levels and was constructed by skilled contractors with high quality materials throughout.

Exterior Features:

- ◆ Hard coat cement stucco with custom stone—maintenance free.
- ◆ Double-faced 2x6 framing.
- ◆ Spray foam insulation throughout.
- ◆ In-floor heating on both levels.
- ◆ 2 air conditioners; furnaces with humidifiers.
- ◆ Back-up generator.
- ◆ Wired for in-wall speakers (inside & outside).
- ◆ Pella triple-pane windows & doors.
- ◆ Custom built-in blinds in windows.
- ◆ Low voltage lighting throughout.
- ◆ Radon system installed but not needed.
- ◆ Deck & patio surround home.
- ◆ Outside gas hookups for grills (both levels).
- ◆ Oversized 2-car garage, heated.
- ◆ Well water with latest water system in house.



The Main/Upper Level Features

Large, custom gourmet kitchen has the following features:

- ◆ Custom sandstone counter tops.
- ◆ Up-grade stainless steel appliances.
- ◆ 6-burner Wolf stove.
- ◆ Walk-in pantry.
- ◆ Custom Cherry wood cabinets.
- ◆ Large island with sink.
- ◆ Stacked stone counter and custom bar.
- ◆ Stone tile floor.
- ◆ Copper ceiling.
- ◆ Open floor plan to living & dining rooms.





Custom bar off kitchen.



View from living room into kitchen.



6-burner Wolf cook stove.



Custom back splash under lighted china hutch.



Small office area off kitchen



Dining Room



Laundry room off kitchen

The Main/Upper Level Features

Living Room:

- ◆ Custom floor-to-ceiling fireplace.
- ◆ Rustic Cherry Wood floor.
- ◆ Vaulted ceiling with tongue-&-groove pine.
- ◆ Large Fir beams.
- ◆ Built-in entertainment center.
- ◆ Custom engraved stone entrance leading into living room.



Master Bedroom Suite:

- ◆ Floor-to-ceiling custom stone gas fireplace.
- ◆ Double tray ceiling.
- ◆ Hickory flooring.
- ◆ Large walk-in closet.
- ◆ Large master bath with pine tongue & groove walls and ceilings.
- ◆ Patio off bedroom with hot tub.



An outstanding feature of the master bath is the custom stone work that surrounds both the tub area and the extra large shower enclosure.



The Main/Upper Level Guest Rooms

Features include:

- ◆ Two guest bedrooms with Hickory wood floors, sink and vanity in each bedroom.
- ◆ One large bathroom with custom stone work.
- ◆ Stair railings with polished sandstone pillars and etched glass.



The Hickory wood stairway leading between the two levels is an artistic masterpiece in itself — polished sandstone pillars create a spectacular display of nature's artwork as they frame mountain scenes delicately etched into glass panels to form the railing — a truly unique feature of this home.

The Lower Level Features

The lower level of the home has been designed as a separate living unit complete with a fully equipped kitchen, bathroom, extra large bedroom, recreation/living room and private entrance and could be utilized as an apartment for guests, in-laws or a care-giver — yet, it is fully integrated into the home's overall floor plan.

The recreation room has been wired for potential use as a home theater.

A large storage room also houses a custom-built wine cellar.

Adjacent to the recreation room is another large bathroom.

Extra plumbing has been installed for a washer/dryer on the lower level.



Large concrete patio with private entrance to lower level apartment unit with upper level deck off master suite above.



Designed as a complete apartment unit, the lower level can be integrated into the entire home plan or set aside as living space for guests, in-laws, or a care-giver.

Another outstanding feature of the home is the attached, over-sized, heated, two-car garage .



The 48' x 75' Morton building is located a short distance from the residence and provides 3,600 sq. ft. of storage space for vehicles and equipment. Two over-sized garage doors open onto a cement pad that runs across the front of the building and provides ample parking; the interior floor is cement.

The entire building is heated with a propane furnace. There is a full bathroom at one end of the building; this facility has its own septic system separate from that of the residence.

Domestic Water Well— A 1,050 foot (approximate depth) water well provides domestic water to both the residence and Morton building. The well produces a very steady flow of approximately 8 gallons per minute.

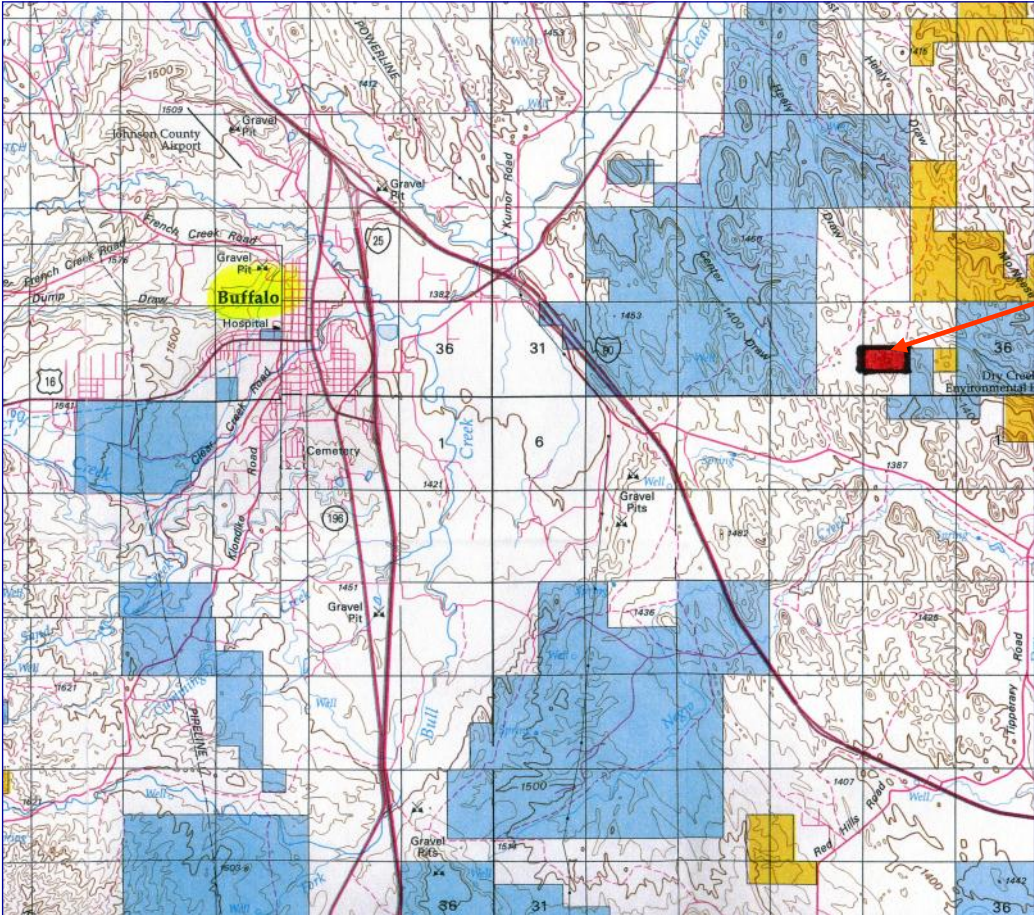
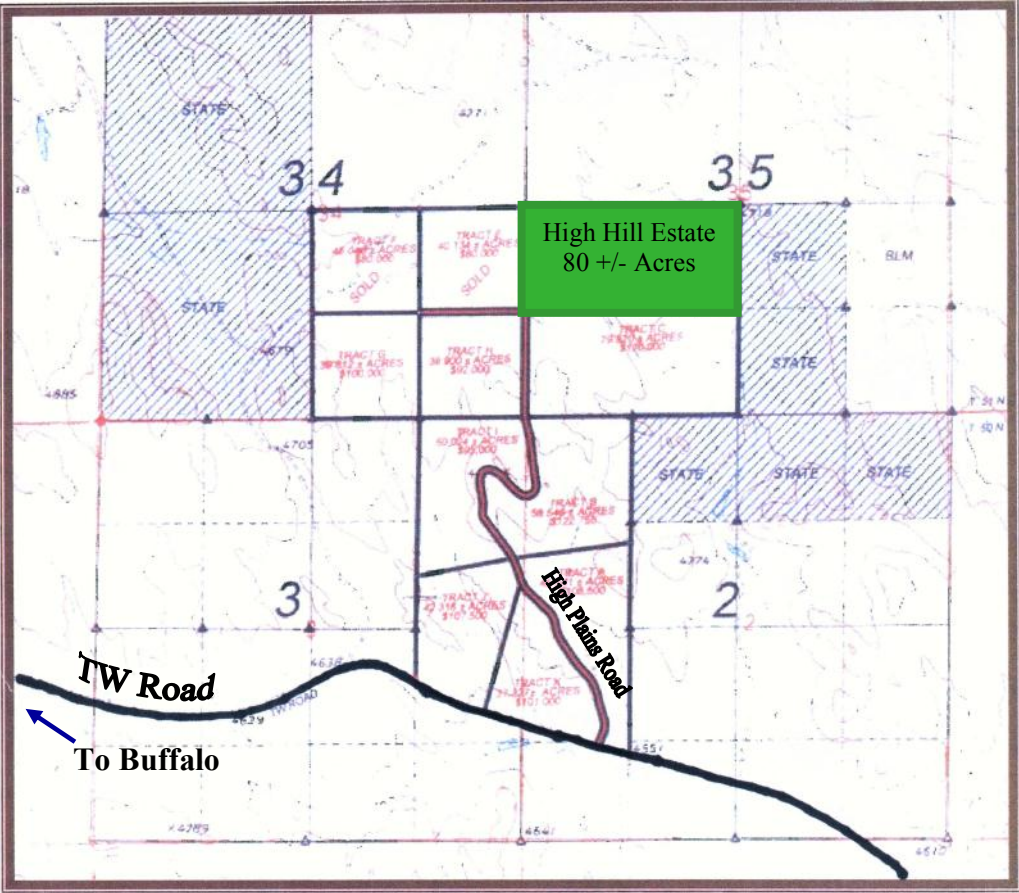
Property Taxes— In 2012, the property taxes were \$5,786.

Offering Details

The High Hill Estate is being offered for
\$1,875,000 (One Million Eight Hundred Seventy-five Thousand Dollars).
Seller shall require an all cash sale.

The residence, Morton building, and infrastructure development on this property was completed in early 2009; therefore, everything in this offering is new and in excellent condition.

Indian Plains Subdivision



Subject



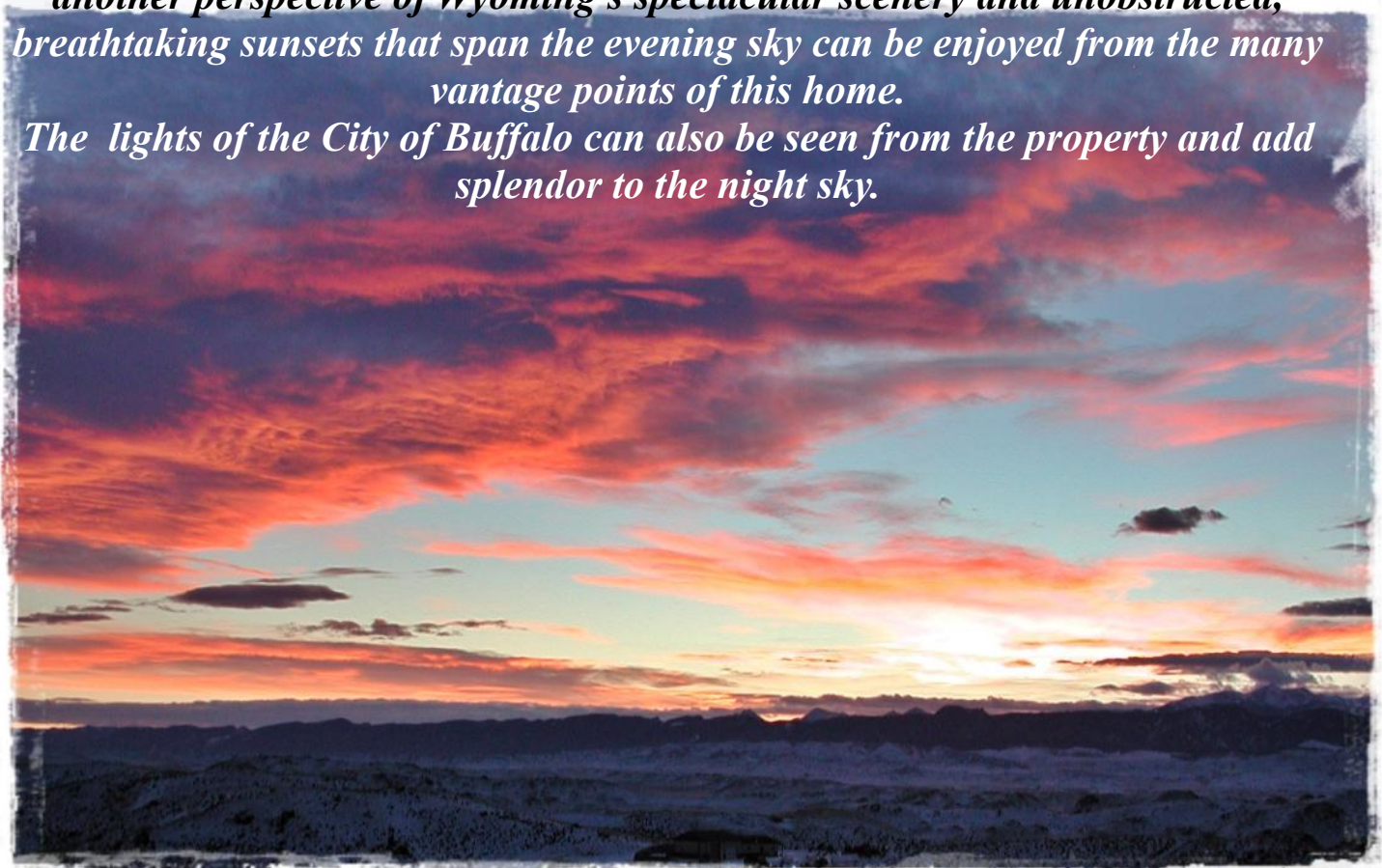
The rolling hill country east of Buffalo that surrounds this 80 acre property is, indeed, a landscape painted by nature's creative paintbrush — from the green grassy areas outlined by the blue-grey hues of endless miles of sagebrush with splashes of red shale throughout — one truly finds themselves lost in the beauty of the wide-open spaces of Wyoming.





Framing the western horizon, the magnificent Big Horn Mountains provide another perspective of Wyoming's spectacular scenery and unobstructed, breathtaking sunsets that span the evening sky can be enjoyed from the many vantage points of this home.

The lights of the City of Buffalo can also be seen from the property and add splendor to the night sky.



Area Attractions & Amenities



The quaint little western town of Buffalo, Wyoming is nestled along the eastern slopes of the magnificent Big Horn Mountains at the junction of Interstates 25 and 90.

Downtown Buffalo abounds with historical sites including the Occidental Hotel where Owen Wister's Virginian finally "got his man" and the impressive Jim Gatchell Museum with over 15,000 artifacts from the American Old West. Many other Wyoming historical sites are just a short drive from Buffalo including Fort Phil Kearney, Fetterman's Massacre Site, Wagon Box Fight and the infamous "Hole in the Wall"- the hideout of Butch Cassidy and the Sundance Kid and the rest of the "Wild Bunch."

Buffalo offers excellent small town amenities including an outstanding school system (K-12), 17 churches, a post office and library, a medical clinic (8 full-time doctors), 29-bed hospital, 54-bed nursing home, 10-unit assisted living facility, senior center, 23-bed Veterans home, 3 dentists, an optometrist, a pharmacy, two grocery stores, variety/hardware stores, clothing stores, several convenience stores and gas stations, motels, camp grounds, and 4 banks.

The Johnson County Airport has a 6,158 ft. asphalt runway capable of landing light aircraft (no tower, instrument landing system or commercial service). The nearest commercial service is in Sheridan (33 miles north); other commercial airports are found in Casper and Billings, Montana.

Recreational facilities within the Town of Buffalo include a highly acclaimed 18-hole golf course, a YMCA with an indoor pool, a large outdoor pool, and several parks as well as soccer and baseball fields.

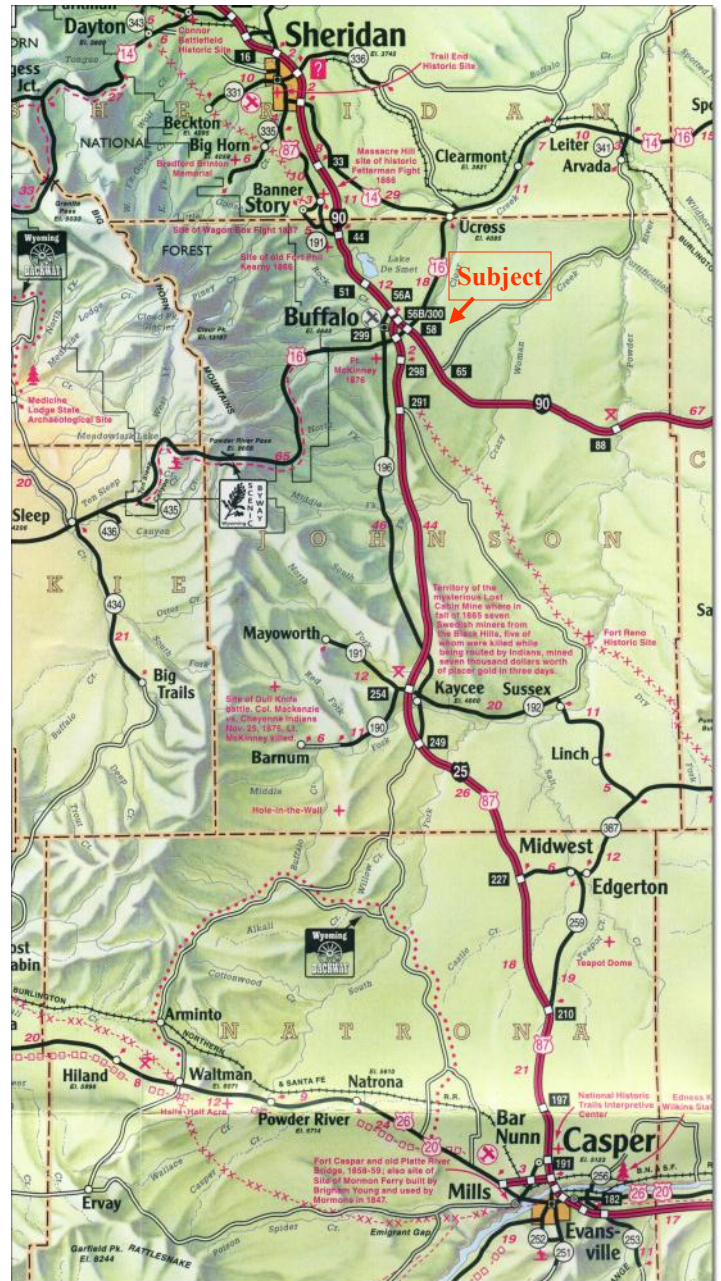
The Big Horn Mountain Range forms a scenic backdrop for the town. The Big Horn National Forest, including the Cloud Peak Wilderness area, is unique and diverse. Recreational amenities are limitless – camping, picnicking, sightseeing, photography, hiking, backpacking, mountain biking, horseback riding, big game hunting, boating and fishing in numerous lakes and streams, snowmobiling and skiing. Wildlife is abundant and many different species are found in the varied habitats ranging from grass prairies, evergreen forests, mountain meadows, rugged alpine peaks, dramatic canyons, arid desert lands.

There are several guest ranches in the area. Lake DeSmet lies just north of Buffalo and is a tremendous recreational area offering camping, fishing, boating and other water-related sports.

Approximate Traveling Distances/Times from the High Hill Estate

Sheridan, WY (population 17,444):	39 miles
Casper, WY (population 55,316):	119 miles
Gillette, WY (population	70 miles
Billings, MT	2 hours

Complete retail, business and entertainment resources can be found in each of the surrounding communities. Commercial air service is available in Sheridan, Casper, and Gillette, Wyoming as well as Billings, Montana.



Seller's Notice to Potential Purchasers: Fences vs. Boundary Lines: The fence lines on the subject property may or may not represent the actual boundary lines of the property. It is the Seller's intention that where fences deviate from the actual boundary lines, such fences are fences of convenience, only, and not the actual boundary lines. Seller is selling the property in “as is, where is” condition, which includes the location of the fences.

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All maps are provided as visual aids only. The accuracy of the maps is not guaranteed and the maps should not be relied upon for legal purposes. All statements of acreage are approximate and are based on the legal description, *not* the location of the fences .

This offer is subject to prior sale, price change, correction or withdrawal without notice.



Visit our web site at
www.pearsonrealestate.com

This magnificent home sits atop a hill with expansive views of the surrounding countryside and the Big Horn Mountains to the west. The setting is very tranquil and private.



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