

# Hidden Valley Ranch





**Buildings**

**Built Sq.Ft.**

Main House	1926	5280
Manager House	1954	2000
Employee House	1954	1726
Fishing Cabin	1929	504

All measurements are approximate



Manager House

# Main House Photos





*Long Barn*



*Shop Building*



*One of two  
Original Barns*

<b>Buildings</b>	<b>Built</b>	<b>Sq.Ft.</b>
Office	1982	2520
Original Shop	1984	1250
Long Barn	2006	9316
Horse Barn	1926	3854
Calving Barn	1926	1840
New Shop	2019	8460

All measurements are approximate

**Acres: 1,291.46 +/-**  
**Taxes: \$13,555 +/-**

**Miscellaneous:**

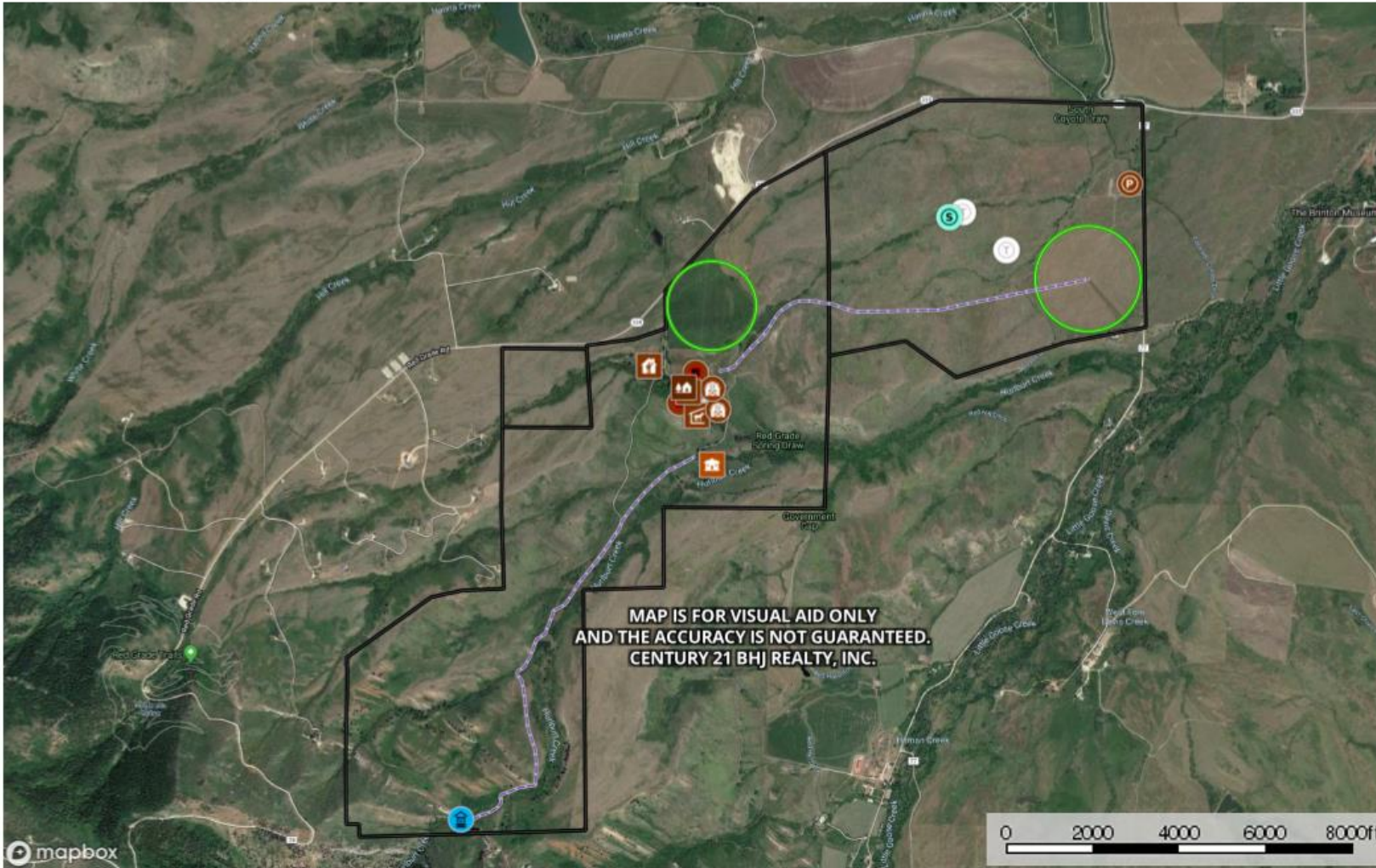
**MDU: \$14,000/year +/-**  
**Propane \$12,000/year +/-**

- **91 Shares of Park Reservoir Company**
- **12 Shares of Martin Reservoir Company**
- **90 Acres under center pivot irrigation systems**
- **Madison formation water well**
- **Gravity fed water to the entire Ranch**
- **Croghan pasture side roll and pivot are gravity fed from the Peralta Ditch**
- **Hay production: approximately 300 tons of hay annually**
- **Upper pivot: alfalfa grass mix**
- **Croghan pivot: straight grass**



## One of the finest ranches in genuine American ranch country

- This offering is a rare large block of land on the market in Big Horn, WY
- This Ranch will provide a great sense of pride for a new owner.
- In addition to the historic ranching activities, the ranch will provide recreational opportunities for hunting.
- The vistas and location of this ranch provides an opportunity for a buyer to own some of the most closely held Real Estate near the mountains that has always been highly sought after and rarely on the market.
- The quality and condition of this premiere ranch is significant.
- We look forward to showing you around what we believe is one of the finest ranches in genuine American ranch country.



Well

Pens

Owners House

Spring

Fishing Cabin

Foreman's House

Employee Housing

Barn

Long Barn

Office

Bruce Garber  
P: 307-752-2013

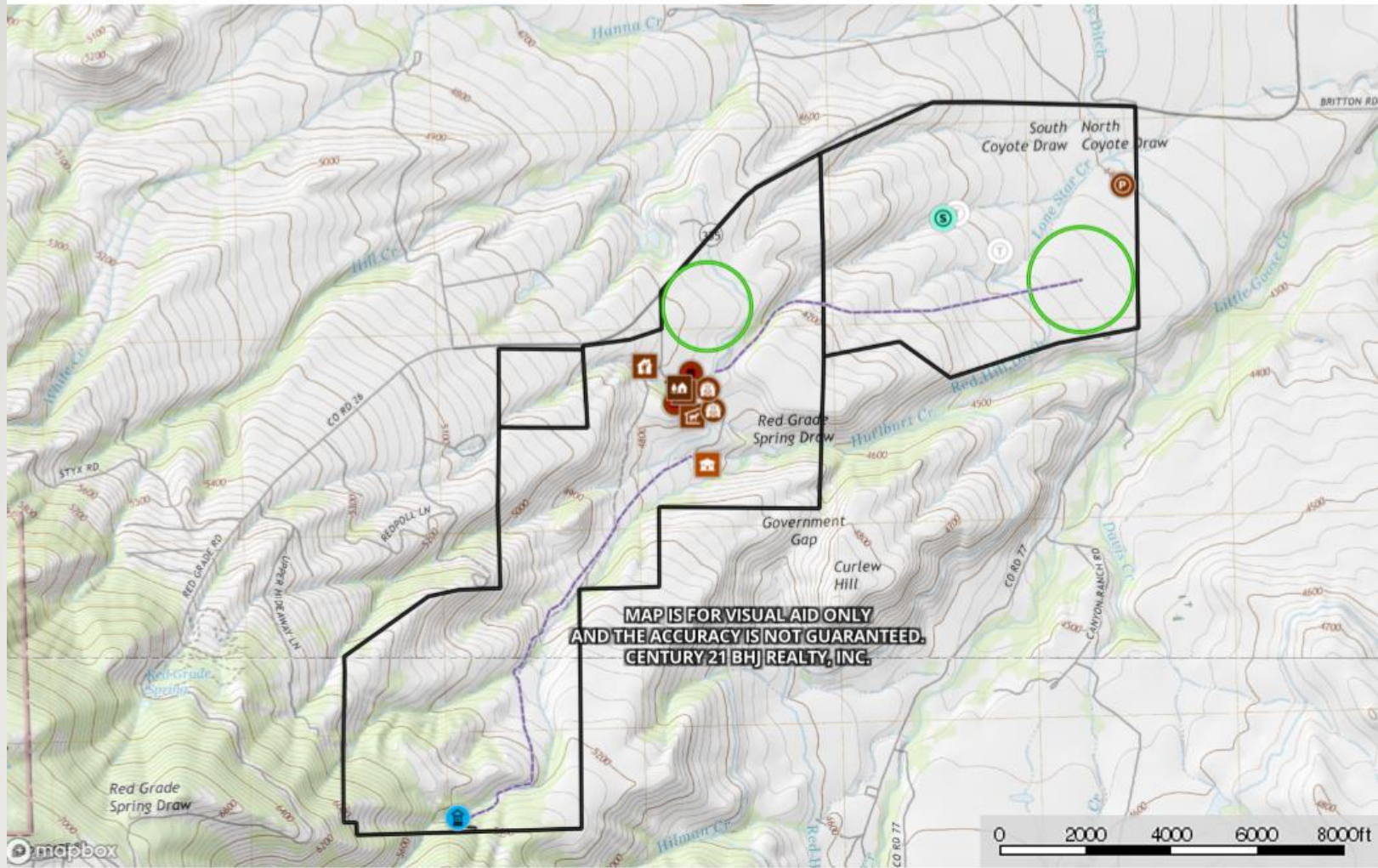
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Maps are for Visual aid only  
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Century 21 BHI Realty, Inc.



**Hidden Valley Properties, LLC**  
Sheridan County, Wyoming, 1291.46 AC +/-



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CENTURY 21 BHI REALTY, INC.**

- |      |            |              |          |               |                 |                  |      |           |        |
|------|------------|--------------|----------|---------------|-----------------|------------------|------|-----------|--------|
| Well | Pens       | Owners House | Spring   | Fishing Cabin | Foreman's House | Employee Housing | Barn | Long Barn | Office |
| Shop | Water Well | Water Trough | Pipeline | Pivot         | Boundary        |                  |      |           |        |

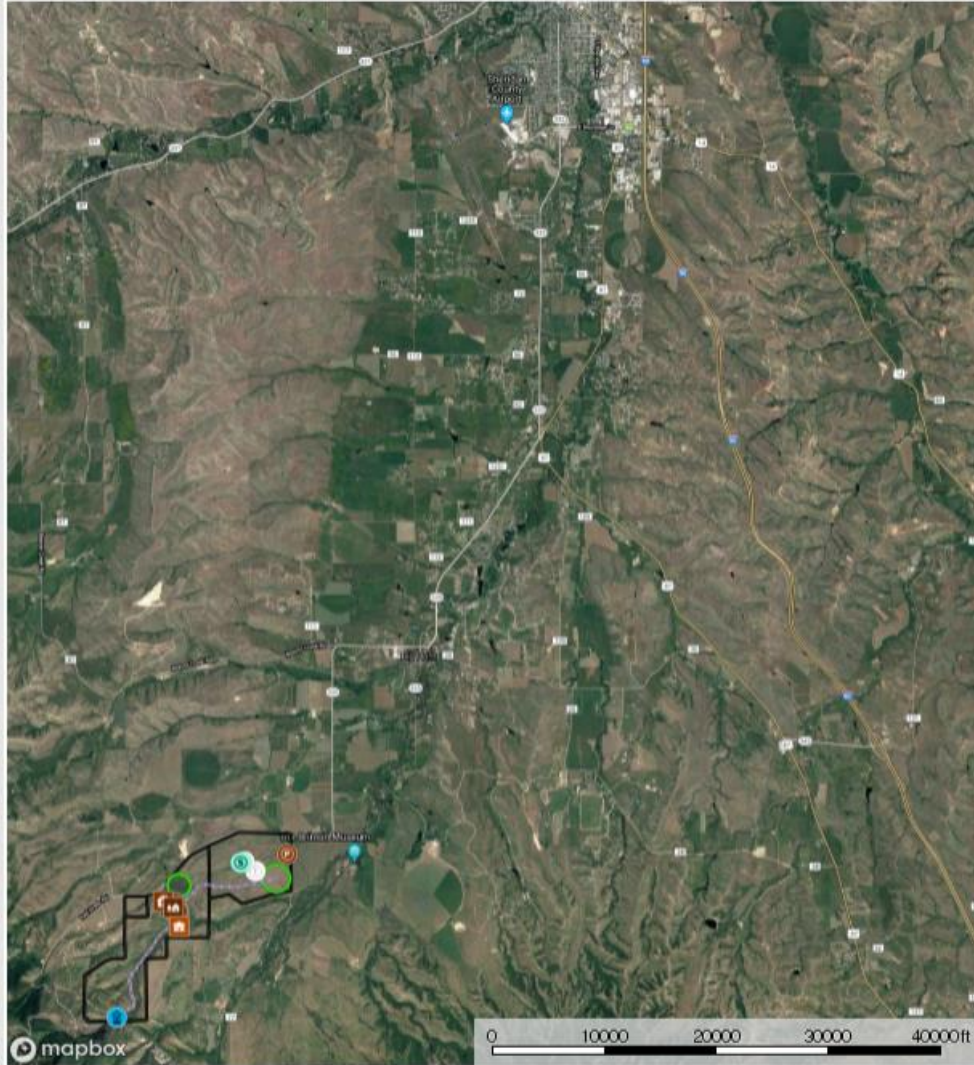
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## Virtual Resources

### Digital Map Link:

<https://mapright.com/ranching/maps/d68f78e9483bbab9e2eee3f8a54ba119/share>

### Virtual Tour Link:

<https://vimeo.com/442409860>





# \$12,750,000

Seller requires an all cash sale or cash to seller at closing. All offers shall be in writing and accompanied by an earnest money deposit of at least five percent (5%) of the purchase offer which will be deposited in the closing company's Trust account. Possession to be no earlier than October 31, 2020. Prior to showings, potential buyers will provide a financial capability letter to the listing Broker.



# CENTURY 21<sup>®</sup>

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Bruce E. Garber, Broker/Owner  
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Thank You for taking  
the time to consider  
Hidden Valley Ranch

Disclaimer:

Century 21 BHJ Realty, Inc., is the acting agent for the seller. Listed properties are being sold AS IS. Any and all prospective buyers must sign a Real Estate Brokerage Disclosure agreement and must conduct due diligence on any and all information relating to the listings. The accuracy of the information provided is deemed reliable; however, it is not guaranteed by the seller or by Century 21 BHJ Realty, Inc. There may be discrepancies in deeded property lines and fence boundaries. In this area, it is known that many fences follow convenient topography or lines where fence construction is easier, rather than precise property boundaries. There are no warranties with regard to specific acreage or water and mineral rights. Mineral and surface estates may be owner separately which means that transfer of the surface estate may or may not include transfer of all mineral estates. It is advised that a buyer seek legal counsel on such matters. It is buyer's responsibility to determine what level of mineral rights and water rights research is appropriate and whether the existing rights meet buyers' expectations.

