

LAND FOR SALE



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L-1600011

440± Acres *Laramie Mountains Cow Camp* Converse County, Wyoming *Offered at \$660,000*

- 440+ deeded acres
- Texas Creek runs the full length of the property
- 300 square foot log cabin
- Owner rated at 100 cow/calf pairs for summer grazing
- Diverse wildlife populations which include mule deer, elk, and antelope
- Functional set of working corrals and loading chute
- Located in Laramie Mountains, Wyoming

www.FarmersNational.com

For additional information, please contact:



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Executive Summary

The Laramie Mountains Cow Camp consists of 440± deeded acres plus approximately 500 leased acres for a total of 940± acres, and is surrounded on two sides by public lands. Anchoring the ranch is a 300 sq. ft. log cabin providing an off grid getaway. The ranch is very secluded and picturesque. It is located along the southern slope of the Laramie Mountains about 65 miles from Casper, Wyoming. This is an attractive sporting property as well as summer livestock grazing for 100 cow/calf pairs. It offers basic accommodations, prime mule deer, elk and antelope habitat, and private access to a trout fishery. A lush riparian bottom created by Texas Creek runs east and west along the entire length and provides livestock grazing and wildlife habitat. The log cabin is located at the lower elevations of the ranch providing extensive views of diverse terrain including creek bottoms to the south and rugged mountain slopes and canyons to the east and north.



Locale

Casper, the nearest major town, is Wyoming's adventure capital. No other destination in Wyoming, offers the same mix of outdoor recreational activities, culture, dining, sporting events, air service, lodging, history, superior service and location.

The Laramie Mountains are a range of moderately high peaks on the eastern edge of the Rocky Mountains in the U.S. states of Wyoming and Colorado. The range is the northernmost extension of the line of the ranges along the eastern side of the Rockies, and in particular of the higher peaks of the Front Range directly to the south. North of the range, the gap between the Laramie range and the Bighorn Mountains provided the route for historical trails, such as the Oregon Trail, the Mormon Trail, and the Pony Express.

The mountains extend northward from southeastern Wyoming, between Cheyenne and Laramie, to Casper. They are named after the Laramie River, which cuts through the range from southwest to northeast and joins the North Platte River east of the range in eastern Wyoming.



Location:

The Laramie Mountains Cow Camp is located south and east of Casper, Wyoming. Go south of Casper, Wyoming, for 20 miles on Highway 220, turn east on Highway 487 for 10 miles to 402 also known as Old Medicine Bow Highway, then go 26 miles where you take the left fork on Deer Creek Road, go 3.5 miles to the corrals, then left 4 miles past the cattle guard, then left .5 miles to the property corrals.

Acreage:

The acreage contains 440+/- deeded acres. The pasture is presently rented and will expire October 2015.

Recreation:

For outdoor recreation enthusiasts, the area simply has it all: world class fly fishing in the North Platte River, unbelievable big game hunting; hiking, biking, rock climbing at world-famous Fremont Canyon, Nordic and alpine skiing at the Casper Nordic Center and Hogadon Downhill Ski Area, awesome snowmobiling and camping on Casper Mountain, unlimited water sport and sailing opportunities on either Alcova or Pathfinder Reservoirs, and golf on any of five unique courses including the "crown jewel" Three Crowns Golf Course which was designed by Robert Trent Jones, Jr.

Casper is the home to two professional sports teams - The Wyoming Cavalry and the new baseball venture, Casper Cutthroats. The Wyoming Cavalry Indoor Football Team is a National Indoor Football League franchise. The College National Finals Rodeo is also held in Casper every June, which draws the best college rodeo athletes this country has to offer. It is a very exciting time in Casper when the CNFR is in town. One month later, the Central Wyoming Fair & Rodeo hits town and hosts a PRCA Rodeo Circuit event at the Central Wyoming Fairgrounds.

Climate:

Because of its elevation, Wyoming, has a relatively cool climate. The average high temperature in the summer months is around 90 degrees for Casper, Wyoming, and the average low temperature for the winter months is 15 degrees. Summer nights are almost invariably cool, even though daytime readings may occasionally reach above 90 degrees. In the wintertime, it is characteristic to have rapid and frequent changes between mild and cold spells. Average annual precipitation for Casper, Wyoming, is 13 inches.



Wildlife:

The ranch consists of several environments which support a very diverse collection of wildlife. The riparian corridor offers habitat for mule deer, elk, antelope, mountain lion and numerous other birds and smaller mammals. Mule deer and pronghorn antelope browse the creek bottoms and forage the native grasses. During the fall and into the winter months, herds of elk can be found residing on the ranch for multiple days at a time.

Water:

The property is serviced by Texas Creek and several springs. A spring near the cabin has been developed with a spring box to provide excellent water while at the cabin.

Mineral Rights:

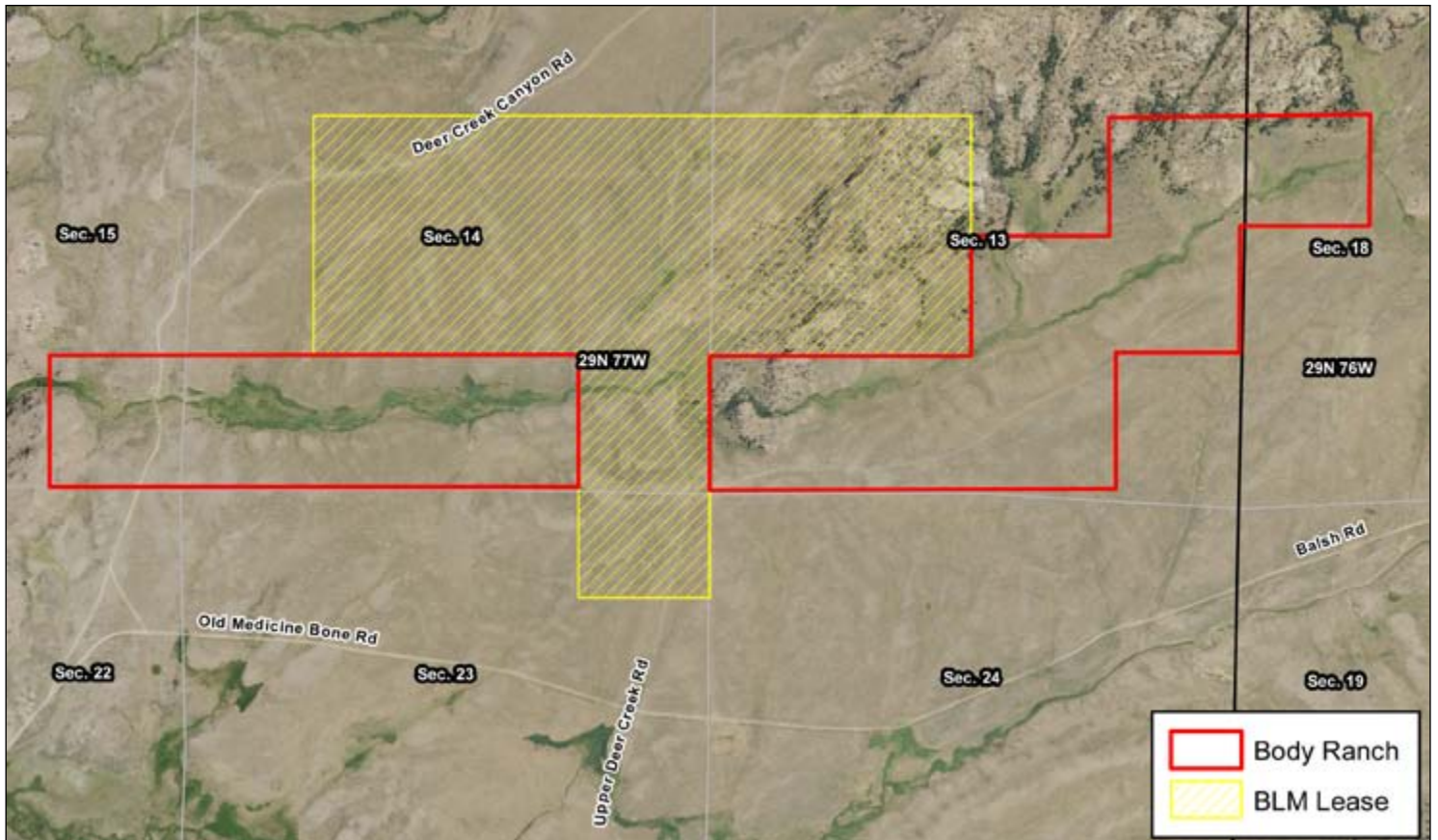
Any mineral rights appurtenant to the property owned by the seller will transfer with the real estate. Sellers make no representation regarding what mineral rights they presently own.

Taxes:

The 2014 real estate taxes payable in 2015 are \$349.84 annually.



Aerial Map



Fences and Boundaries:

The perimeter of the property is completely fenced. The property is divided into two pastures with a cross fence. The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist.

Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.

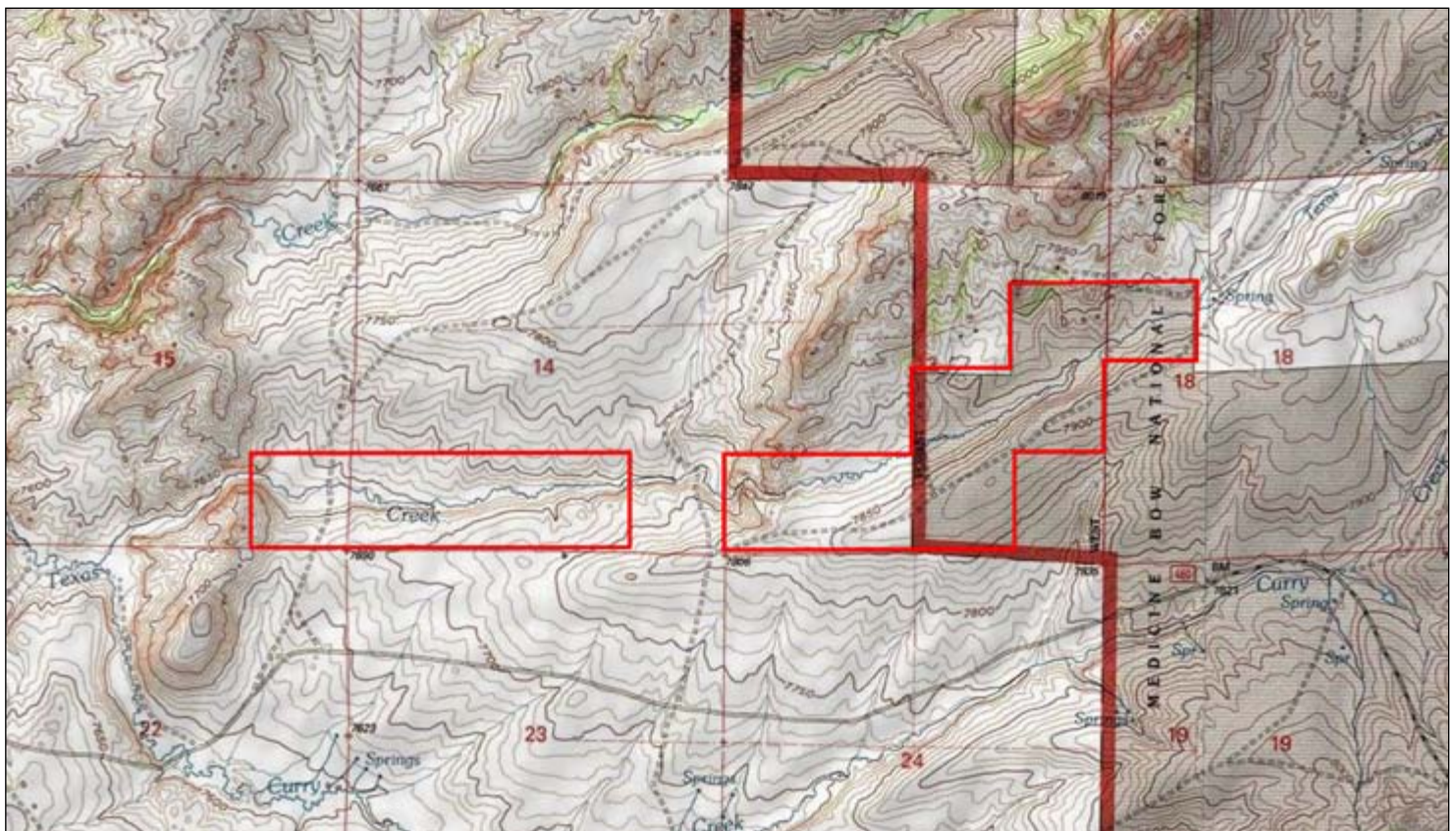
Broker Comments:

This is an exceptional opportunity to buy a ranch property in the highly prized Laramie Mountain area. The property boasts all of the features one would hope to find in a small remote ranch. It has a private setting with protected views of the mountains and its transitional foothills. Wildlife is abundant given the outstanding forage and cover created from the small year-round Texas Creek.

Terms:

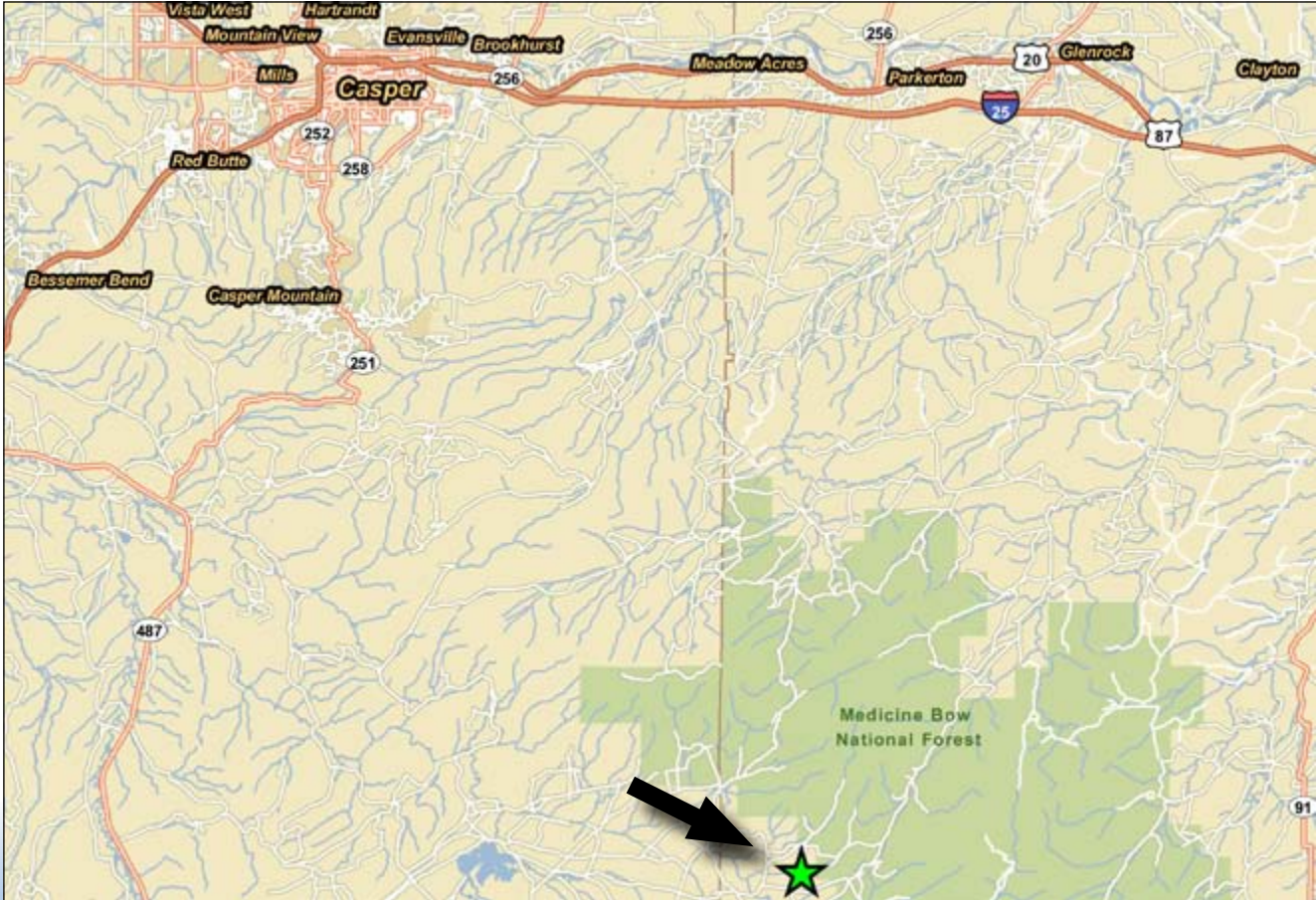
The current asking price is Six Hundred Sixty Thousand Dollars (\$660,000) or \$1500 per deeded acre.

Topography Map

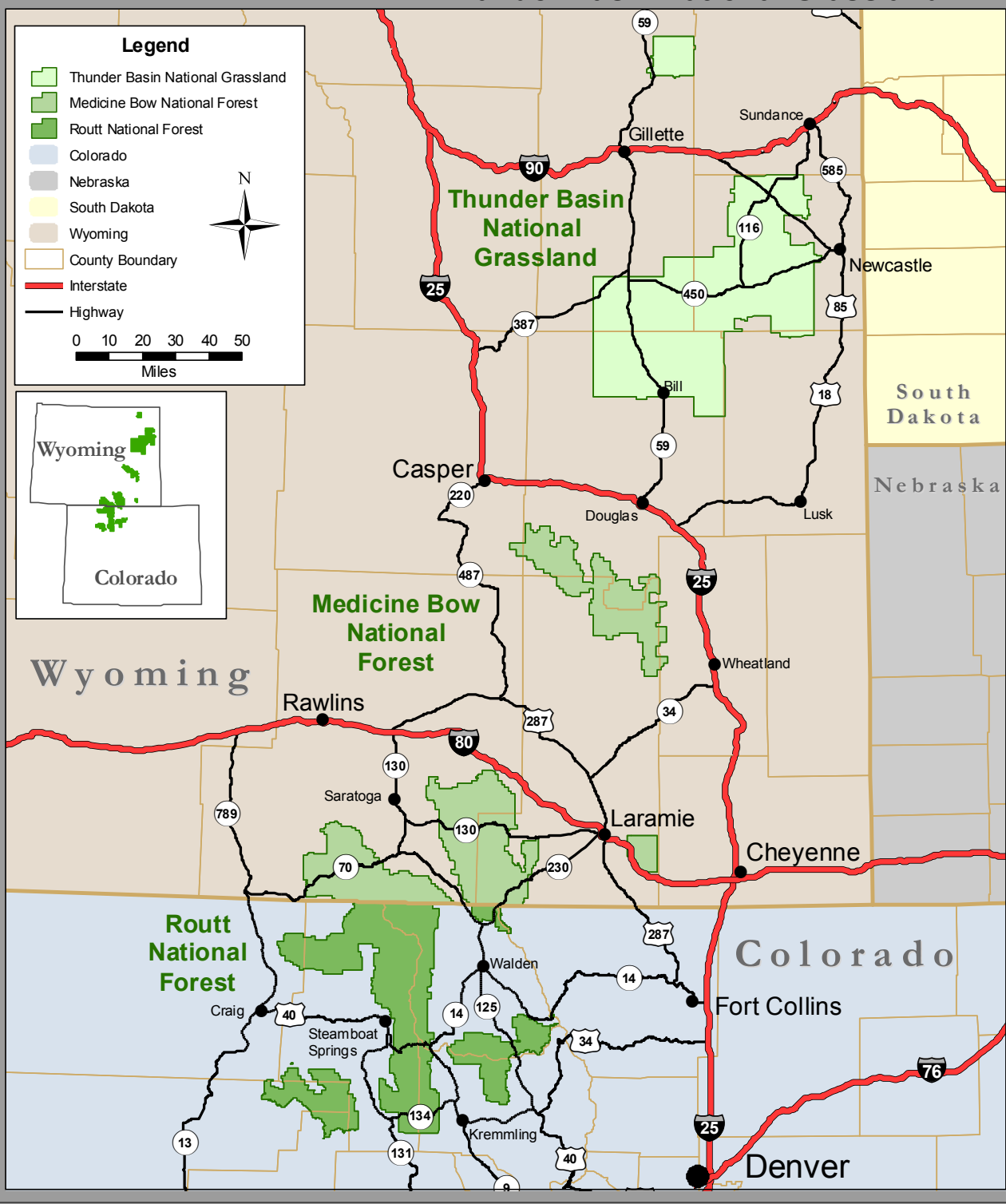


Legal Description:

South half of the southwest quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$), north half of the southeast quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$), southwest quarter of the southeast quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$), and the southeast quarter of the northeast quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 13; south half of the southwest quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$), and southwest quarter of the southeast quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 14; and the southeast quarter of the southeast quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 15, all in Township 29 North, Range 77 West; and Lot 2 of Section 18, Township 29 North, Range 76 West of the 6th P.M., Converse County, Wyoming.



Vicinity Map for Medicine Bow - Routt National Forests and Thunder Basin National Grassland



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are acting as agents for the seller.



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