

# Gregory Basin Ranch & Ranch Parcels Available

**Locations:** The 1760 Deeded is at the Utah Wyoming border 5 miles south of Lonetree Wy. Via Highway 413 and the Hoop Lake Rd. The other parcels are SW and NW of Lyman Wy. Each is easy trailing distance from the Sage Creek Mtn. Allotment.

**Acreage:** GB 1760 Deeded Acres includes the following all one block, 1250 Wyoming State Lease Acres + 725 Acres Private lease

**Irrigation & Water Rights:** Approximately 1100 acres irrigated with water rights from Beaver Creek and Canal Spring Draw. These are mountain creek rights that taper off over the summer season with details available upon request. All irrigation currently is open ditch however there are past plans for a pivot that would be gravity pressure. The ranch has several springs for yearlong stock water and a small yearlong lake.

**Description:** This ranch adjoins the Wasatch National Forest on its south edge and lies at an average elevation of 8100 feet. It is open foothill country with a few trees and all lands are grazeable. Fencing overall is good mostly sheep tight, corrals are older but very useable, only improvement is a small very rustic cabin with spring water to this location. Winter access is limited. Mountain views are very good.

Price: asking \$1,700,000      Taxes: \$410 +-      Mineral Rights: Any rights or royalties held by the Seller will transfer.

**Additional Expansion Parcels:** The following parcels can be added that are owned by the same family as the 1760 Acres. The deeded lands below lie near Lyman Wyoming and will function very well as winter base property with the combination of these 2 farms having reported average annual hay yields of 1100 +- tons per year. Blending all of these lands with the available AUM's in Sage Creek Mountain BLM Grazing Allotment that is situated in between all of these lands makes a very reasonable cost per Animal Unit ranch operation.

**Hwy 412:** 350 Acres +- with 40 acres BLM and approximately 200 irrigated acres. There are no improvements on this parcel. It has live water for winter stock use. It is about 3 miles NW of Lyman. Along with this parcel the Seller will add 138 Head of grazing permits in the Sage Creek Mountain Allotment. Please contact us for pricing details, it is reasonable.

**Road 243:** 240 Acres which is nearly all irrigated with excellent water rights. This is extremely good hay land which is very easy to irrigate and has nice long runs for haying. There are two very good sizeable shelter belts with mature trees, corrals, very very old home, and 2 wells setup for winter stock use, additional excellent building locations, and good hay storage yards and is conveniently located near Lyman and Mountain View. This parcel can only be acquired with HWY 412 or the 1760 Acres and is not for sale separately and it may be possible to add more acreage to this location. Again for pricing contact us for details.

Sage Creek Mountain BLM Grazing Permits: Their are grazing permits from 4 separate parties who have combined to sell their AUM's in this Allotment plus those available from owner of the above parcels. This Allotment runs on over 130,000 acres, is 7 miles SE of Lyman and 1 mile N of Lonetree, grazing dates are from 5-15 to 1-11. Currently available from the group of 4 are 3419 AUM's or capacity for 620 plus cows for the summer grazing season. Price: \$465,000 or \$136/AUM

Combination To Form a Unit:

Total Deeded – 2350 Acres with approximately 1535 irrigated acres

Wyoming State Land Leases: Gregory Basin 1250 acres & Sage Cr. Mtn 640 acres.

Bureau of Land Management, BLM: Sage Cr. Mtn. Allotment 130,000 plus acres and 40 BLM acres in the Hwy 412 parcel. With all AUM's available there would be 4178 AUM's or a 759 Head Permit plus those attached to the HWY 412 parcel.

Total possible acres of deeded and public land permits: 133,640 Acres

Estimated Production: Summer Grazing 759+ head in Sage Mtn and 150+ Head at Gregory Basin. Hay production approximately 1100 tons. This should balance out depending on the management plan to a operation summering over 960 head and wintering 400+- head. Prospective Buyer is advised to conduct their own due diligence estimates for production based on type of operation, annual weather fluctuations and irrigation water availability. The above estimates are provided as a guideline only.

**Comments:** This can be a **mix and match situation** which could be designed as BLM Permits only or a year long operation from approximately 138 head

and up to approximately 890 summer Animal Units. There are no livable improvements on the Ranch Parcels and only a small cabin on the Gregory Basin unit. With all of the above combined a ranch operation could be created that would have a very reasonable cost per Animal Unit in an area with scenic mountain country and many recreational opportunities. It is known that some additional Aum's are likely to be available in the next few years and there is currently several other parcels of base ground that could be added.

Pricing: Total price depends on the combination selected and all offers will be considered.

Additional Details: **Frank Deede – Broker RuraLands Real Estate 307-851-2426 frank@ruralands.com**

All information is from sources deemed reliable but is not guaranteed with pricing subject to change without notice and offering is subject to change or withdrawal. Any requests for additional information or a property showing must be directed thru RuraLands.