

A WESOME RANCH SHELL, WYOMING



Beaver Creek and Meadows

Cowboy  **Realty**

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Cowboy



Realty

Cody, Wyoming

Bob Bole, Broker

Awesome Ranch Shell, Wyoming

And awesome is the right name. The ranch is about 555 acres of very special land, in a very special area. Beaver Creek cuts through the property for the entire length. Loads of wildlife habitat and fishing add to the "specialness" of this ranch. Just imagine – deer in the front yard – elk across the creek – pheasants cruising by – ducks nesting along the creek – antelope across the road watching you from the hillside – all of this can happen at "Awesome Ranch". There are numerous quality building sites – just grab your house plans and see which spot will work best.

Shell, Wyoming – not really a town, but a great community. Population of about 50 or so. A crowd at the post office isn't likely. Down the road a ways is Greybull with its 1700 or so residents – offers groceries, gas, restaurants, etc. It's just over an hour to world famous Cody, Wyoming. It offers good commercial air service, rodeo, river floats and the nearby East Entrance to Yellowstone National Park.

Back to the ranch ▶ the Government lands (Bureau of Land Management) border the ranch and then lead up to the mountains and the Big Horn National Forest. If your backside would hold out – you could ride for many days without seeing the same scenery. Not many places offer this opportunity!

The Big Horn Mountains offer a long list of enjoyment options – ski, snowmobile, top quality hunting and fishing – pack trips – camera safaris – four wheel adventures – hiking, *etc., just come and enjoy.

This area is great horse and cattle country – raising, breeding or just enjoy having them around. Agriculture can offer some distinctive tax deductions also.

**Enjoy what the "ol West" had to offer – and- still does in this very unique place. Be one of those select few that have an address of SHELL, WYOMING.

Broker's Note: Although this ranch, in its entirety, is one very special opportunity, the sellers are willing to sell it in up to four parcels. For more information on this please contact Bob Bole 307-587-8014 or at bob@cowboyrealty.net

Price: \$2,100,000.00 USD

We are proud to be the exclusive agent of the seller on this very special ranch. For your private viewing please call Bob Bole.

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Disclaimer: Information on this property was obtained from sources deemed reliable but is not guaranteed by either Bob Bole, Cowboy Realty or the seller. This offering is subject to correction, withdrawal, prior sale, or price change without notice.

*At least 4 golf courses within one hour and a half —

** Nearby county airport has the size and services for most private aircraft. It is only about 30 minutes from the ranch.

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"AWESOME RANCH" - SHELL, WYOMING



Irrigated fields
Big Horn Mountains
Wyoming's beautiful skies

Beaver Creek meanders
through the valley.



Various pastures along the creek

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WIDE OPEN SPACES

Fields along creek,
then
BLM Lands
then
Big Horn National Forest



Beaver Creek
"What a place"

Plenty of space for livestock and
wildlife



Fresh Air - Low Taxes

WYOMING - SOMEPLACE VERY SPECIAL



Wide Open Spaces

Truly Wyoming ...
The West at its *Best*.



Where the deer and
antelope roam

Cowboy Realty - Bob Bole - Bob@cowboyrealty.net

Great irrigated pastures
or raise hay for
winter use.



What a View!!!
This ranch has
all types of terrain.



Irrigated field with
BLM lands in the
background

Wyoming - Fresh Air - Low Taxes

WYOMING- WHAT A SPECIAL PLACE!!



Wide open spaces
Lots of elbow room

More pasture
Livestock and wildlife
enjoy it...



Big Horn Mountains and
National Forest
Ride-n-Ride
Almost forever

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"AWESOME RANCH"



Beautiful Spring-fed ravine -
Terrific habitat for livestock
and an assortment of those
wild critters...

Year around water -
most unusual

Bob Bole - Cowboy Realty - (307) 587-8014



Beaver Creek up close

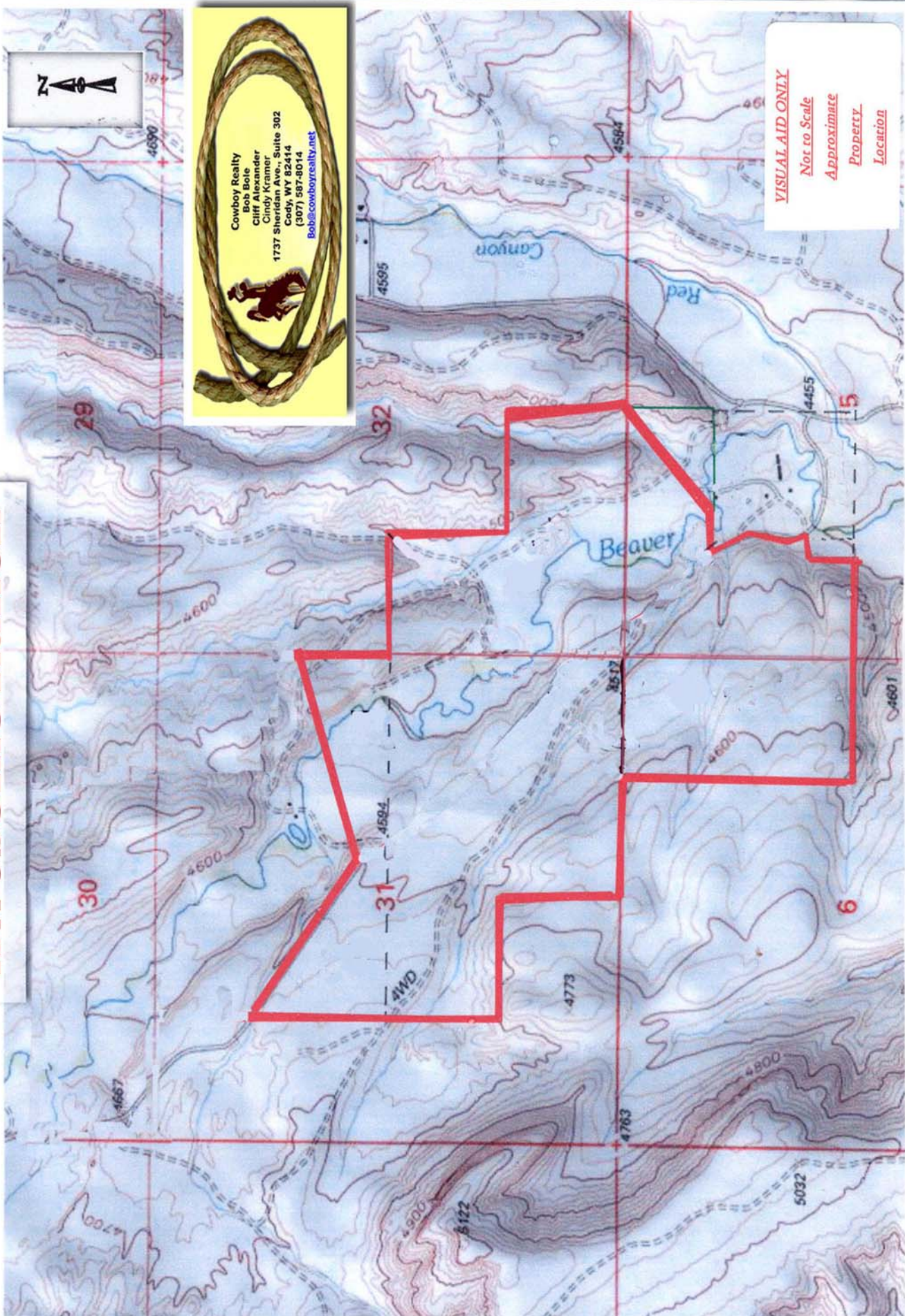
Looking up at the Big Horn Mountains
and National Forest

**True Western Lifestyle ...
"Right Here"**



**Meadows - Mountains - Views - Wildlife - Fish -
Few Neighbors - Low Taxes - Space
This place has it all...**

Awesome Ranch



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VISUAL AID ONLY
Not to Scale
Approximate
Property
Location

108°00'
44°45'

BURGESS JUNCTION

DAYTON



A

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B

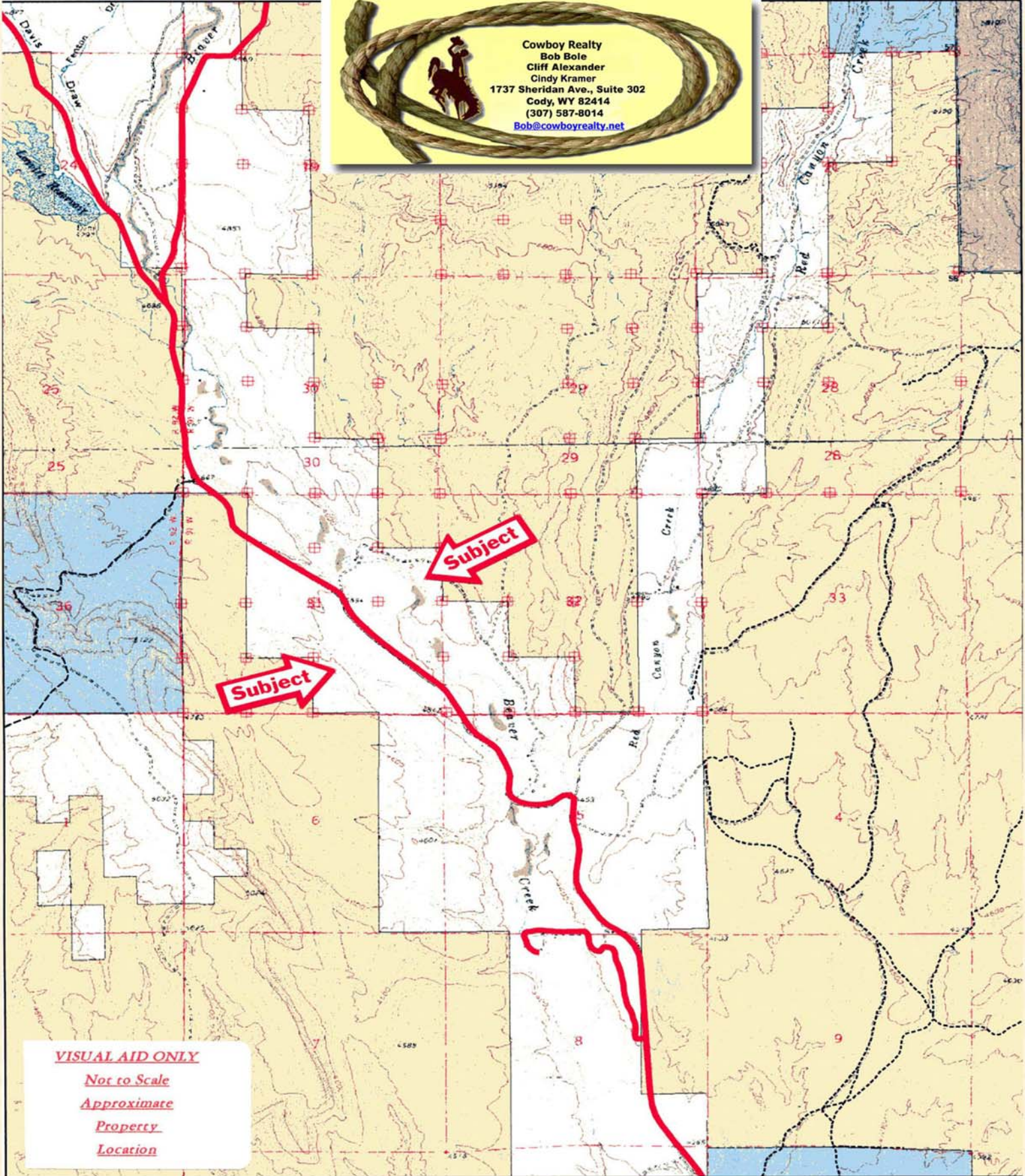
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Big Horn Sulphur Plant

(789)

Lots of public land around the ranch.



VISUAL AID ONLY
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Yellow = BLM **White = Private**
Blue = State **Green = Forest Service**