



PFISTER

LAND COMPANY, LLC

LISTINGS FOR SALE NEAR ENCAMPMENT, WY



— RIVERSIDE RANCH —

- 49 +/- deeded acres located on the east side of Highway 230 just north of Riverside, WY
- There are 3 improved approaches that conveniently access the property off Highway 230
- Excellent water rights with an irrigation ditch that winds through the property from north to south
- The property has power, telephone and fiber optics and could be connected to city water and sewer
- Offered for \$500,000



— CUSHMAN CREEK RANCH —

- 240 +/- deeded acres located immediately southwest of Encampment accessed through Forest Service and BLM
- Cushman Creek winds through the property for approx. one quarter mile, creating ponds and meadows
- Bordered by a private landowner on the south, Nat'l Forest on the west, State of Wyoming on the north and BLM on the east for unlimited recreation opportunities
- Unique investment with multiple potential cabin sites
- Offered for \$2,000,000



— BADGER CREEK HOMESTEAD —

- 206 +/- deeded acres located along the west side of Encampment and it lies on the north side of Hwy 70
 - There are 3 improved approaches off the highway to conveniently access the property
 - Excellent homesite where the old homestead is located
 - Cottonwood Creek and Badger Creek are intermittent springs that run through the property
 - Offered for \$500,000
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—~— WEST COTTONWOOD CREEK ~—

- 40 +/- deeded acres located on the north side of Highway 70 in two triangle-shaped tracts
- Year-round spring water is provided by West Cottonwood Creek
- The property is accessed by an existing graveled approach off of the highway and a two-track road leads down to the creek where there's a small grove of trees that create an excellent potential cabin site
- Offered for \$95,000



—~— SIERRA MADRE MOUNTAIN PROPERTY ~—

- 395 +/- deeded acres located adjacent to Nat'l Forest on the south and west and BLM on the north and east side
- Highway 70 splits the property into two portions and there are several improved approaches of the highway for convenient year-round access
- A rough estimate to provide power to the property totaled \$150,000 which would exponentially increase the value
- Offered for \$2,000,000

*Note: This property is broken out into **the FOLLOWING SIX CONFIGURATIONS** for sale. These parcels have not been surveyed and the breakout is flexible.*



—~— NORTH SIERRA MADRE MOUNTAIN PROPERTY ~—

- 167 +/- deeded acres located on the north side of Highway 70 east of Encampment bordered by the Medicine Bow National Forest and Bureau of Land Management land
- The property is accessed via an established approach off of the highway and a two-track road travels diagonally across the property to access National Forest and BLM
- There are multiple potential cabins sites on the property that present an incredible development opportunity
- Offered for \$835,000



—~— SOUTH SIERRA MADRE MOUNTAIN PROPERTY ~—

- 218 +/- deeded acres located on the south side of Hwy 70 east of Encampment that is bordered by Nat'l Forest and BLM, Tenant Creek runs through the property
- The property is accessed via an established approach off of the highway and off of Forest Service Road 550 near the Bottle Creek Campground
- Well-located mountain land with excellent hunting and recreation opportunities and it could be developed for cabin sites with both open parks and dense timber
- Offered for \$1,090,000



— SIERRA MADRE MOUNTAIN PARCEL 1 —

- 46 +/- deeded acres located on the south side of Highway 70
- Easily accessed off of Highway 70 or Forest Service Road 550 near Bottle Creek Campground
- Bordered by Forest Service on the west and south
- Ideal mountain parcel for someone looking to build a cabin with privacy and year-round access
- Offered for \$230,000



— SIERRA MADRE MOUNTAIN PARCEL 2 —

- 172 +/- deeded acres located on the south side of Highway 70, which provides year-round access
- This is a large tract of land which has Tenant Creek running through the property with multiple cabin sites
- Excellent hunting and recreation property bordered by Forest Service and BLM land providing access to the North Fork of the Encampment River
- It could be further divided into smaller parcels
- Offered for \$860,000



— SIERRA MADRE MOUNTAIN PARCEL 3 —

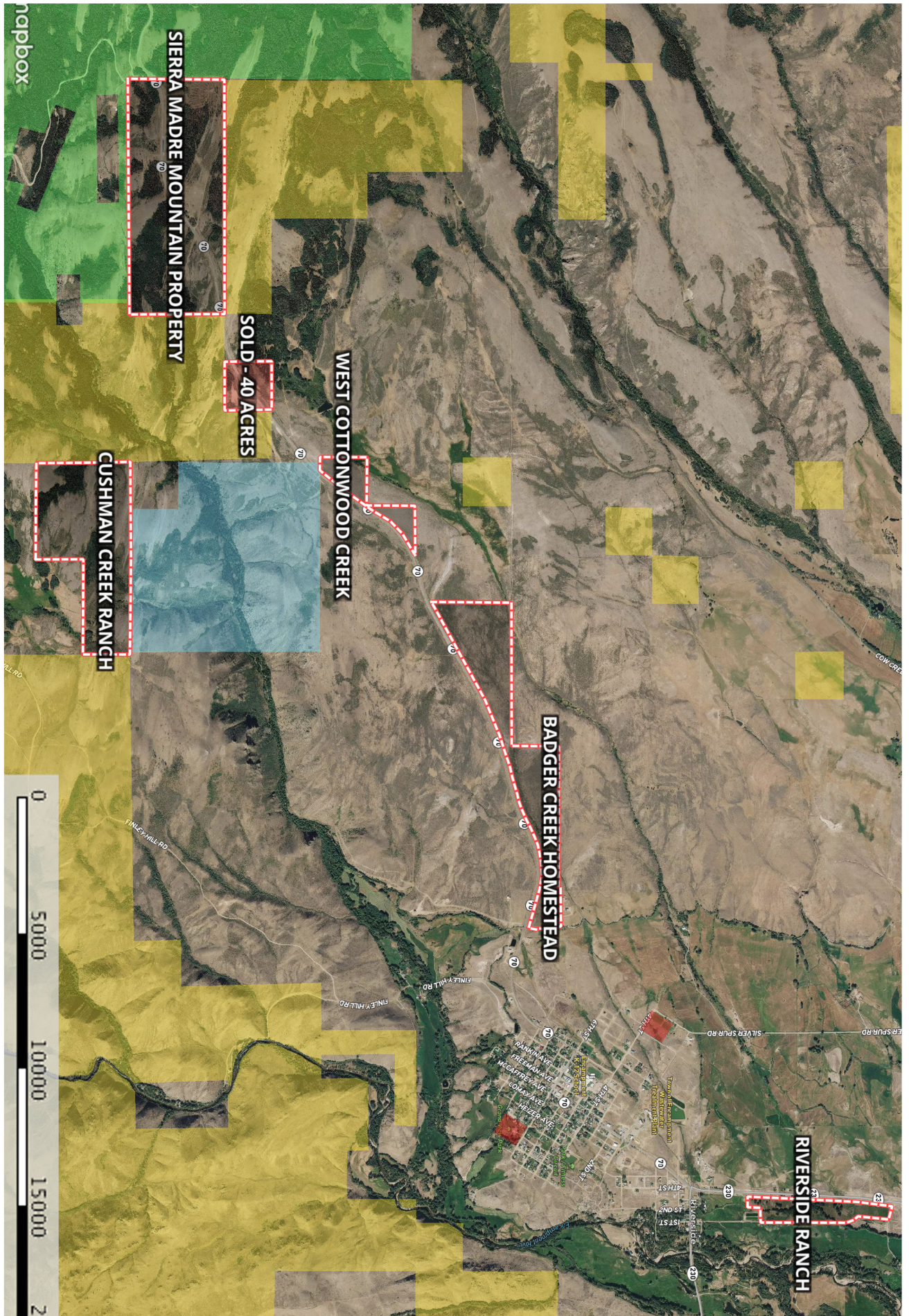
- 123 +/- deeded acres located on the north side of Highway 70, which provides year-round access
- Has the potential to be developed with a lodge and multiple cabins for year-round recreation enthusiasts
- Bordered by Medicine Bow National Forest on the west and Bureau of Land Management on the north
- Elk, deer and Bighorn sheep all frequent the property
- It could be further divided into smaller parcels
- Offered for \$615,000



— SIERRA MADRE MOUNTAIN PARCEL 4 —

- 44 +/- deeded acres located on the north side of Highway 70, which provides year-round access to the parcel
 - Bordered by BLM land on the north for almost one mile and is accessed via an improved, existing approach and graveled road
 - National Forest can be accessed through the BLM
 - Incredible surrounding mountain views with a mix of open parks and timbered areas on the property
 - Offered for \$220,000
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MAP OF ALL PARCELS



MAPS OF SIERRA MADRE BREAKOUT OPTIONS



NORTH & SOUTH BREAKOUT OPTION

MOUNTAIN PARCEL 1-4 BREAKOUT OPTION

