



PFISTER
LAND COMPANY, LLC



NORTH FORK RANCH

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SIZE

*160 +/- deeded acres
500 +/- BLM lease acres*

LOCATION

Washakie County, Wyoming

PRICE

\$ 2,600,000

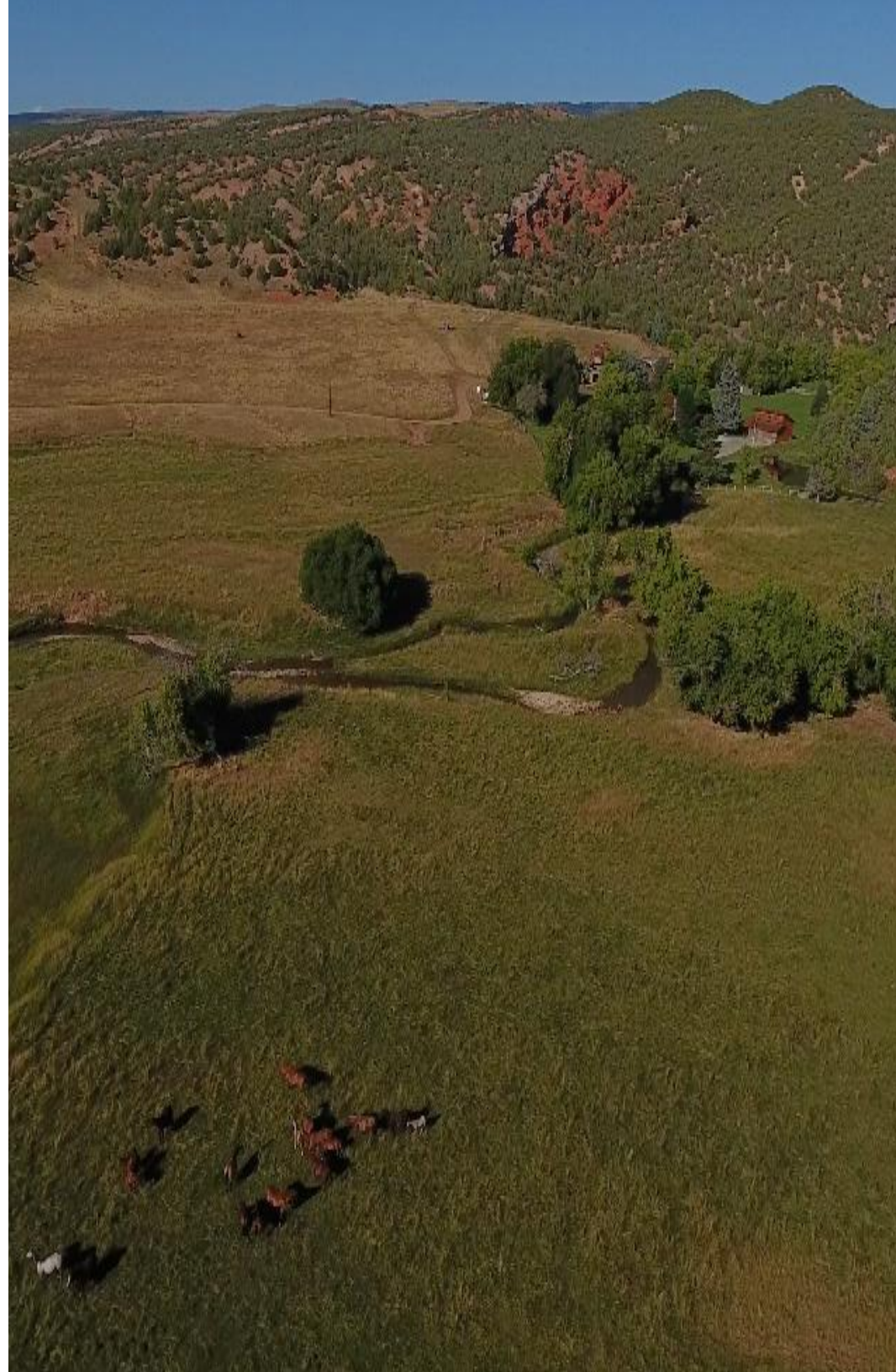


WELCOME

TO THE NORTH FORK RANCH

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Pfister Land Company, LLC is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by Pfister Land Company, LLC; however, the accuracy of this information is not guaranteed or warranted by either PLC or the sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice and any offer presented does not have to be accepted.



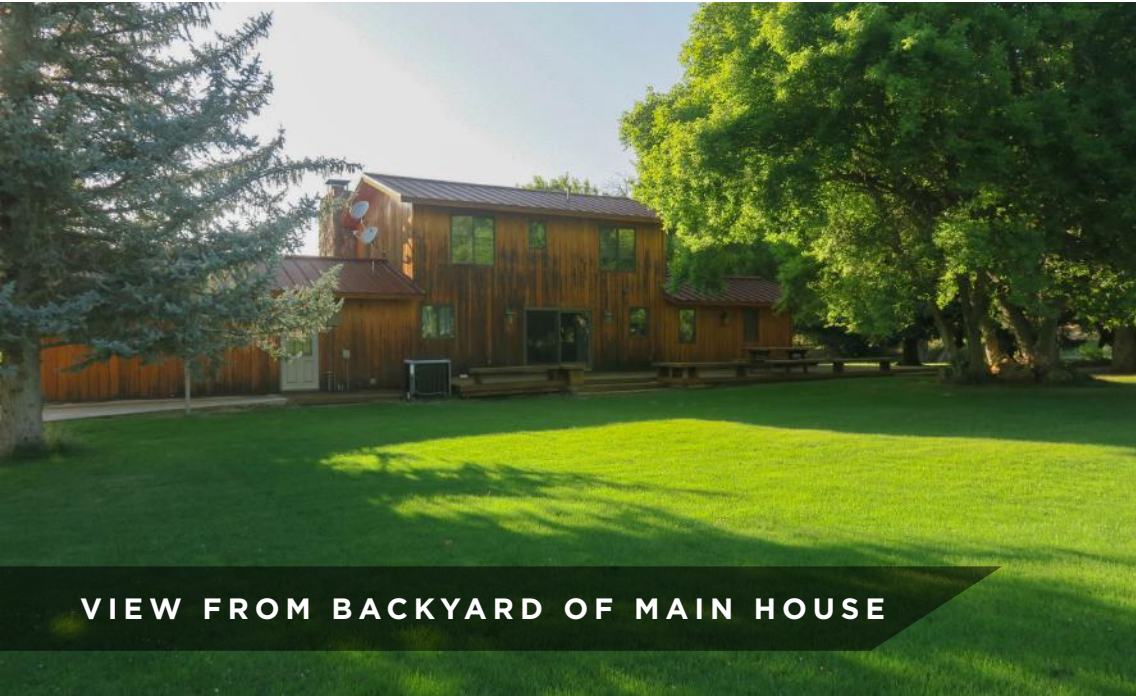


160 +/- DEEDED ACRES
500 +/- BLM LEASE ACRES

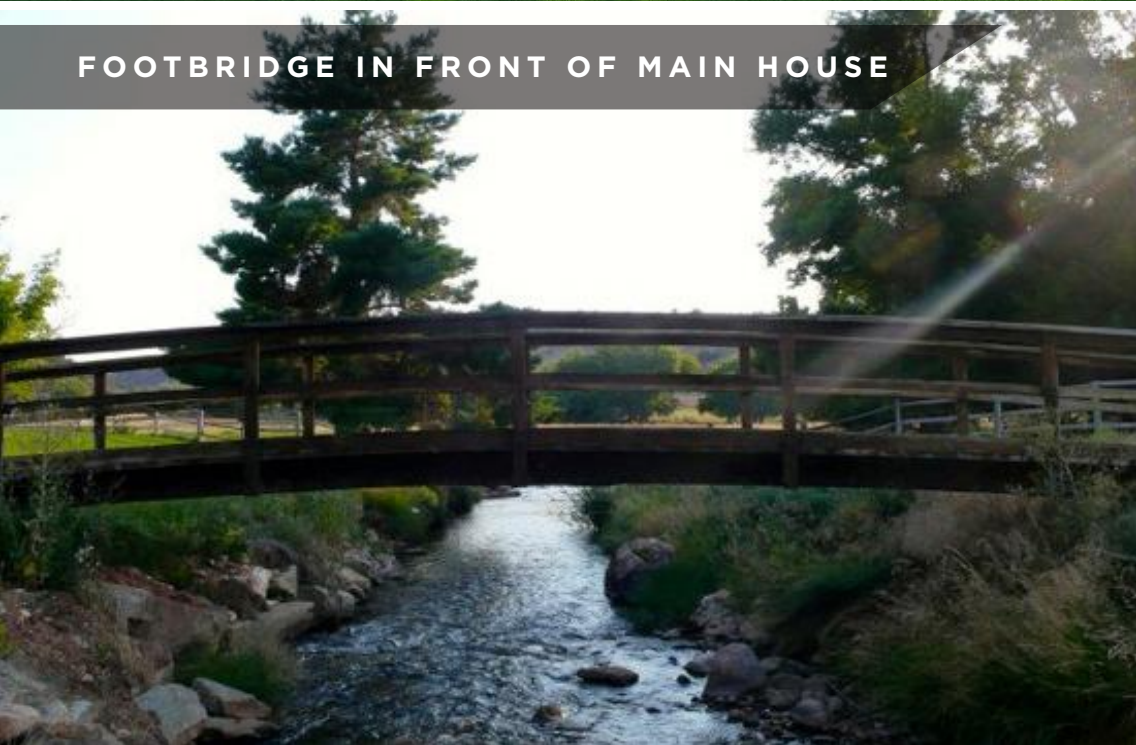
HIGHLIGHTS

The North Fork Ranch is a rare, legacy recreation farm/ranch, hunting and fishing property located in Washakie County, Wyoming south of Ten Sleep. The ranch headquarters back up to beautiful Otter Creek canyon where the north fork emerges and then meanders through the improvements and meadows and confluence with the south fork of Otter Creek on the property. These trout-filled streams emerge from the two canyon matrixes on the west and south end of the property.

The impeccable improvements are nestled in the tree-lined valley at the mouth of Otter Creek Canyon, and the base of the foothills of the majestic Big Horn Mountains. This property has world-class fly-fishing and hunting within the boundaries of this ranch not to mention the thousands of acres of public land adjacent to it. There are 160+/- deeded acres and approximately 500 acres of Bureau of Land Management leased acres associated with the ranch. The lay of the deeded land in conjunction with the adjacent public land gives this ranch a much larger feel and because the mouth of the North Fork Canyon is on the deeded acreage the owners of the North Fork Ranch have virtually exclusive control and access to this rugged canyon and its exceptional fishery.



VIEW FROM BACKYARD OF MAIN HOUSE



FOOTBRIDGE IN FRONT OF MAIN HOUSE



POND BY MAIN HOUSE

LOCATION & ACCESS

The North Fork Ranch is located approximately 16.5 miles southeast of Ten Sleep, Wyoming. The ranch can be accessed year-round by taking Highway 434 south out of Ten Sleep approximately 7 miles and turning east on Spring Creek Road. Spring Creek Road, which is a well-maintained county road, winds through some incredible country, past the Red Reflet guest ranch, for about 9.5 miles to the entrance of the property. For a small acreage, the location and lay of the deeded land, its adjacency to the State and BLM land, give the ranch a larger-than-life feel with unlimited access to thousands of acres of public land with awe-inspiring rugged canyons, challenging angling opportunities, fishing and a lifetime of big game and upland bird hunting.

The ranch is located in close proximity to the following towns:

- Ten Sleep, Wyoming 16.5 miles
- Worland, Wyoming 43 miles
- Billings, Montana 246 miles
- Sheridan, Wyoming 116.5 miles
- Buffalo, Wyoming 80 miles
- Casper, Wyoming 192 miles
- Cody, Wyoming 132.5 miles

The nearest commercial air service is available in Sheridan, Cody and Casper, WY and Billings, MT with daily flights to Denver, CO and Salt Lake City, UT.

MAIN HOME WITH COVERED
PATIO AND GARAGE WITH LOFT



IMPROVEMENTS

The improvements are located in the center of this 160 deeded acre parcel and have been impeccably maintained and newly remodeled and consist of a main home, a bunkhouse with living quarters above, a gathering and entertaining lodge with a massive stone fireplace, paved walking paths and foot bridges from the main house and guest quarters, a shop, and various outbuildings for livestock, and a separate two-car garage. The main home and guest lodge are surrounded by manicured lawns with automatic sprinklers.

Recently the buildings have been improved with new steel roofs, new sprinkler systems, a new commercial reverse osmosis system, two new HVAC units, a new main gate at the entrance of the property, an improved creek crossing, and new standby generators.

Utilities on the property include propane, DirectTV, HughesNet internet and electric.

The Owner is currently in the process of permitting a pond in the meadows in a pre-existing wetland area for waterfowl and fishing and also making fishery improvements and working on stream bank restoration. In addition, the Owner is also pursuing a bird farm license and developing food plots for upland birds and big game.



MAIN HOME - Originally built in 1981 (and since tastefully remodeled) this 3 bedroom 2 bath lodge has approximately 2,850 square feet of living space, almost 2,000 square feet of outdoor living space with patio furniture and an attached garage that has been remodeled into an entry/utility room. The kitchen has also been completely remodeled and there's new flooring and carpet. When you pull into the main home, you cross the North Fork on a concrete crossing to a driveway that accesses the home and the detached garage.

DETACHED GARAGE AND LOFT - This heated garage is the perfect place to park ATVs and consists of 990 square feet with a 660 square foot loft.





**GATHERING &
ENTERTAINING LODGE**



ENTERTAINING & GATHERING LODGE - The lodge was constructed in 1997 and consists of 1,224 interior square feet and a 1,300 square feet of wrap around deck making it the perfect place for entertaining or business meetings. Currently, the lodge includes a wet bar, poker table, pool table, foosball table, shuffleboard and furniture. At the end of the shotgun great room is a massive stone fireplace which would handily fit four-foot logs. This lodge is accessed via its own footbridge to the guest lodge and bunkhouse.



GUEST LODGE AND BUNKHOUSE - This tasteful addition to the compound was built in 1985 and consists of 720 square feet on both the lower and upper levels. It is the perfect place to house a ranch manager or guests.

SHOP - This building is located just over the footbridge from the entertaining lodge and guest/bunkhouse. It's heated and is the perfect place to store equipment and work indoors.

(Note - Other improvements include storage shed, well house and a small horse barn.)







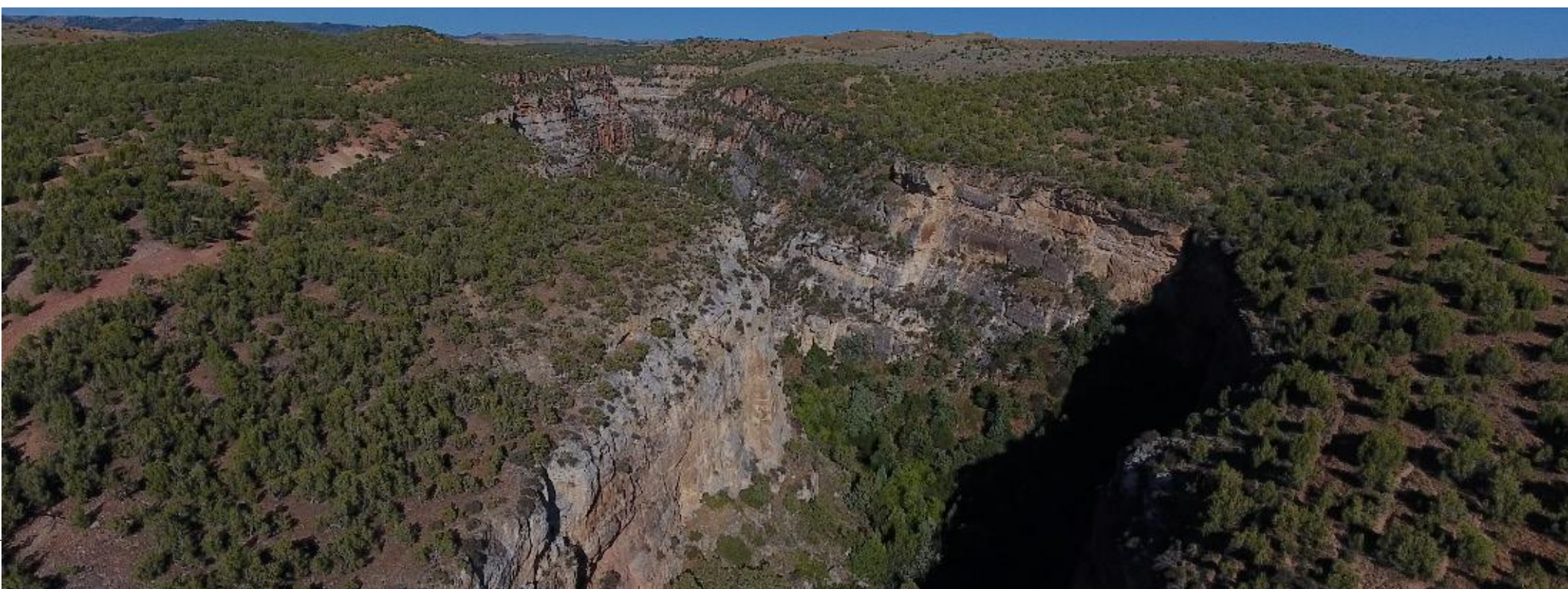
HUNTING & FISHING

The North Fork Ranch presents a buyer with unlimited recreational opportunities, a primary residence or year-round corporate retreat. The ranch provides the ideal cover and habitat needed for various types of upland game birds. Mule deer, and elk will graze the meadows and retreat to the excellent cover found throughout the ranch. The fishing opportunities are also only limited by ones imagination. Trout can be found in both forks of the creek running through the ranch as well as the spring fed pond.

Interior to the deeded portion of the ranch, there is approximately 1/2 mile of fishing on the South Fork of Otter Creek and 1/2 mile of the North Fork of Otter Creek where the tributaries confluence forming Otter Creek, which runs due west toward the Nowood River.

In total, the owner of the ranch can walk out the door and fish approximately 10 miles of river, including on the adjacent public lands. The BLM leased acreage is not practically accessible to the public because of the sheer canyon walls which rise over thousand feet from the ranches lowest elevation.

AERIAL VIEW OF NORTH FORK
OF OTTER CREEK CANYON



RECREATION

Over 200 lakes in the Big Horns and the many streams provide exceptional trout fishing and magnificent views. These lakes are accessible via the many marked hiking trails within the Big Horn National Forest either on foot or on horseback. The Big Horn Mountains and Big Horn National Forest offer over one million acres of scenic recreational lands and the Cloud Peak Wilderness is comprised of over 189,000 acres available for public use. Recreational amenities on and near the property are too numerous to completely outline but include at least the following:

- Mountain biking
- Four wheeling
- Rock climbing
- Canoeing, Boating & Swimming
- Cross Country & Downhill Skiing
- Hunting
- Snowmobiling
- Horseback riding
- Wildlife watching
- Fly fishing
- Camping
- Golfing



WATER & MINERAL RIGHTS

WATER - The North Fork Ranch has plenty of water. Both forks of Otter Creek flowing through the property there will always be enough water to support healthy trout populations and wildlife populations. There is a well on the property that provides all the water needed for the improvements and lawns. There appears to be a water right for approximately 36.86 acres for flood irrigating from both forks of Otter Creek.

(Note: This water right information was taken from the Wyoming State Engineer's database. The documentation is considered to be accurate, but it is not guaranteed. Prospective buyers are expected to conduct their own independent investigation of the water rights.)

MINERALS - The Seller's make no representation as to the ownership of the mineral rights or mineral estate on the subject property. The Sellers do not believe they own any minerals; however, there will be no mineral reservation in the deed, so if any minerals are owned by the Sellers which are appurtenant to the property that fee mineral ownership will be conveyed to the Buyer at closing.



VIEW OF THE BACKYARD FROM
THE MAIN HOUSE

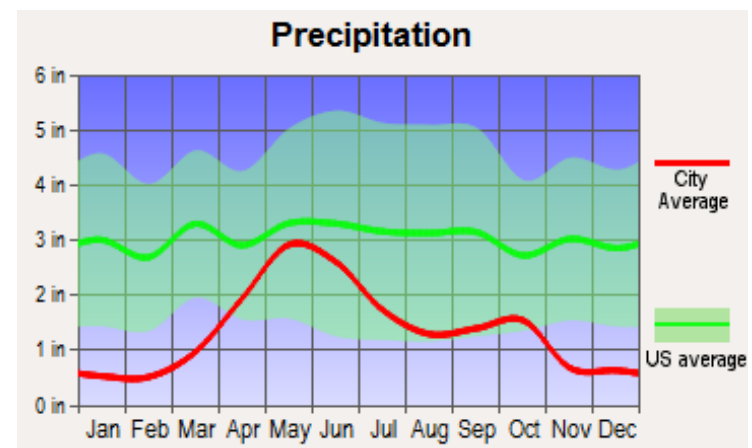
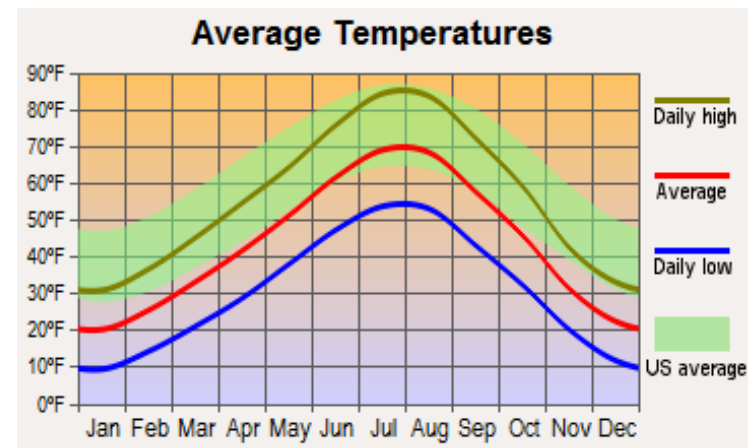
CLIMATE & ELEVATION

The elevation at the ranch headquarters, along the creek bottom, is approximately 4,750 feet. Moving east up Otter Creek Canyon, the elevation changes dramatically to up to 5,600 feet with sheer canyon wall and two tributaries of the North Fork of Otter Creek.

The average summer temperature ranges from a high of 85 degrees to a low of 68 degrees. During the winter months the temperature ranges from a high of 48 degrees to a low of 6 degrees.

The annual precipitation on the ranch is approximately 16.9 inches.

Information and graphs are provided by City-Data.com.





LEASES & TAXES

The current Bureau of Land Management lease term began on December 1, 2010 and will conclude on November 30, 2020. It is permitted for 134 AUMs on 500 +/- acres (Permit #4901412).

The 2019 estimated property taxes were \$9,734. Wyoming offers an extremely favorable tax climate including:

- No personal income tax
- No corporate income tax
- No gross receipts tax
- No inventory tax
- Low retail sales tax
- Low property tax
- Favorable inheritance tax
- Favorable unemployment tax



MAIN HOUSE



SHOP



GUEST & BUNK HOUSE



DETACHED GARAGE



ENTERTAINING LODGE



IMPROVEMENTS MAP

TERMS & DISCLOSURES

The Seller shall require an all cash sale. All offers shall be in writing and accompanied by an earnest money deposit check in the minimum amount of 3% of the purchase price.

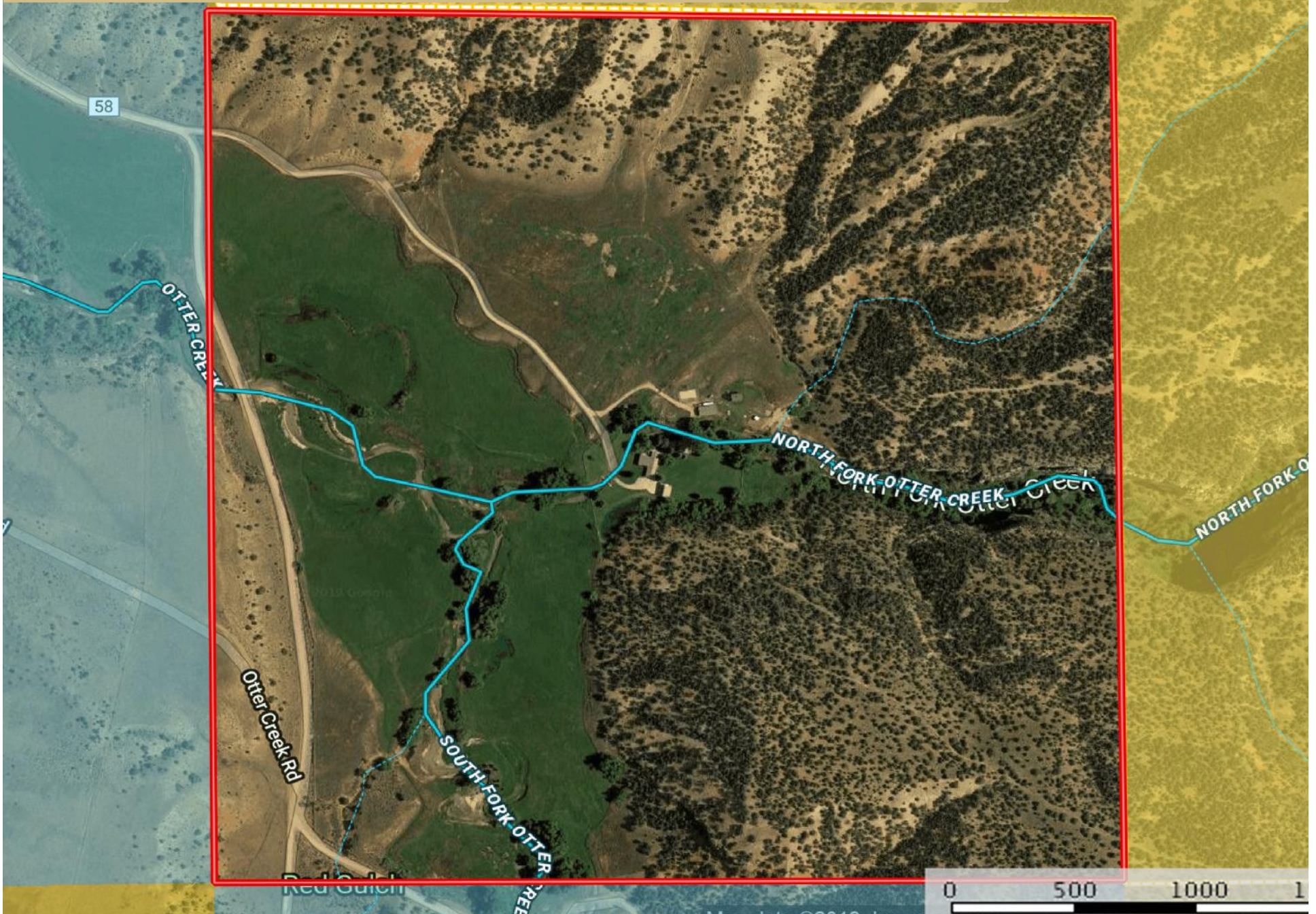
All earnest money deposits will be deposited in appropriate escrow. The Seller shall pay for an Owner's title insurance policy in full satisfaction of the purchase price. Both Buyer and Seller shall be responsible for their own attorney's fees.

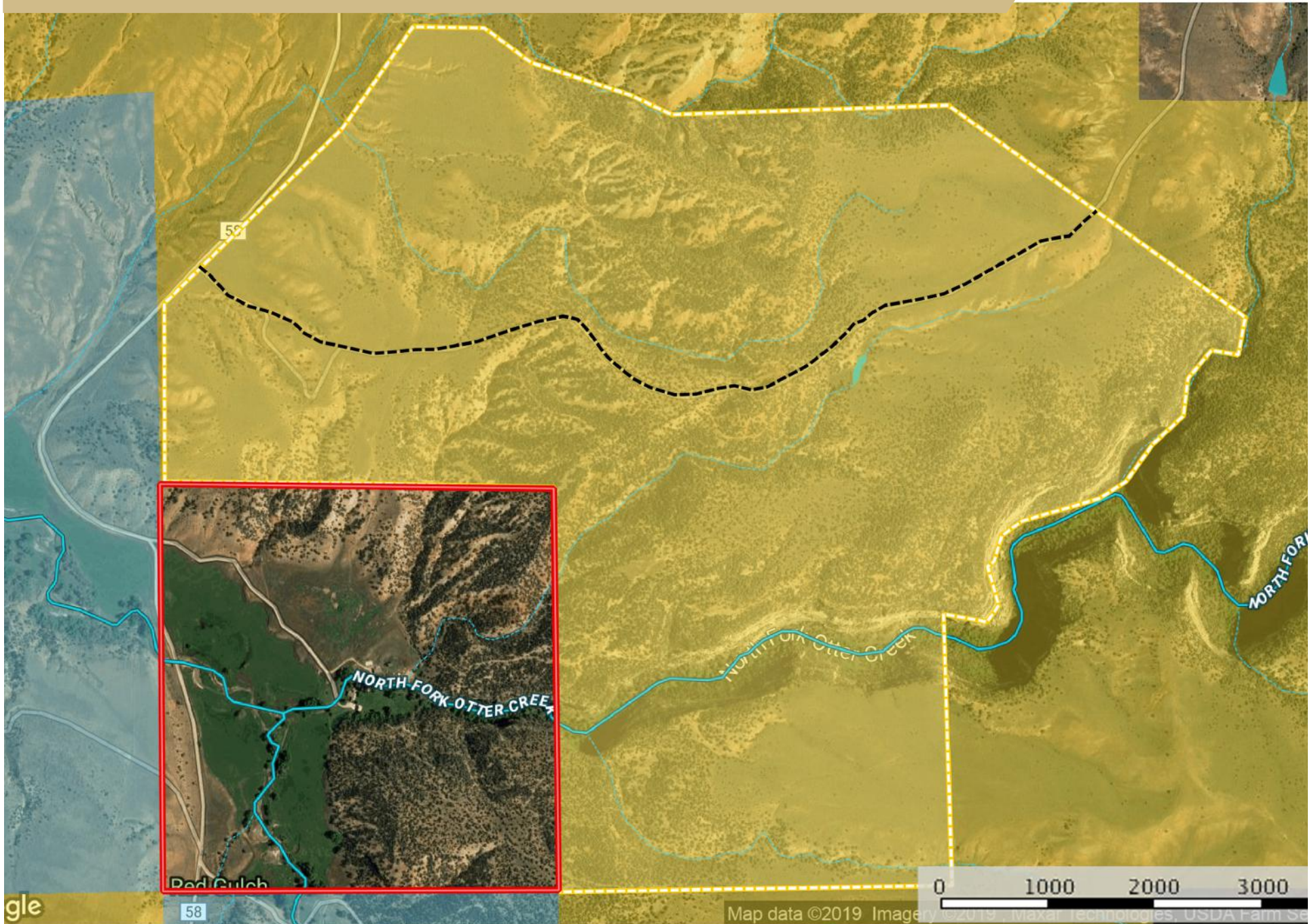
This property is being sold as a turn-key listing. Any and all personal property included shall be transferred to the Buyer under a separate bill of sale. A complete list of personal property will be provided upon inquiry.

The Seller is making known to all potential purchasers there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. The Seller makes no warranties with regard to the 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. The Seller is selling the property in an "AS IS" condition which includes the location of the fences as they exist. Boundaries shown on any accompanying maps are approximate, based on the legal description. Maps are not to scale and are for visual aid only. The accuracy of the maps and information is not guaranteed.









WHY PFISTER?

VISION

Property is not just a commodity—it's an investment, a way of life, a legacy. It's personal and important. We understand this. We also realize that buyers, sellers, and investors vary in their needs, perspectives, and expectations, making no two real estate transactions ever the same. Consequently, we make sure to recognize and clarify your expectations first and then act accordingly. Once we understand your vision, we will apply ours and bring to you service, process, and results that go well beyond your expectations.

EXPERTISE

Pfister Land Company, LLC is a diversified regional real estate firm specializing in the sale of premier properties in Wyoming, Montana, Idaho, North Dakota, South Dakota, Oregon, Nebraska, Colorado, California, Utah and Alaska. We bring you years of experience and knowledge, and have taken the time to learn the technical aspects of the real estate industry, the markets we operate in, and the best way to navigate through increasingly complex real estate transactions.

WHY PFISTER?

DEDICATION

We love this land. It's who we are and where we are from. Every facet of this region shapes our commitment to it—the wildlife, the unlimited recreation, the views and the people. We are dedicated to this land and the work that brings us here, it's not just a job for us, it's the life we chose to live.

In the same sense our dedication to you and the work that needs to be done on your behalf is equally passionate and steadfast. From our persistence in pursuing buyers and sellers to our effective and comprehensive marketing campaigns, we are completely committed to bringing to you the best service, experience, and results available.

It's the intention of Pfister Land Company to continue to grow our reputation as a leading real estate brokerage company while never losing sight of fundamentals—dedication to our home and work.

RESULTS

When you bring a group of people together with a true connection to the West, deep professional experience, and a commitment to shared priorities, you end up with a level of authenticity you just can't find anywhere else. All of us at Pfister Land Company want to play a pivotal role in helping you find success in real estate.

At the end of the day you should experience not just talk but results—within an overall experience that is enjoyable, efficient, and gratifying.



PFISTER

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