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SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

R & R LAND COMPANY | GILLETTE, WYOMING | \$13,200,000



EXECUTIVE SUMMARY

The 13,980± acre ranch (10,154± deeded) known as R & R Land Company lies in a contiguous block in the Powder River Basin. The ranch begins about 15 miles north of Rozet. It lies along Mitchell Creek, splitting the ranch into north and south units. The north unit is the highest part of the ranch and consists of a high ridge with a series of drainages into Mitchell Creek. These valleys – canyons in some places – have timbered ridges. The slopes of the ridges and draw bottoms provide quality grazing, and the timber provides excellent summer shade. The south unit opens into the traditional Wyoming prairie with lush grass stands on a rolling topography sprinkled with sagebrush. This end of the ranch has primarily acted as the winter range for livestock. It has just enough contours and multi-directional draws to shelter livestock during winter.

Mitchell Creek is always wet, and although seasonal in flow, the creek and adjacent drainages provide stock water with a series of springs and reservoirs throughout. Supplementing the natural water resources are 12 wells - seven on power or solar and five free-flowing artesian wells - that fill watering tanks and overflow into small reservoirs. In addition, there is a storage tank and pipeline system to get to those hard-to-reach areas of the ranch. The ranch is very well watered throughout and is broken into ten pastures.





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The working headquarters lies just north of Mitchell Creek on the north end of the ranch. The private Wagonhammer Road accesses a corral system, shop, and manufactured home. Further north and off Spring Creek Road is an owner's residence in a very private location on a timbered bluff overlooking much of the ranch. There are corrals on the north end off Spring Creek Road for working cattle. On the south end of the ranch is a branding pen and a modest set of corrals with a chute. The ranch annually runs between 300 and 400 pairs in a cow-calf operation.

It should be mentioned that R & R Land Company offers some of the finest big game hunting in the state, including trophy-quality mule deer, elk, antelope, and upland birds.





JUST THE FACTS

- Location: 15 miles north of Rozet – 30 miles northeast of Gillette
- Acreage: 13,980± acre ranch (10,154± Deeded - Balance BLM and State)
- Improvements: A very comfortable, three-bedroom, two-bath modular house with an attached two-car garage, an employee/hunter three-bedroom, two-bath mobile home, an airplane hangar, a “pole barn”-constructed shop, two sets of corrals plus an additional branding/catch pen, and excellent interior roads
- Water – Springs, reservoirs, 12 wells, and a pipeline system, exceptionally well-watered
- Wildlife and Recreation: Outstanding big game hunting for deer, elk, and antelope, as well as upland birds and seasonal waterfowl
- Operation: Solid, high-quality 375 AU ranch with diverse topography, open and timbered range, good water, complete and comfortable improvements, and excellent big game hunting
- Summary – Outstanding, well-improved operating ranch in reputation country with good recreational amenities

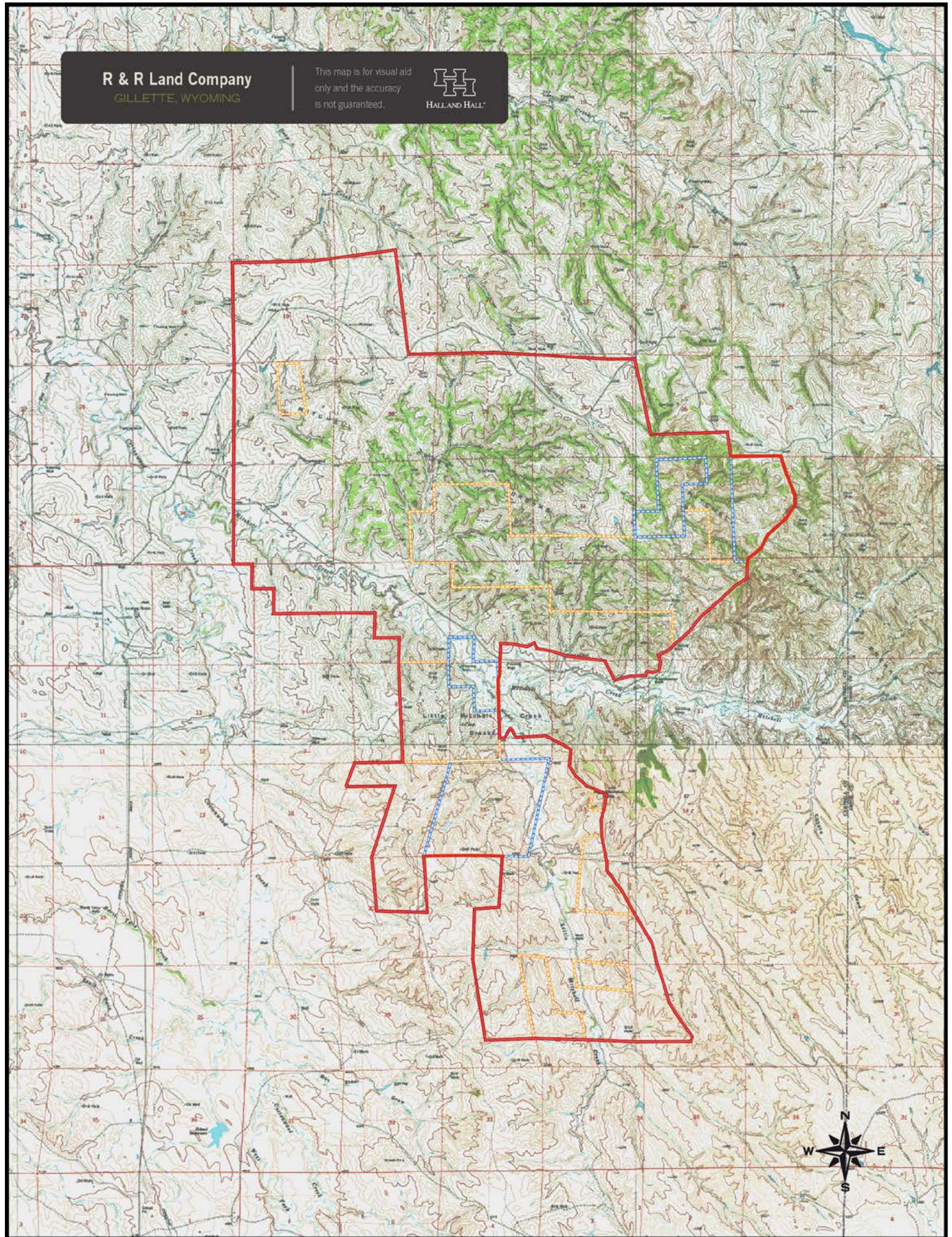


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GILLETTE, WYOMING

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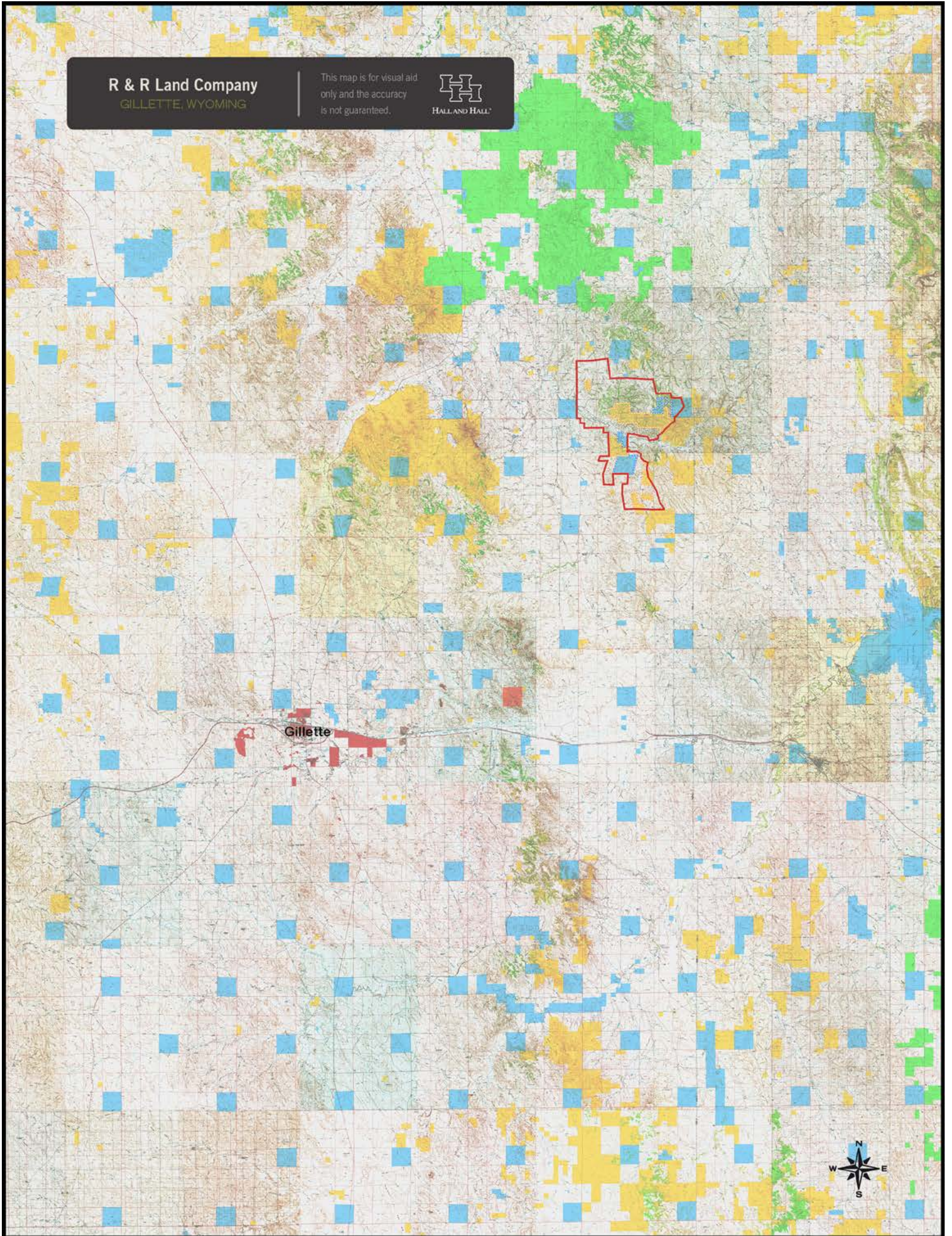


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Gillette



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BLM Lease



State Lease



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