

CROCKETT RANCH

LANCE CREEK, WYOMING

PRESENTED BY:

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CROCKETT RANCH LANCE CREEK, WYOMING

Acreage

15,921	Acres More or Less Deeded
640	State Lease 141 AUM's = \$637.32/yr
4,349	BLM 657 AUM's
<u>320</u>	Private Lease
Total 21,230	Acres More or Less

Location

The ranch is located 6 miles west of Lance Creek, Wyoming. It is also located 24 miles north west of Lusk, Wyoming via state highways 270 and 271. The property is accessed by the Twenty Mile Road and the Kaye Field Road.



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Water

The ranch is watered by perennial and seasonal creeks, springs, reservoirs, wind mills and pipe lines.

Mineral Rights

There are not any mineral rights on the property. The seller will not reserve any minerals.

Hunting

The ranch offers excellent hunting opportunities for trophy mule deer, antelope, wild turkey and sharp tail grouse.



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Elevation

The Crockett Ranch lies generally between 4,200 feet and 4,700 feet above sea level. This lower elevation makes for very mild weather. The ranch has been historically been used as a grass and cake ranch.

Taxes

\$ 6,277.80	Niobrara County
<u>499.32</u>	Converse County
\$ 6,777.12	Total

The Crockett Ranch is priced at \$3,980,000. \$250 per deeded acre.

Note: This information and any other information presented by Newman Realty has been obtained from sources deemed to be reliable, but not guaranteed to be warranted by the sellers or by Newman Realty. Prospective buyers are responsible for conducting their own investigation of the property and for analysis of productions.

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THIS MAP IS FOR DEMONSTRATION PURPOSES ONLY.
PURCHASERS ARE OBLIGATED TO VERIFY ALL DEEDED
LEASED LANDS, FENCES, AND BOUNDARIES.

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