

# MASON @ MORSE

RANCH COMPANY

Mason & Morse Ranch Company Newsletter

Fall 2008

## MARKET UPDATE

Welcome to the Mason & Morse Ranch Company Fall 2008 Newsletter.

This issue is brimming with quality ranch properties of all types including working cattle ranches, gentleman ranches, recreational ranches, in over seven western states. As 2008 comes to a close with a new president elected; a new year is just around the corner. It's a good time to take stock of our individual lives. It's different for everyone; but quality of life, where you call home, value for your investments and hard earned dollar are likely on everyone's list.

As the stock market continues its unstable ways, real estate will always be a good place to put your money. Ranch properties offer unsurpassed beauty, land that can be enjoyed. Enhance your quality of life, all the while growing your investment. Take a look and help yourself. Our staff of ten experienced ranch brokers stand ready to answer your questions and assist you through the sales process.



## INTRODUCING KAREN CLAYCOMB



Karen has an extremely diversified background in construction, business management, land acquisition, development, farming, cattle ranching and horse breeding.

Born in Albuquerque, New Mexico, Karen has lived in the west her entire life. She has spent over 20 years in Colorado, farmed and ranched in the panhandle of Nebraska for 12 years and operated a Quarter Horse breeding operation in Texas, the heart of the American Quarter Horse industry.

Karen was a hands-on owner and operator of an 880-acre ranch in the Pine Ridge National Forest region in the panhandle of Nebraska. Her entire ranch operation was built from scratch. She created stocked trout ponds for fishing and dams for watershed management. Her cattle operation included cow-calf, yearlings and a 300 head feedlot. Farming operations included alfalfa and hay production, range and forest management, a horse breeding operation and state of the art cutting horse training facility.

Karen brings with her a broad knowledge of the Quarter Horse Industry and the needs of a horse ranch owner. For many years she bred, raised and marketed the top bloodlines in the Quarter Horse industry, bred specifically for cutting, reining and working cow horse.

In addition, Karen has over 20 years experience in the construction industry. She managed and co-owned a 25 million dollar a year corporation with offices in Colorado and Arizona. This experience included land acquisition, development, financing, design and construction management including marketing and sales of projects.

A life time member of the National Cutting Horse Association and American Quarter Horse Association, Karen is an avid fisherwoman, golfer, hiker and overall recreational enthusiast.

Along with Karen's diverse and knowledgeable background, a great passion for the outdoors and a love of the Rocky Mountain Region, she made the move back to Colorado from Texas and the natural transition to a Mason Morse Ranch Broker.

Contact Information

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**JUST SOLD**



panoramic views of the Cascade Mountain Range can be seen from several vantage points on the ranch. Ochoco Ranch is a tremendous resource with exceptional location and a variety of recreational amenities that place it at the top of ranch offerings in today's market place. Offered at \$42,500,000. Contact Robb Van Pelt, John Stratman or Rue Balcomb.

### **OCHOCO RANCH – Bend, Oregon**

Ochoco Ranch is an unequalled recreational paradise offering natural beauty, astounding views, development potential, plentiful wildlife, desirable water characteristics and complete privacy. This unusual offering consists of over 42,000 acres of timbered high country bordering the Ochoco National Forest, located in the rapidly growing area of Central Oregon and just 45 minutes from the Redmond/Bend Municipal Airport. The ranch is a haven for Rocky Mountain Elk, Mule Deer, Antelope, Grouse, Quail and Turkey. Rainbow and Brooke Trout can be found in Wolf Creek and Horse Heaven Creek on the ranch. An additional 19 miles of smaller live water creeks and an amazing 65 springs are also located on the ranch. Astounding



### **THE BELL RANCH – Tucumcari, New Mexico**

From spectacular vistas of red-banded mesas, to the sheer walls of Canadian River canyons, to the vastness of the big sky country, the Bell Ranch presents investors with a once-in-a-lifetime opportunity to own a piece of Western heritage with a vivid history pre-dating New Mexico's statehood by nearly a century. Equal to the grandeur of the Bell Ranch's 250,000 fully deeded acres are the vision and tradition that have constantly coursed through this land. Here, cowboys work a breed of cattle found only at the Bell Ranch after 135 years dedicated to improving bloodlines. The Ranch's 390 square miles include steep canyons and open country for hunting dove, quail, turkey, antelope and whiletail and mule deer. The adjacent 9,600-acre Conchas Lake provides warm-water fishing opportunities, as well as other recreation, with the Lake House and boat storage on the shore. The 10,832-square-foot Hacienda, built in the 1930's, reflects a Southwestern vintage style. Complete with a swimming pool and tennis courts, this complex was designed to entertain such Hollywood icons as Howard Hughes, Clark Gable and Shirley Temple. An 8,200' lighted airstrip and hangar are close by for your private jet access. The Bell



Ranch Headquarters is listed on the National Registry of Historic Places. Discover the deep attachment to this land known only by those who have experienced it. \$100,000,000. Contact Robb Van Pelt, Rue Balcomb, John Stratman.

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## ARIZONA HORSE RANCH – Sonoita, Arizona

This esthetically pleasing 31.93-acre horse property consists of a custom built 4,700 square foot home strategically located to face the Santa Rita Mountains, tack/storage room, pump house, shop, shed and corrals, all set within the gentle foothills covered in cedar and oak trees, in the highly sought after Sonoita market. The property includes a small intermittent creek, with level areas and a high ridgeline on the easterly side of the property. The property is private, zoned agricultural, and is boundary fenced. \$1,250,000. John Stratman.



## 3-D RANCH – Canñon City, Colorado

The 3-D Ranch consists of 98 +/- acres with 15 being irrigated. Improvements include four homes, a garage, workshop, carport and RV hookup. Livestock improvements include a 600 square foot barn with three stalls, tack room, water and electric, and a two stall hay barn with water, 160 foot diameter and 60 foot diameter round-pens, and a 140' x 100' arena with seating. The ranch is completely fenced with seven pastures and is bordered on the west by BLM land. \$1,495,000. Ted Schaal.



## SEVEN-IN-THE-MORNING RANCH – Golden, Colorado

Sunrise views start each day in splendor at this east-facing, 35-acre, one-of-a-kind trophy home location. The ranch currently has a modest cowboy home, 8-stall barn, and several other outbuildings. The property is fenced and cross-fenced. Only 35 minutes to Denver or Boulder and 45 minutes to DIA. Elk, deer, and turkey frequent the property. \$1,575,000. Dale Dumaw, Broker/Owner.



## ANDERSON RANCH – Parkdale, Colorado

Stunning, very thoughtfully designed home with expansive views on 40 +/- acres, bordering BLM land. The home has approximately 6,900 square feet under roof with an additional 2,700 square feet of covered decks, patios and open porches. The views are of the surrounding tree covered mountains and extend to Pikes Peak. There are five bedrooms, five bathrooms, large his and hers office, two-car attached garage and more. Other buildings include a 3,000 square foot workshop/garage and a 1,160 square foot detached garage. Owner must relocate for medical reasons. \$1,600,000. Contact Ted Schaal.



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### APACHE CREEK PRESERVE – Colorado City, Colorado

This 425-acre ranch offers a variety of interesting terrain with stunning views of the Spanish Peaks to the south, Greenhorn Mountain to the west, and Pikes Peak to the north. Nicely tucked away approximately 3 miles to the east of I-25, this ranch is a perfect set up for a small cattle operation or equestrian property, and also has development potential. Apache Creek runs through the property for about 1.5 miles and has a healthy willow riparian corridor, beaver ponds, and wetlands that attract wildlife. \$425,000. Contact Ted Schaal or Tom Roberts.



### BEAVER MEADOWS – Red Feather Lakes, Colorado

An operating guest ranch located on 434 acres NW of Fort Collins offering a variety of recreational activities and events including weddings and conferences. The property offers a full complement of improvements including restaurant, lodging, and conference facilities, with the North Fork of the Cache LaPoudre River and two streams flowing through the property. Can be purchased in a variety of parcels. \$4,900,000. Contact Ted Schaal or John Stratman.



### CATALOCHEE RANCH – Guffey, Colorado

An equestrian masterpiece – with state-of-the-art facilities! Stunning 360 degree mountain views, imposing rock outcroppings, three stocked fishing ponds, knee-high grass, abundant water and a perfectly sited house, all on 445 acres. This is one of the most impressive ranches in Colorado. Fabulous 3,400 square foot, four-bedroom, three and one-half bath home. 1,800 square foot guest house, caretakers house, 2,592 square foot barn with bunkroom and kitchen, and insulated indoor arena. Video at [www.ranchland.com](http://www.ranchland.com). \$4,200,000. Ted Schaal.



### CEDAR BENCH RANCH – Montrose, Colorado

776 deeded acres with an additional 400-acre BLM lease, only six miles from town. There are two homes on the ranch including a 1998, two-story, 3,465 square foot, Santa Fe style home. An older farm house makes for the perfect ranch manager's home, conveniently located near the ranch buildings including a pole building, shop, corrals, cattle handling facilities, and hay barn. Hay ground is irrigated with senior water rights. Deer and elk are abundant for big game hunting. Close to major ski resorts and other recreational opportunities. \$4,350,000. Rue Balcomb, Robb Van Pelt, or John Stratman.

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### **CENTAUR MOUNTAIN RANCH – Evergreen, Colorado**

One of the last remaining large, multi-generational, family-owned ranches in Jefferson County, Centaur Mountain Ranch consists of 455.76 acres. The ranch is nestled in the foothills west of Denver, at an elevation of 7,200 feet.

Ponderosa forests and aspen laden hillsides interspersed with grass hay meadows are excellent elk and deer habitat. A rural cluster plan has already been created to preserve the natural beauty of the ranch while providing 26 5-acre lots with established building envelopes. Excellent views. An opportunity to own a large acreage, as one owner, with an upside in future development. \$15,000,000. Contact Rue Balcomb, Robb Van Pelt or Ted Schaal.



### **CIRCLING BEAR RANCH – Pueblo, Colorado**

120 acres with a beautiful 3,957 square foot, “D”-log five bedroom, three and a-half bathroom home. A heated, detached five-car garage; six-stall split-log sided barn with hay storage, woodworking shop, tack room, and half-bath with adjoining heated room; hot tub, sauna, gazebo, and garden house round-out the improvements. Numerous Indian artifacts have been found on the property. Recreational opportunities are abundant on the nearby BLM land. \$975,000. Ted Schaal.



### **DEAN RANCH – Paonia, Colorado**

This 109-acre ranch is located between Hotchkiss and Paonia, in a setting characteristic of rural, small-town, western Colorado. Set high on a mesa, commanding spectacular views of the Rocky Mountains and the Grand Mesa, the ranch features a three-bedroom main home, guest cabin, barn and shop with fenced and cross-fenced irrigated pastures. End-of-the-road privacy with direct access into the National Forest through the McClusky Wildlife Preserve makes for an idyllic setting. \$1,350,000. Contact Rue Balcomb or Robb Van Pelt.



### **DOUBLE XX RANCH – Antonito, Colorado**

One of the finest examples of a Colorado cattle ranch on the market today. Consisting of 3,992 acres, including 3,000 acres of irrigated hay meadows, the ranch offers a tremendous resource capable of running 1,400 mother cows. The Double XX includes 1.75 miles of the Conejos River, and easy access to the Rio Grande River.

More than adequate water rights, two sets of cattle working facilities, remodeled manager’s home, 4,000 square foot shop, calving barn, hay barn and commodity barn. \$12,000,000. Rue Balcomb, Robb Van Pelt, or John Stratman.



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**FORTUNE RANCH – Gardner, Colorado**

Located on the eastern slope of the Sangre de Cristo mountains in south central Colorado the ranch totals 34,155 acres (14,035 are deeded with 950 irrigated). Approximately five miles of the Huerfano River courses through the ranch. Trophy elk, antelope, bear, and Rocky Mountain Big Horn sheep. The Great Sand Dunes National Park is about three miles from western border. The ranch is an excellent candidate for a conservation easement or development. \$19,500,000. Contact Ted Schaal. Co-listed with Western Land Sales.



**GUETZ RANCH – Kiowa, Colorado**

169 +/- acres of rolling grassland, dry land alfalfa fields and sub-irrigated bottomland along Comanche Creek with willows and cottonwood trees, located in highly desirable Elbert County. Improvements include a beautiful, landscaped 4344 SF home situated to take advantage of the expansive views; an indoor arena (80' x 140'); and a 60' x 80' barn. Two 35 acre parcels have been platted, a third parcel is possible. Contact Ted Schaal \$1,750,000.



**HIGH MEADOW RANCH – Crested Butte, Colorado**

One of the finest homes in the Crested Butte Valley. The 5,600 square foot home, located on 72 acres is a custom high-end home with stone and reclaimed barn wood highlighting the exterior. Massive overhead log beams and reclaimed oak flooring with in floor radiant heat grace the interior. Amenities include four bedrooms, four and one-half bathrooms, a state of the art media room, bonus room, main floor gourmet kitchen, wet bar and a great room. \$5,245,000 or home and 36 acres - \$3,995,000. Co-listed with Doug Kroft - Red Lady Realty. John Stratman.



**JEWEL OF THE SAN JUANS – Lake City, Colorado**

Rarely do we say that a property is so spectacular, that upon seeing it, it will take your breath away. This is the case with "The Jewel". This majestic, private location lies at the end of the road, almost completely surrounded by the Gunnison National Forest. The towering 13,000' and 14,000' peaks make these 30 acres seem like 30,000. Two private fly-fishing streams settle into the dance of one mountain stream as it carries its sounds past the magnificent 5,500 sf home. Merely walk out your front door for unrivaled recreational opportunities, or relax on one of the patios overlooking the creek and enjoy the sight of wildlife grazing the meadows. \$4,950,000. John Stratman.



**LAZY H RANCH – Paonia, Colorado**

The 4,029 acre Lazy H Ranch is one of the most prolific hunting ranches in Western Colorado. Perfectly situated between 1.5 miles of the North Fork of the Gunnison River and 9 miles of National Forest/Bureau of Land Management border, this ranch is a wildlife enthusiast and hunter’s paradise. Trophy mule deer, elk and mountain lion can be found on the ranch, which lies in their natural migratory route. Three homes, a Morton building shop, a fully furnished mountain cabin, barn, and corrals. \$16,000,000. Contact Rue Balcomb, Robb Van Pelt or John Stratman.



**MCKIM RANCH – Simla, Colorado**

The McKim Ranch consists of 908 acres grassland, irrigated hayland and treed bottomland along the Big Sandy River, approximately 30 miles east of Colorado Springs. The ranch offers excellent production with 110 acres of irrigated land producing grass/alfalfa hay. The river bottomland offers excellent wildlife habitat. Improvements include an updated four-bedroom, two-bathroom, two-story ranch home, a detached garage, barn and outbuildings. Can be purchased in smaller combinations. \$2,250,000. John Stratman.



**MONCKTON RANCH – New Castle, Colorado**

Immaculate little ranch. Main Elk Creek runs through the middle of this amazingly verdant 54-acre property. Thirty to 40 acres are in irrigated hay fields and pasture. Mature trees surround the home site and can be found along the creek. Nice three-bedroom home for use as cabin or employee housing. Buried irrigation pipe along with the sprinkler system. If you are looking for moving water and easy access to the Rifle Airport or Flat Tops Wilderness, this is the place. Co-listed with Mike Deer. \$2,490,000. Contact Rue Balcomb or Robb Van Pelt.



**MOUNTAIN VIEW RANCH – Pueblo, Colorado**

Beautiful mountain views and the city lights of Pueblo complement this gentleman’s ranch, which consists of 245 acres of well-maintained, cross-fenced pasture with a Piñon and Cedar covered draw. The 1,820 square-foot southwestern-style ranch home has three bedrooms, two baths, and an attached, oversized two-car garage. Completing the ranch is a two-story horse barn with four stalls on one side, and a care-taker’s apartment and hay storage area on the other side. A heated four-dog condo rounds out the improvements. \$669,000. Dale Dumaw.





**R BAR QUARTER CIRCLE RANCH – Silt, Colorado**

Consisting of 1,714 +/- acres, the improvements include a tasteful 2,900 square foot home, quaint bunkhouse, 9,600 square foot calving barn, and 3,200 square foot heated shop. Agriculture elements include 424 acres of irrigated meadows, ponds, irrigation system, livestock improvements and valuable water rights. Approximately two miles of West Divide Creek crosses the ranch, an attractive element for the resident wildlife. Excellent hunting and access to public land. A reasonable distance to Aspen or Vail and 20 minutes to the jet accessible Garfield County Airport. \$10,000,000. Rue Balcomb.



**SAN JOSE RANCH – La Junta, Colorado**

29,865 +/- acres of excellent grassland. There are two improvement sites including the main headquarters with its modern 4,000 square foot owner's home. The ranch has good water characteristics with domestic wells, pipeline systems with 36 tanks, four windmills, a solar well, a live water creek and irrigation well for 80 acres. Wildlife resources include trophy mule deer, antelope, quail and dove. This is a low overhead ranch in good condition with good improvements. \$7,450,000. Contact Rue Balcomb, Robb Van Pelt or John Stratman.



**SHADOW CREEK RANCH – Silverthorne, Colorado**

All the benefits of western, high-country ranch life without the headaches. Located on 5,800 deeded acres in the heart of the Rocky Mountains, Shadow Creek is an innovative, master-planned ranch community that provides an astonishing retreat for 22 owners and their families. A working ranch with haying operations and equestrian facilities. Twenty-two ponds as well as the Blue River, provide blue ribbon fly-fishing. Eighteen plus miles of trails lead through the back-country to each of the six mountain out-cabins. Within one hour of Colorado's world-class ski resorts. Starting at \$1,900,000. Rue Balcomb, John Stratman, or Robb Van Pelt.



**WEST BIJOU CREEK RANCH – Kiowa, Colorado**

940 acres of grass pastures, river bottomlands and ponderosa pine hills. The property is bisected by West Bijou Creek for nearly two miles. Extensive improvements include a 3,558 square foot log home, a large steel barn with customized indoor arena, stalls and office area, a large steel shop, tie stall barn, round pens, pipe corrals, wash rack and hot walker. Would make an excellent equestrian operation, cattle ranch and exceptional investment opportunity. \$3,150,000. John Stratman, Robb VanPelt or Rue Balcomb.



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**WILDERNESS RANCH – Dotsero, Colorado**

2,300 pristine acres with expansive views, bordering the Flat Tops Wilderness Area. The northern border of the ranch is the spectacular Deep Creek Canyon.

Perfect private trophy hunting ranch, large land development opportunity or high-end resort development. Private, yet convenient to I-70, the Eagle/Vail airport, Glenwood Springs, and world-class skiing. \$19,500,000. Contact Rue Balcomb or Robb Van Pelt.

**WOODLAND PARK RANCH – Woodland Park, Colorado**

80-acre ranch with two sides bordering National Forest. Six-bedroom, 5,600 square foot custom home and separate guest homes with many amenities, including sub-floor heating. Trout ponds and an ephemeral stream. A nice mix of evergreen/aspen forested land and open meadows. Great recreational opportunities as well as a place to run horses or cattle. Nine miles from downtown Woodland Park and within 20 minutes of some of the best Gold Medal fly fishing in the state. \$2,030,000. Contact Tom Roberts.

**BIG HORN RIVER ISLANDS – Custer, Montana**

This property is a hunter's paradise with approximately 85 acres including nine acres with a building site connected via right-of-way to a county road and the balance contiguous via an old channel of the river. The property has two channels on it providing some of the best duck and goose hunting available. Other hunting opportunities include deer, turkey, elk, upland birds and more. Located just seven miles south of Custer. \$650,000. John Stratman.

**MONTANA CRP LAND – Miles City, Montana**

Consisting of 3,985 acres total, 3570 acres in CRP, with the balance, 414+/- acres, being drainages, ravines, ditches, roads, and hunting terrain. The annual payment for the CRP ground is \$98,696.00. 987.5 acres expires in 2010 with an annual payment of \$28,376. 702.7 acres expire in 2011 with the annual payment of \$17,102. 1879.8 acres expire in 2015 with a payment of \$53,218. Well-suited for hunting and many other outdoor activities. Return on the CRP payment is close to 6% per year with no inputs. The current owner will continue active management of the property. \$1,625,000. Dale Dumaw or John Stratman.



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### **BIG VIEW RANCH – Max, Nebraska**

300 +/- acre ranch with two homes, a barn, loafing shed, outbuildings and ample parking. A total of 165 acres of cropland are enrolled in CRP/FSA programs. The rest of the acreage is native grass pastures with new fences, cross fenced for easy pasture rotation. This property has a significant amount of trees and wind breaks, making it very appealing for wildlife. Perfect starter/retirement ranch or Bed and Breakfast. \$525,000. Dale Dumaw.



### **DREAM CATCHER RANCH – Harrison, Nebraska**

2,600 acres. Hay land, grass pasture, and ponderosa pine rolling hills. Three deep canyons provide excellent habitat and hunting characteristics for mule deer, whitetail deer, turkey, other native wildlife and the occasional elk. The ranch is very well-watered. Historic improvements include a 1918 completely remodeled 2,400 square foot home, a 1908 barn in excellent condition, a newer three-bedroom modular home plus a full complement of outbuildings. \$2,500,000. John Stratman.



### **GROTE RANCH – Harrison, Nebraska**

Located in northwest Nebraska, the Grote Ranch is comprised of 4,100 fee acres. The land is comprised of hay ground, open grass pasture and rolling hills with deep canyons and four live-water streams that provide excellent habitat for wildlife. In addition to the live water streams the ranch has reservoirs for watering livestock and wildlife. Improvements include two homes, a shop, a barn and corrals. An excellent ranch property with exceptional hunting characteristics. \$3,300,000. John Stratman.



### **NORTH LOUP RIVER RANCH – Thedford, Nebraska**

The North Loup River Ranch consists of 8,000 acres with the North Loup River bisecting the property. In addition to the good sandhills grassland, the property includes approximately 1,400 acres of pivot irrigated cropland currently in grass production. The North Loup River, the sub-irrigated bottomland and numerous large treed windbreaks on the property provide excellent habitat for wildlife including deer, turkey, upland game birds and water fowl. There is a good set of improvements including four homes on the property. This is a very productive ranch with excellent wildlife benefits. Reduced to \$5,100,000. Contact John Stratman or Robb Van Pelt.

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### **NORTH PLATTE HUNTING LAND – Gothenburg, Nebraska**

300 acres with 40 acres of sub-irrigated alfalfa and 260 acres of river bottom land, bisected by the North Platte River. Both sides of the river run the length the property as well as several sloughs and old channels. The property has an abundance of wildlife including trophy class whitetail deer, turkey, geese, ducks and other birds and small game common to the area. The cottonwood trees, willows and cedars offer excellent habitat for wildlife along with the adjoining alfalfa field. \$850,000. John Stratman.



### **OASIS RANCH – Bridgeport, Nebraska**

A sportsman's paradise! Oasis Ranch consists of 400 acres with four fishing lakes fed by a natural spring creek, including 19 acres +/- of live water spring bottoms where the "Deep Hole Spring Creek" originates from outcroppings of the Ogallala Aquifer. Improvements include a two-bedroom brick home, recreation building, barn and storage building. In addition to the spectacular fishing, the property offers hunting for waterfowl, upland game birds and occasionally deer and other wildlife. \$1,000,000. Contact John Stratman.



### **YORK RANCH – Grants, New Mexico**

A working cattle ranch consisting of 34,000 deeded acres plus 136,000 acres of state and BLM grazing leases. Carrying capacity of 2,300 +/- animal units making the ranch a positive cash flow operation. The ranch is bordered on two sides by wilderness areas. Adequate improvements with an additional benefit of excellent hunting including opportunity for trophy-class elk and antelope.

Numerous Indian artifacts can be found on the ranch. \$16,400,000  
Contact Rue Balcomb, Robb Van Pelt, John Stratman.



If you are thinking of selling your current ranch or have the intention of finding one, consider working with one of our Ranch Brokers. Combined we have over 140 years of experience in Western ranch sales. Visit our website at [www.ranchland.com](http://www.ranchland.com) for detailed information, to request a full color brochure or for more articles of interest pertaining to ranch land.

#### **Mason & Morse Ranch Company Brokers:**

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Ted Schaal  
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### BRUSH CREEK RANCH – Saratoga, Wyoming

6,039 acres consisting of irrigated and sub-irrigated native grass pastures and hay meadows. The ranch has historically carried 400-450 AUs. Brush Creek courses through the ranch for three and a-half miles and provides excellent trout fishing, and there are three stocked reservoirs. Elk, deer and bear hunting on the ranch and the adjoining National Forest. Main house, three log cabins, office building, historic barn, storage/shop and miscellaneous outbuildings. \$10,800,000. Contact Ted Schaal. Co-listed with Century 21 Cornerstone Realty & Rocky Mountain Realtors.



### GHOST CREEK RANCH – Crandall, Wyoming

Ghost Creek Ranch is a 131 acre in-holding, bordering the Shoshone National Forest on three sides. Still in its original pristine state, the ranch offers unsurpassed scenery and diversity of wildlife. The gently rolling terrain has a balance of open meadow, riparian slews and stands of timber, including spruce and aspen. Ghost Creek traverses the property. A modest two bedroom cabin is supplied with electricity and a gravity, spring-fed pipeline. Co-listed with Clay Griffith, Western Land Sales. \$2,500,000. Contact Ted Schaal.



### WALKER'S 91 RANCH – Centennial, Wyoming

The Little Laramie River flows thru this 2,150-acre ranch for over one and one-half miles, providing excellent fishing for brown and rainbow trout. Homesteaded in the 1860's the ranch is a combination of irrigated and sub-irrigated hay meadows and pastureland, producing about 100-ton of excellent quality hay. An "island" on the ranch of aspen and conifer trees, and grassy parks is a haven for elk. Spacious five-bedroom, log main home, two-bedroom managers' home, bunk house, log barn, innovative indoor cattle working facilities, shop, and multi-purpose garage. \$7,500,000. Ted Schaal.

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