



## BOX ELDER SPRING RANCH

CHUGWATER, WYOMING | 1,178 ACRES | \$1,990,000

The Box Elder Spring Ranch is a pristine cow/calf facility featuring rolling grass pastures, seven stock tanks, and a clean, efficient array of improvements. The property spans a continuous 1,178± acres, divided into seven pastures for rotational grazing.

The Box Elder Spring Ranch consists of 1,178+/- contiguous deeded acres with high-quality, native, and improved grasses which yield good weight gains on calves. The property is fenced and cross-fenced into seven pastures. The fences are 4 and 5-wire barbed wire on wood and steel posts and are in good condition. All the pastures are well-watered with seven tanks tied into two wells and the house well. The corrals have two automatic waterers. The Box Elder Spring is a year-round live spring which is in the east portion of the ranch. The elevation varies between 5,150 to 5,250 feet above sea level.



## LOCATION

The Box Elder Spring Ranch is located 14 miles northeast of Chugwater, Wyoming on a good county road with year-round access. To the northeast lies Wheatland, Wyoming (38 miles) and to the south is Cheyenne, Wyoming (60 miles). The area's largest livestock market is northeast at Torrington, Wyoming (45 miles).

## COMMUNITY

Chugwater, Wyoming is nestled next to I-25 along the Chugwater Creek. It is a friendly community with natural beauty. The Chugwater Museum, a National Historic marker, can be found in the town itself; it marks the stage stop on the Cheyenne to Deadwood route. The town is also the home of Chugwater Chili. Started by five ranch families in 1986, the company now sells chili seasoning around the world and welcomes visitors to stop in for a free taste. The Chugwater Soda Fountain offers old fashioned shakes and malts in the oldest working soda fountain in the State of Wyoming. Meals are offered there and at the Buffalo Lodge and Grill and The Stampede Saloon and Eatery provides fun family dining in a western atmosphere with entertainment every Friday and Saturday Night. One can find local artisan products at the Stage Stop Arts and Crafts Center as well as Variety Artisans Fabric and Gift Store.

Chugwater is home to the newly formed Prairie View Community School, a charter school whose vision is to create a school that focuses on individualized learning plans built on students' unique interests, while providing a robust foundation in core subjects in the process. In charter schools across the country, rural parents are gaining a voice in the education of their children, and Chugwater is no exception.

## OPERATIONS

The Box Elder Spring Ranch is owner-rated at 50 cow/calf pairs with supplemental winter feeding. The owner has also run six head of horses year-round. The ranch is cross fenced into seven pastures for flexible management and efficient grazing rotation.

## WATER RESOURCES

Water resources are a strong consideration for any western ranch and the Box Elder Spring Ranch has the Box Elder Spring, which is a reliable year-round water source along with one domestic well, two stock wells and seven livestock tanks that allow for appropriate utilization of the feed resources.

## WILDLIFE

Wildlife includes mule deer, antelope, coyotes, bobcats, and upland game birds can be seen frequenting the pastures on the Box Elder Spring Ranch. The property is in Elk Ares 3. Please see the Wyoming Game and Fish website at <https://wgfd.wyo.gov> for more information.

Nearby recreation sites include Grayrocks Reservoir, Glendo Reservoir, and the Laramie Mountain range.



## IMPROVEMENTS

The pride of ownership is evident in this well-maintained ranch. The Box Elder Spring Ranch features a 2-bedroom, 2-bathroom home with an open concept layout. The kitchen has stainless-steel appliances and an island with a raised countertop. The dining room is adjacent to the kitchen. The rooms are spacious with large windows that allow for natural light. The living room is carpeted and has a gas fireplace. The home has an office, metal roof, outdoor patio, underground sprinkler system, and an oversized attached 2-car garage.

The 30' x 40' barn features tongue and groove walls, tie racks with feed bunks, and a nice sized tack room. The horse corrals are pipe with steel windbreaks.

The 3,280 sq. ft. Quonset hut is insulated with a cement floor, electricity, 14' overhead door with an opener and a walk-through door.

The 2,304 sq. ft. pole barn has a dirt floor, electricity, a 10' overhead door with an opener, a sliding barn door, two walk-through doors and several windows for natural light. There is a lean-to on the east side of the barn that leads to the pipe cattle working pens. There are six sorting pens with an alley.

**TAXES:** \$3,932 (2023)























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