



## TEMPLE PEAK RANCH

PINEDALE, WYOMING | 42,939 ACRES | \$8,500,000

Temple Peak Ranch is a thriving property that combines productivity and recreational beauty on the western slope of the Wind River Range. A total of 42,939+/- contiguous acres, the ranch consists of 3,610 deeded acres, 39,089 BLM in-common lease acres and 240 State of Wyoming lease acres. This ranch boasts high-quality, efficient facilities for both cattle and horses. Located just below the Wind River Range and overlooked by Temple Peak, the headquarters offer breathtaking views and ample opportunities for outdoor activities. Temple Peak Ranch is not encumbered by any conservation easements.

Temple Peak Ranch is in northwest Wyoming, 19 miles south of Boulder, 31 miles south of Pinedale and about 110 miles south of Jackson. The property is accessible from WY-353. Nearby airports of varying sizes are in Pinedale, Jackson, and Rock Springs.



## ACREAGE AND DESCRIPTION

Temple Peak Ranch consists of 3,610 deeded acres, 39,089 BLM in-common lease acres and 240 State of Wyoming lease acres for a total of 42,939+/- contiguous acres. The ranch is cross fenced into nine pastures for rotational grazing. The fences are four and five-wire barbed wire on wood and steel posts and are in good condition. The elevation of 7,150 to 7,450 feet above sea level provides cooler temperatures. According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Sublette County is approximately 23.4 inches including 51.3 inches of snow fall. The average high temperature in January is 28 degrees, while the low is 1 degree. The average high temperature in July is 79 degrees, while the low is 43 degrees.

There are approximately 140+/- acres under two Zimmatic center pivots and 525+/- acres of flood irrigated grass meadows.

The terrain is flat, lush meadows and rolling hills, which are native grass and sagebrush covered. Muddy Creek is a riparian zone that provides year-round live water and is also a trout fishery. There is one small reservoir along Muddy Creek. The Wind River Mountains to the east and the Wyoming Range to the west make this a scenic property.

Temple Peak Ranch has a thriving antelope population along with sage grouse, deer, coyotes, mountain lion, bobcat, ducks, geese, and cranes. Elk and mule deer frequent the property in the winter months.



## OPERATIONS

Temple Peak Ranch is owner-rated at 250 pairs year-round. The ranch is cross fenced into nine pastures for flexible management and efficient grazing rotation. Most fences are four and five strands of barbed wire with steel posts and are in good condition. Several miles of new fence have been built in recent years.

There are two Zimmatic center pivots, for a total of 140+/- acres and planted to alfalfa with a new stand on the north pivot. There are approximately 525+/- acres of flood-irrigated meadows consisting of Timothy, Garrison, and Brome grass, with water via irrigation ditches from Muddy Creek. The ranch has produced enough high-quality grass and alfalfa hay for all the winter feedings and regrowth for fall grazing. An average year of hay production is 2 ½ tons per acre with two cuttings on the pivots and one cutting on the meadows.

The cattle handling facilities feature pipe pens and sorting alley. There is a Silencer hydraulic squeeze chute, livestock scale, grain bin, semi and a truck load out.

Temple Peak Ranch also has an excellent set of equine facilities, consisting of a 200' x 325' pipe arena with an automatic chute, a 200' x 75' calf roping alley with a manual chute, a round pen, hay storage, and numerous covered and open horse runs with automatic waterers. The 2,600 sq. ft. barn features six indoor stalls with Poly-last floor and pipe runs with automatic waterers. The front end of the barn features a tack room and an attractive one bedroom, one bathroom apartment with a full kitchen. The barn features a large concrete patio and covered porch.

Temple Peak Ranch has no conservation easements on it.

## WATER RIGHTS AND RESOURCES

- Two domestic wells
- Two stock wells
- Ten solar livestock wells on BLM lease ground
- Live water from Muddy Creek and South Creek
- Irrigation ditches
- Two small reservoirs







## IMPROVEMENTS

The main headquarters of Temple Peak Ranch feature the home, barn, arenas, round pen, and horse pens with lean-to.

- Attractive two-story, 3,911 sq. ft. home, built in 2005
- The exterior of the home is a combination of cedar siding, shaker shingles, and a metal wainscoting. The roof is asphalt shingles and metal roofing on the upper floor.
- Four bedrooms, 3 1/2 baths. Covered wood deck and an upper balcony.

### MAIN FLOOR

- An open floor plan with a southern facing family room with vaulted ceilings, and an attractive, window-covered prow front. Propane fireplace. Dining room.
- Kitchen features beautiful hickory cabinets, granite countertops, walk-in pantry, and an eat-in bar. There are numerous cupboards and storage space. Double ovens, refrigerator, dishwasher. Room for an extra fridge and freezer on the back side of the kitchen.
- The master bedroom features a walk-in closet and on-suite with a steam shower.
- Office has a hickory built-in desk and open shelves.
- Craft room, laundry, mudroom and 1/2 bath.
- Additional bedroom on main level.

### SECOND LEVEL

- Family room, built-in wet bar with sink and under-counter beverage cooler, tongue-and-groove, pine cathedral ceilings, outdoor deck.
- Two bedrooms, one bathroom.
- Large deck









## IMPROVEMENTS

- Metal shop serves as a large garage with three overhead doors.
- Horse Barn – 2,600 sq. ft., built 2010.
- Six indoor 14' x 14' horse stalls with Polylast flooring have outdoor pipe runs with automatic waterers.
- Two overhead doors and a large walk-through door.
- Tack room
- Useful and attractive one bedroom, one-bathroom apartment with a full kitchen.
- The front of the barn has a large concrete patio and covered porch.
- Lean-to with four large runs on the front side and automatic waterers. Seven additional runs and a round pen connect to the arena.
- Pipe arena, 200' x 325', with Chute Help and Auto Chute.
- 75' x 300' calf alley and Priefert manual chute.
- Hay storage barn and fenced-in stack yard.

Cattle handling facilities on Temple Peak Ranch:

- Southwest of the headquarters near Muddy Creek and E. Fork Big Sandy Road
- Pipe corrals
- Cattle working alley and Silencer hydraulic squeeze chute all under a covered lean-to.
- Rice livestock scale with digital readout, last certification in 2019
- Semi and truck loadout chute
- Grain bin

Buildings per the assessor include:

- Light commercial utility – 2,184 sq. ft. with a 672 sq. ft. lean to, built 2005
- Equipment building – 336 sq. ft., built 2008
- Farm utility loafing shed – 1,680 sq. ft., built 2008
- Farm utility loafing shed – 336 sq. ft. with 144 sq. ft. lean to, built 2008
- Equipment building – 168 sq. ft. with 144 sq. ft. lean to, built 2008
- Equipment building – 168 sq. ft. with 144 sq. ft. lean to, built 2008
- Farm utility loafing shed – 336 sq. ft., built 2008
- Farm implement equipment shed – 1280 sq. ft, built 2008









## WILDLIFE AND RECREATION

Temple Peak Ranch is in Area 90 for antelope hunting and boasts some of the largest herds in Wyoming. Temple Peak (12,977 feet) is located in the southern Wind River Range in Wyoming. Temple Peak is a little over 1 mile southwest of East Temple Peak. Temple Peak is in the Bridger Wilderness of Bridger-Teton National Forest.

Area wildlife is abundant and outnumbers Pinedale residents ten-fold. The rugged landscape of the surrounding Wind River, Wyoming, and Gros Ventre Mountain ranges are home to a multitude of wildlife from moose and mule deer to grizzly bears and gray wolves. Pinedale is located on the Path of the Pronghorn, one of the last remaining long-distance animal migrations in the Western Hemisphere, and visitors can watch the pronghorn and other animals safely cross roadways via purpose-built migration overpasses west of town.

The Wind River Range is home to thousands of alpine lakes, deep valleys carved out by glaciers and time. Many are accessible only by hiking into the backcountry to experience solitude and high-altitude scenery unlike any other place in the country. Several large glacial-fed lakes surround Pinedale and are a popular destination for water sports enthusiasts as well as fishermen, beachgoers, and folks just looking to enjoy the views.

The New Fork River, two miles south of Pinedale, hosts a variety of fish including Rainbow trout, Brown trout, Mountain Whitefish, and an occasional Snake River Cutthroat trout. The riparian corridor hosts moose, deer, and a variety of small game animals and waterfowl.

The Green River, a major tributary of the great Colorado River system, is born from the meltwater of Pinedale, Wyoming's Wind River Mountains. From Green River Lakes, the Green River runs 730 miles to join Colorado deep in Utah's Canyonlands National Park. The Green River is not only one of the major waterways of the Rocky Mountain West, but it is also Pinedale's agricultural lifeline, the recreational crown jewel, and the basis of most of the region's early history.





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## HISTORY

Pinedale has a rich past of exploration and western settlement, starting with the Rocky Mountain Fur Trade era of the early 1800s. While western explorers, trappers, and traders settled in the Green River valley, the fur trade gave way to ranching. The Green River Drift is the nation's oldest and longest cattle drive and is the first ranching-related Traditional Cultural Property listed on the National Register of Historic Places. In June and October, traffic literally stops as cowboys herd their charges through town.

Temple Peak Ranch has an old stage stop and the Oregon Trail passing through.

**TAXES:** \$8,704 (2023)

## LEASES

Square Top Common allotment number WY02051 annual cost \$540

Boulter Pasture allotment number WY12117 annual cost \$2.70

Cowley Tract allotment number WY02052 annual cost \$13.50

Southwest Pasture Individual allotment number WY12116 annual cost \$76.95

State of Wyoming lease #3-8489 annual cost \$288.12

## SUMMARY

Pinedale and Boulder, Wyoming are the real deal for the western way of life. Temple Peak Ranch has been a productive cattle ranch where the owners use their home-raised colts and horses in the day-to-day operations of the ranch. With Temple Peak serving as the backdrop to the ranch, recreation and wildlife present many opportunities for the new owner.



(In the Wind River Range, approximately 5 miles SE from the property.)

### SCOTT LEACH

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