



LOCATION

Worland, Wyoming

ACRES

1,240

PRICE

\$4,950,000

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SLASH R/S RANCH

PROPERTY HIGHLIGHTS

- 1,240± deeded acres in Wyoming's Bighorn Basin
- Established 225-head cattle operation
- 150± acres of flood-irrigated hay meadows
- Historic 1901 water rights convey with sale
- Three miles of scenic Gooseberry Creek
- Up to 620 round bales of annual hay production historically
- Three 640-acre Wyoming state lease sections
- Additional shared BLM grazing lease
- Extensive livestock water improvements
- Two modular homes for owners or ranch personnel
- Barn, corrals, working pens, and storage sheds
- Hydraulic squeeze chute and calf table negotiable
- Abundant wildlife including deer, pronghorn, turkey, and upland birds
- Potential landowner hunting tags for qualifying individuals
- Spectacular Bighorn Mountain and Absaroka Range views





OVERVIEW

Slash R/S Ranch presents a rare opportunity to acquire an established 225-head cattle operation in Wyoming's highly sought-after Bighorn Basin. Located approximately 23 miles southwest of Worland, between Worland and Meeteetse, this exceptional 1,240-acre deeded ranch combines productive grazing lands, historic water rights, irrigated hay meadows, and established ranch infrastructure to support a thriving livestock operation. Surrounded by the breathtaking landscapes of the Bighorn Mountains to the east and the Absaroka Range to the west and southwest, the property offers sweeping western vistas, abundant natural resources, and the timeless beauty of Wyoming ranch country. With its impressive combination of agricultural productivity, scenic beauty, and ranching heritage, Slash R/S Ranch represents an outstanding opportunity for cattle producers, agricultural investors, or those seeking an authentic western ranching lifestyle.

LOCATION

Slash R/S Ranch is ideally situated in the heart of Wyoming's scenic ranch country, offering a remarkable combination of privacy, accessibility, and proximity to some of the West's most celebrated outdoor destinations. Located approximately 23 miles southwest of Worland and 30 miles from Meeteetse, the ranch is conveniently positioned near Yellowstone National Park, approximately 70 miles to the west, and Shoshone National Forest, just 27 miles away. Bighorn National Forest lies approximately 63 miles to the east, while Billings, Montana, is 168 miles to the north. The surrounding landscape features gently rolling hills, productive river-bottom ground, and sweeping views of Wyoming's expansive countryside. Framed by distant mountain ranges and wide-open skies, Slash R/S Ranch offers an exceptional setting for a traditional cattle operation, combining the beauty of the American West with convenient access to nearby communities, recreation, and regional amenities.

OPERATIONS

Slash R/S Ranch encompasses approximately 1,240 deeded acres, including 150 acres of irrigated ground, complemented by additional grazing opportunities through federal and state leases. The ranch benefits from a shared Bureau of Land Management (BLM) grazing lease and three separate 640-acre State of Wyoming lease sections, providing additional acreage to support livestock production. Established water improvements throughout the deeded and leased lands enhance grazing distribution and contribute to the ranch's overall operational efficiency. A conservation easement held by the Wyoming Stock Growers supports the continued use of the property for ranching and agricultural purposes, subject to the easement's terms. Combining productive irrigated acreage, expansive grazing resources, and established ranch infrastructure, Slash R/S Ranch presents an exceptional opportunity to acquire a substantial Wyoming cattle operation in a region where properties offering this combination of scale, resources, and agricultural potential are increasingly difficult to find.

WATER RIGHTS & HAY PRODUCTION

Water is one of the defining assets of Slash R/S Ranch, providing essential resources that enhance its agricultural productivity and long-term ranching potential. Approximately three miles of scenic Gooseberry Creek meander through the deeded acreage, complemented by historic 1901 water rights that convey with the sale, subject to applicable terms and verification. The ranch features approximately 150 acres of productive flood-irrigated hay meadows, historically yielding up to 620 round bales annually, averaging approximately 1,500 pounds each. This established hay production provides a valuable feed resource for winter livestock needs and supports the ranch's overall cattle operation. Extensive water improvements throughout the deeded and leased grazing lands further enhance livestock management and pasture utilization. With its combination of live water, senior water rights, productive irrigated meadows, and established infrastructure, Slash R/S Ranch offers an exceptional foundation for a sustainable and productive Wyoming cattle ranch.



WILDLIFE & RECREATION

In addition to its working-ranch capabilities, Slash R/S Ranch offers outstanding recreational opportunities and abundant wildlife, capturing the true spirit of Wyoming's western lifestyle. The ranch's diverse landscape, featuring rolling hills, productive meadows, and the scenic Gooseberry Creek corridor, provides excellent habitat for mule deer, white-tailed deer, pronghorn antelope, wild turkey, chukar, and pheasants. The property is eligible for two landowner deer tags and two pronghorn tags for qualifying individuals, subject to Wyoming Game and Fish Department regulations and eligibility requirements. With its combination of diverse wildlife habitat, hunting opportunities, live water, and breathtaking views of the surrounding mountain ranges, Slash R/S Ranch delivers an exceptional balance of productive ranchland and year-round recreational enjoyment in one of Wyoming's most scenic ranching regions.





IMPROVEMENTS

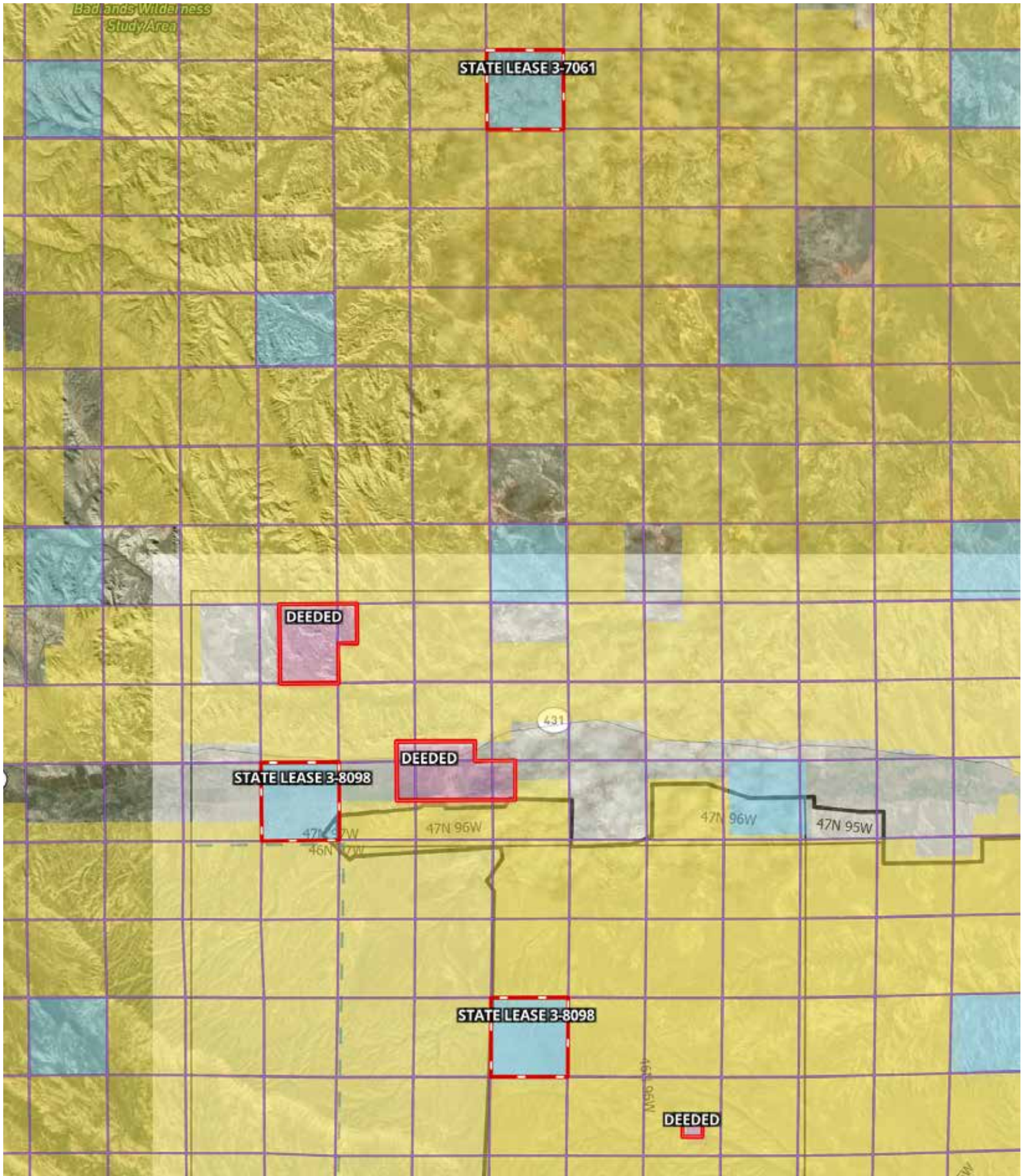
Slash R/S Ranch features a well-established collection of residential and agricultural improvements designed to support the daily operations of a productive Wyoming cattle ranch. The property includes two modular homes, one situated on a permanent foundation, providing comfortable accommodations for owners, ranch managers, or employees. Functional ranch improvements include a barn, livestock corrals, multiple storage sheds, and working pens that contribute to efficient livestock handling and management. A newer hydraulic squeeze chute and calf table further enhance the ranch's cattle-working capabilities and may convey with the sale, subject to negotiation. Additional haying equipment is also available for separate purchase, offering buyers the opportunity to acquire equipment to support the ranch's established irrigated hay production. Together, these improvements provide a practical foundation for continued ranching operations.

SUMMARY

Slash R/S Ranch offers an exceptional combination of agricultural productivity, valuable natural resources, and the timeless beauty of Wyoming's Bighorn Basin. Featuring deeded acreage, expansive leased grazing lands, historic water rights, productive irrigated hay meadows, and established livestock infrastructure, the ranch provides a strong foundation for a successful cattle operation. Approximately three miles of Gooseberry Creek wind through the property, while sweeping views of the Bighorn Mountains and Absaroka Range create a breathtaking backdrop. Rich in ranching heritage and surrounded by the wide-open landscapes of the American West, Slash R/S Ranch represents a rare opportunity to own a substantial Wyoming cattle ranch where agricultural tradition, natural beauty, and the western lifestyle come together.

Any proposed transfer, assignment, continuation, or reissuance of agricultural or grazing leases, permits, or other land-use authorizations associated with this property must be evaluated separately from the conveyance of the deeded real estate. The purchase contract and closing do not, by themselves, establish eligibility or satisfy any required agency approval or landowner consent. Public-land authorizations remain subject to the administering agency's applicable requirements and approval, which may be withheld as permitted by law. Private lease rights, obligations, and any consent requirements depend on the lease and applicable law; existing tenant rights may continue after a sale. Contract provisions addressing cooperation, fees, or prorations do not bind an agency or substitute for required third-party consent. Buyers and sellers should review the specific documents and approval requirements with their real estate representatives, legal counsel, and the applicable agency or landowner before closing.





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