



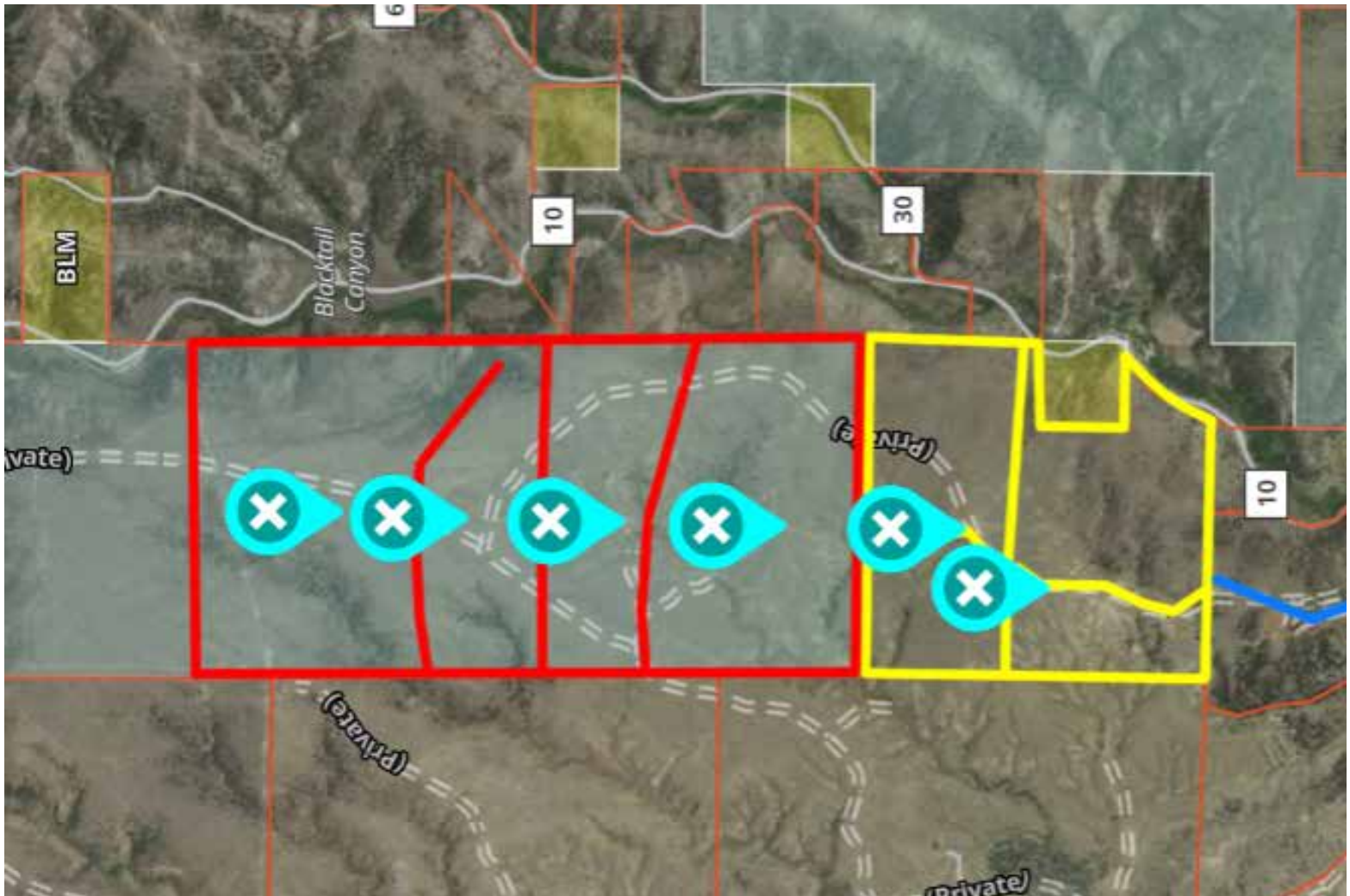
PERINO RANCH

NEWCASTLE, WYOMING | 1892 ACRES | \$1,600,000

The Perino Ranch spans a total of 1,892.4 acres, comprising 572.4 acres of deeded land, 1,280 acres leased from the state of Wyoming, and an additional 40 acres under BLM. Its landscape features expansive grasslands interspersed with canyons and pine groves, providing an ideal habitat for diverse wildlife species. The property has an electric transmission line that runs east to west on the deeded portion and is cross-fenced into 8 pastures, predominantly equipped with newly installed, wildlife-friendly fencing. A network of three miles of pipeline services six water tanks strategically placed throughout the ranch. Employing a rotational grazing approach, the ranch has been diligently managed to prevent overgrazing. Throughout the summer season, the owner typically accommodates 100 cow-calf pairs from June 1st to November 1st. Wildlife on the ranch consist of elk, Mule Deer, White Tail Deer, antelope, and turkeys.

The Perino Ranch is located 10 miles west of Newcastle, Wyoming on US highway 16 and then 2 miles north on Oil Creek Road. The ranch is 37 miles from Custer, South Dakota; 55 miles from Deadwood, South Dakota; 77 miles from Gillette, Wyoming and 78 miles from Rapid City, South Dakota.

Located in Weston County, Wyoming, near the border of South Dakota, Newcastle exudes the charm of a small-town ambiance while providing easy access to a plethora of outdoor activities and attractions in its vicinity. Acting as a gateway to the renowned Black Hills region, Newcastle allures visitors with its breathtaking natural landscapes, abundant recreational opportunities, and iconic landmarks such as Mount Rushmore and Devil's Tower National Monument. Although historically reliant on coal mining, Newcastle has successfully diversified its economy over the years, now flourishing with a blend of agriculture, energy production, tourism, and a thriving small business sector. Moreover, boasting a public airport featuring over 5000 square feet of runway space, Newcastle offers convenient connectivity for both locals and visitors alike.



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