



BLACK HILLS FISHING RETREAT

BEULAH, WYOMING | \$4,100,000

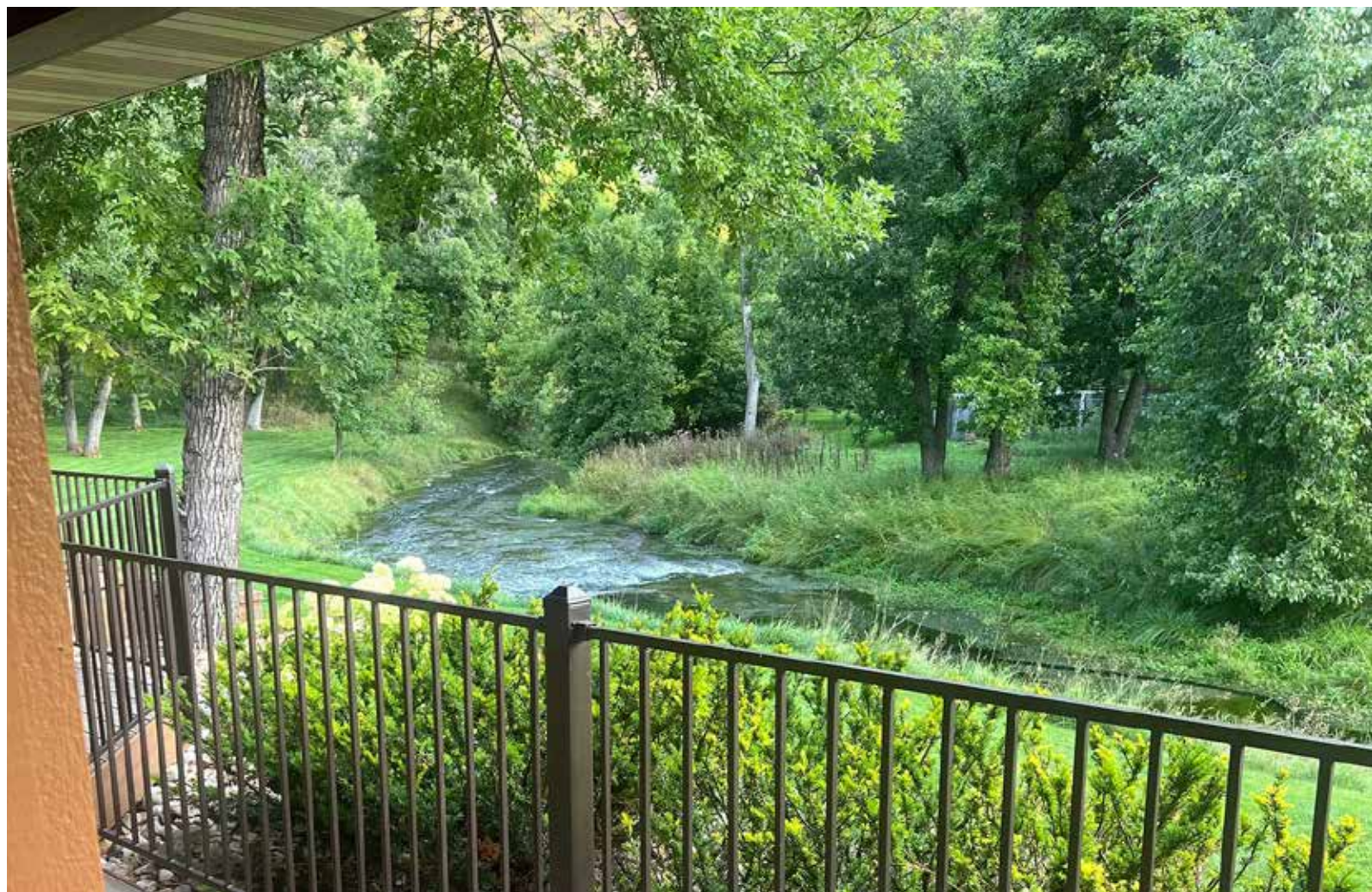
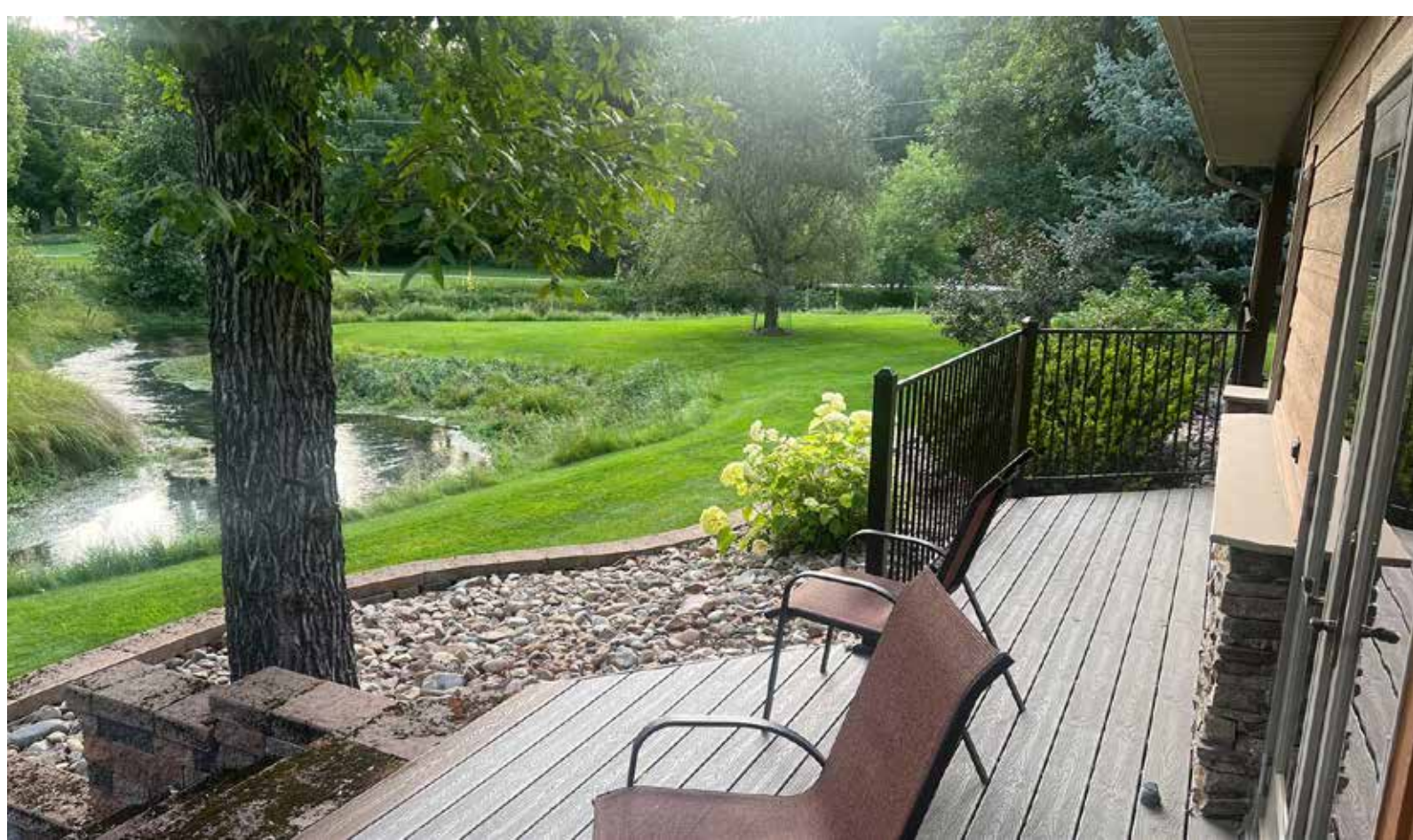
Offering a unique private residence or family retreat located in the Black Hills of Wyoming. Included one will find a spectacular and private setting surrounded with looming canyon walls and a clear water blue ribbon trout fishing stream out the back door of the custom stone home and separate recreation/shop/garage. The area provides an abundance of history and recreational opportunities. The property is private yet readily accessible to major services as well as a jetport within 30 minutes.

Beulah is a small and picturesque community located in the northeastern part of Wyoming near the Black Hills region. Beulah is surrounded by the stunning landscapes of the Black Hills, providing breathtaking views and ample opportunities for outdoor activities like hiking, fishing, camping, and horseback riding. The nearby Black Hills National Forest and Spearfish Canyon offer year-round outdoor adventure. Beulah benefits from mild summer temperatures compared to other parts of Wyoming, making it comfortable for outdoor activities.









IMPROVEMENTS

The home 8,800 square foot home exhibits numerous custom features and is highlighted by an open cathedral living area with a floor to ceiling fireplace framed by windows. The main floor master suite and gourmet kitchen make the home very comfortable and user friendly. The upper level opens to a library with two suites off each side plus card room and additional storage/sleeping areas. Additional living areas in the basement compliment the home and its attached five-car garage. The auxiliary structure allows for game processing, workspace, recreational vehicle storage and more.

While the beautiful creek and excellent fishing are the highlight of the recreation activities there is also a sports court for basketball, tennis and pickle ball plus a shooting range for skeet, pistol and rifle enthusiasts.

A unique ownership structure helps maintain privacy and keeps the taxes low. Additional benefit from the favorable Wyoming tax structure with no state income tax.



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