



## BIG HORN MOUNTAIN RETREAT

BUFFALO, WYOMING | 121 ACRES | \$1,750,000

The Big Horn Mountain Retreat is a mountain recreational property located in the Bighorn Mountains approximately 28 miles west of Buffalo, Wyoming. The offer includes 121 deeded acres together with leased grazing rights approximately 2,120 acres of State of Wyoming lease land, creating a combined operating land base of approximately 2,241 acres. Situated within the Bighorn National Forest, the property features a combination of timbered mountain terrain, creek bottom habitat, native mountain pasture, and scenic mountain views. Muddy Creek flows through the property, providing brook trout fishing and an important water source for wildlife. A spring-fed pond further enhances the property's recreational appeal and wildlife habitat. Hazelton Peak provides a prominent backdrop across much of the property.

The property is located approximately 28 miles west of Buffalo, Wyoming, via U.S. Highway 16. Buffalo serves as the county seat of Johnson County and provides access to services, dining, lodging, and supplies.

Access is provided by a well-maintained gravel road located a short distance from Highway 16. Seasonal weather and snowfall conditions may affect accessibility during portions of the winter months.



## ACREAGE

- 121 deeded acres
- Approximately 2,120 acres of State of Wyoming grazing lease land

The property has historically been utilized as a summer grazing unit and, according to the seller, is capable of supporting approximately 100 cow-calf pairs during the summer grazing season, generally for about five months annually depending upon forage conditions and moisture levels.

## LAND FEATURES

The property is characterized by mountain terrain, timbered slopes, open parks, creek bottom habitat, and mountain views typical of the central Bighorn Mountains. Muddy Creek traverses the property and supports brook trout fishing opportunities. A spring-fed pond contributes additional water resources and wildlife habitat.

The surrounding landscape provides habitat for a variety of wildlife species commonly found throughout the Bighorn Mountains.





## WILDLIFE AND RECREATION

The Bighorn Mountains are recognized for diverse recreational opportunities and quality big game habitat. Wildlife commonly found in the area includes elk, mule deer, antelope, black bear, mountain lion, and numerous non-game species.

Muddy Creek provides brook trout fishing directly on the property. Additional fishing opportunities are available at Dull Knife Reservoir, located a short distance southwest of the ranch. The reservoir encompasses approximately 130 surface acres and supports populations of rainbow, brown, and cutthroat trout.

The property's combination of mountain terrain, water resources, wildlife habitat, and proximity to public lands contributes to its appeal as a recreational retreat, hunting property, and seasonal mountain grazing operation.

## IMPROVEMENTS

Improvements currently include an established and livable Conex container camp powered by a generator. Electrical service is located near the property boundary, offering the potential for future connection and expansion of improvements, subject to buyer verification and utility requirements.









## SUMMARY

The Big Horn Mountain Retreat offers a combination of deeded acreage, State of Wyoming grazing lease land, mountain scenery, live water, and recreational opportunities in the Bighorn Mountains west of Buffalo, Wyoming. The property may appeal to buyers seeking a seasonal mountain grazing operation, recreational retreat, hunting property, or long-term landholding in a well-regarded mountain setting.

The combination of Muddy Creek, a spring-fed pond, productive summer grazing, and access to the recreational amenities of the Bighorn Mountains creates a diverse ownership opportunity within one of Wyoming's most recognized mountain regions.



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