

FARM, RANCH & LAND BROKERAGE AND AUCTION SERVICES

“Quality land in desirable locations will continue to hold its value, regardless of whether it’s farmland, ranchland, or recreational property. The factors that have always driven agricultural and rural land prices—productivity, water rights, location, amenities, and scarcity—haven’t changed. What we’re experiencing across all three segments is a return to more normal, sustainable growth rates after an exceptional period of appreciation.”

Review of Land Markets: A Time of Stability and Strategic Opportunity in Farm Ranch and Land

Written by Bart Miller, Managing Broker, Accredited Land Consultant (ALC)

The farm and ranch land market across America presents a fascinating story of resilience and recalibration. After several years of robust growth that left many buyers and sellers wondering when values would level off, we’re witnessing what I call a “purposeful pause”—a market finding its equilibrium while maintaining underlying strength. But the story isn’t one-size-fits-all. The dynamics differ significantly across farmland, working ranchland, and recreational properties, each responding to unique market forces.

Farmland: Stable Growth After Historic Gains

For cropland owners and operators, 2025 has brought continued appreciation, albeit at a more sustainable pace. According to the USDA’s August 2025 Land Values Summary (USDA NASS, 2025), national cropland values reached \$5,830 per acre, representing a 4.7 percent increase over 2024. This marks a notable deceleration from the double-digit annual increases we witnessed from 2021 through 2023, when values in some states surged by over 20 percent in a single year.

Pastureland has followed a similar trajectory, with national values averaging \$1,920 per acre according to the same USDA report (USDA NASS, 2025)—a 4.9 percent year-over-year increase. Regional variations remain significant. In the Northern Plains, pastureland values led national growth, followed by the Southern Plains and the Corn Belt. Meanwhile, Mountain states averaged

\$946 per acre for pasture, reflecting the diverse productivity and market dynamics across regions.

The most telling indicator of farmland market strength isn’t just pricing—it’s transaction volume. According to FCSAmerica’s 2025 land values analysis (FCSAmerica, 2025), cropland sales have experienced a noticeable slowdown, with some areas experiencing up to 30 percent fewer transactions. This isn’t a sign of market weakness—it’s quite the opposite. Buyers are being more selective, especially as commodity prices present a mixed picture. According to the USDA’s August 2025 WASDE report (USDA, 2025), the season-average corn price is projected at \$3.90 per bushel for the 2025-26 marketing year, down from \$4.30 in 2024-25. Soybeans are forecast at \$10.10 per bushel for 2025-26, while wheat is projected at \$5.30 per bushel. With record corn production expected at 16.7 billion bushels but prices under pressure, operators are being cautious about expansion, which contributes to the slowdown in land sales.

This dramatic reduction in sales volume reflects a fundamental truth about today’s farmland market: quality land remains scarce. Landowners who’ve watched their assets appreciate substantially over the past several years are content to hold. They’re not forced sellers, and in today’s environment of stable commodity prices and predictable financing, why would they be?

Continued on Page 2>>>



Ranchland: The Tight Supply Story Continues

Working cattle ranches and grazing land represent a distinct segment of the agricultural real estate market, and the supply-demand imbalance here is even more pronounced than in cropland. The Western states—Montana, Wyoming, Colorado, Nebraska, Texas, Oklahoma, and beyond—continue to experience a desperate shortage of quality ranch listings across all price ranges.

Regional variations tell an important story. According to the Texas Real Estate Research Center at Texas A&M University (TRERC, 2025), the Texas Panhandle and South Plains region (Region 1) saw land prices reach \$1,831 per acre in the first quarter of 2025, representing a 3.92 percent year-over-year increase. This relatively affordable pricing compared to other Texas regions reflects the area's traditional cattle ranching and wheat production focus. However, sales volume in the Panhandle declined 15.08 percent to just 304 transactions—the lowest level since 2017—indicating the same tight inventory dynamics seen across the West.

West Texas (Region 3) experienced even stronger appreciation, with median prices reaching a new high of \$2,662 per acre, up 12.89 percent year-over-year—the largest percentage increase among all seven Texas regions (TRERC, 2025). This growth reflects both productive ranch operations and increasing recreational interest in the area.

Continued on Page 3 >>>



ARIZONA POWELL ESTATE RANCH

Powell Estate Ranch offers 400 acres of prized land with the ultimate in privacy, views and a premium estate home and related improvements. Located on a plateau providing 360° views, the home lies at the end of a county road minutes from Wickenburg, Arizona. This 400 acres is ideal for continued development should one desire. \$12,000,000





COLORADO L CROSS RANCH

A trophy-caliber ranch in the western mountains of the San Luis Valley offering outstanding agricultural production, bordering public lands, ownership and control of large volumes of senior priority streamflow water rights, access to excellent hunting and fishing together with significant ranch and building improvements. \$45,000,000

Oklahoma's agricultural land market has followed similar patterns. According to the USDA's August 2025 Land Values Summary (USDA NASS, 2025), Oklahoma farm real estate averaged \$2,880 per acre in 2025, up 5.9 percent from 2024—the highest growth rate in the Southern Plains region. Oklahoma cropland values reached \$2,640 per acre (up 5.6 percent), while pastureland averaged \$2,260 per acre (up 4.6 percent). These figures demonstrate Oklahoma's position as a critical cattle and wheat state where both crop and grazing land remain in strong demand.

According to FCSAmerica's 2025 market report (FCSAmerica, 2025), the strength of the cattle industry has led to increased demand for high-quality pasture, especially near established cattle operations. When pasture becomes available, producers are willing to pay a premium, particularly if the land is close to their existing operations. South Dakota has seen especially strong demand for pastureland as a result of the booming cattle industry, with pastureland near key cattle operations commanding significant premiums. This dynamic extends throughout the cattle-producing regions, including the Texas Panhandle where drought-resistant pasture commands premiums, and Oklahoma where mixed operations combining wheat grazing with cattle production create additional value.

The cattle market fundamentals have been extraordinarily strong through 2025. According to the USDA's August 2025 WASDE report (USDA, 2025), cattle prices reached record highs in August and September 2025, prompting price projections to be raised for the second half of 2025 and carried forward into 2026. The USDA reported that in August, the five-area fed steer price averaged \$243 per hundredweight—a record high. This strength reflects robust beef demand combined with a continued tight supply of cattle following years of herd liquidation. The positive cattle economics have translated directly into strong pasture demand across traditional ranching regions from the Texas Panhandle through Oklahoma, Kansas, Nebraska, and northward through the Mountain states, as operators look to expand or maintain carrying capacity in a profitable market environment.

Unlike row-crop farmland, which is primarily valued on production metrics, working ranches are priced on multiple factors: carrying capacity, water rights, infrastructure, management systems, and increasingly, the lifestyle and legacy value they represent. This complexity means ranch valuations don't follow neat per-acre averages the way cropland does.

What we're seeing in 2025 is a continuation of trends that have defined the ranch market for the past several years. Quality cattle operations with proven carrying capacity, reliable water, and solid infrastructure are commanding premium prices when they do come to market.

Continued on Page 7 >>>

COLORADO KEY TO MONUMENT LOTS



22 acres, zoned community commercial positioned at the very center of Monument, Colorado's growth corridor. With its access, size, and exposure, it offers exceptional potential for commercial, mixed-use, or community-focused projects. \$12,000,000

COLORADO Y4 RANCH



This ranch contains 35,654± acres of productive native grass, a livestock production ground spanning deeded land, state lease, and U.S. Forest Service, situated in southeastern Colorado. Offers both functional cattle country and striking high plains beauty. \$10,500,000

COLORADO BEAVER CREEK RANCH



Spanning an impressive 3,293 acres of irrigated meadows, live water, and mixed timber. Bordering the Routt National Forest and Mount Zirkel Wilderness in Colorado, this property offers a stunning natural backdrop just east of the Continental Divide. \$8,000,000

COLORADO INDIAN HILLS RANCH



4,100-acre property for sale, rural equestrian lifestyle ranch two hours from Denver, Colorado, custom estate home with horse barn, corrals and beautiful pasture, multiple decks, sauna and an indoor pool the home affords luxury living in eastern Colorado. \$6,250,000

COLORADO RANCHO ROSADO



Against the Western slope of the Sangre de Cristo Mountain Range, featuring 1,272+/- deeded acres, rich in wildlife, along with custom improvements that include a Southwest style adobe main house, one-bedroom casita, barns, tack room, and workshop. \$6,100,000

COLORADO CASTLEWOOD EQUESTRIAN



Equestrian Center near Parker, Colorado for sale. Offering a comprehensive boarding and training facility that spans 151 acres, both indoor and outdoor riding options, permits for 130 horses this property features extensive amenities. \$4,700,000



COLORADO T-BONE RANCH

Contains 2,950 +/- deeded acres including significant water rights for irrigation. This ranch has the versatility to sustain a productive livestock operation in the heart of a scenic valley between the Sangre De Cristo and San Juan Mountain Ranges. \$11,250,000

COLORADO GOULD RANCH



2,080 acres offering grasslands, calving barn, processing barn, shop, commodity shed, extensive corral system with feed bunks which support the livestock operation while an indoor riding/training facility with indoor stalls, tack room, wash rack and shoeing room as well as a stall barn and horse shed. \$4,250,000

COLORADO THREE PINE RANCH



60 acres of pristine Colorado land in Larkspur, Colorado. Divided into three 20+ acre parcels offering multiple premium building sites with sweeping views, equestrian-friendly, central water access and a private road. \$2,875,000

COLORADO TRINITY RANCH



803 acres featuring diverse landscapes, from open grasslands and rolling oak hills to dense pine forests and striking rock formations. Rich with history and teeming with wildlife, offers direct access to the San Isabel National Forest. \$3,613,500

COLORADO CORZINE FARM



320 acres situated in Colorado's productive San Luis Valley offering a turnkey opportunity with valuable water rights, quality improvements, and income potential. Enjoy stunning views of the San Juan Mountains, quiet rural living, and strong agricultural potential. \$2,350,000

COLORADO 25 MESA RANCH



170 irrigated acres for sale in Delta County, Colorado, and sits atop California Mesa, an area renowned for its highly productive farmland. History of producing diverse row crops, including corn, pinto beans, alfalfa, wheat, barley, and onions. \$2,065,000

COLORADO CHIPPERFIELD



80 acres featuring 35 acres of flood-irrigated pasture supported by 1,120 ditch shares, with full perimeter and cross fencing. A custom 3,240 square foot log home, 3-bay livestock shelter, 24'x16' storage shed, and a 40'x80' Quonset hut. \$1,930,000

COLORADO SANCTUARY RIDGE RANCH



106 acres in the northern Front Range of the Rocky Mountains of Colorado, an extraordinary find in the foothills, offering multiple pristine sites to build your ideal homestead and ranch facilities. Enjoy sweeping 360-degree views. \$1,397,000

COLORADO LOYD RANCH



Productive hay operation for sale set on 116.77 acres, featuring valuable water rights and a comfortable residence. Located in southwest Colorado, views of the La Plata Mountains, Mesa Verde and Sleeping Ute Mountain. \$1,365,000

COLORADO BEAVER CREEK EQUESTRIAN



Versatile 108± acre equestrian property for sale perfectly suited for a wide range of equine disciplines and agricultural operations. Improvements include a main residence, 50' x 100' barn, 1,200± square-foot heated shop, multiple loafing sheds, and an additional single-wide home. \$1,325,000

COLORADO SAM'S RANCH



Rural ranch on 12 acres in Weld County, Colorado featuring remodeled 3,400 square foot home, six-stall barn with outdoor runs, a 30' x 40' loafing shed with runs, a 32' x 62' insulated shop, and 26' x 38' greenhouse with raised beds. \$1,200,000

The most significant development in the ranch market has been the emergence of generational transition sales. Trophy ranches—properties that haven't changed hands in decades—are finally coming to market as families make decisions about succession planning. These aren't distressed sales; they're strategic transitions that allow sellers to capitalize on decades of appreciation while giving new stewards the opportunity to acquire legacy properties.

Montana and Wyoming epitomize this dynamic. The shortage of available ranches means that when a quality property is listed, it receives immediate attention from motivated buyers. Idaho, after years of extremely tight inventory, is finally seeing more quality ranches come online, creating a more balanced market for the first time since 2020.

Recreational and Luxury Properties:

Where Lifestyle Meets Investment

The recreational land segment—properties prized primarily for hunting, fishing, and outdoor recreation—represents the most dynamic and diverse component of today's rural real estate market. This category includes everything from modest hunting tracts to multi-million dollar luxury sporting estates, and the market dynamics vary considerably by size, location, and amenity quality.

Demand for recreational properties remains robust in 2025, driven by buyers seeking lifestyle assets that combine personal enjoyment with long-term value preservation. What makes the recreational market particularly interesting is how it blends agricultural fundamentals with lifestyle premiums.

Water features command particular premiums in the recreational market. Properties with year-round streams, spring creeks, or lake frontage can see values escalate significantly beyond comparable dry land. Fly fishing properties deserve special mention—ranches with private access to blue-ribbon trout streams or spring creeks represent some of the most sought-after recreational assets in the West. The combination of exclusive fishing rights, scenic beauty, and typically limited supply creates a market segment that often holds its value even when broader real estate markets soften.

The Jackson Hole corridor and similar resort-adjacent areas exemplify the premium recreational market. Properties within convenient distance of world-class destinations, offering both seclusion and convenience, command substantial premiums. Add exceptional wildlife habitat, established game populations, or architectural improvements, and values can reach well into eight figures for premier properties.

Hunting properties continue to see strong demand across diverse price points. Quality hunting land with established game management programs, whether for whitetail, elk, mule deer, or upland birds, attracts buyers who view these properties as both recreational retreats and long-term value stores. The increasing scarcity of huntable land near population centers, combined with growing interest in outdoor recreation, continues to support values in this segment.

Continued on Page 8 >>>

OKLAHOMA HIGH LONESOME RANCH



3,329 acres in the Oklahoma Panhandle offering an exceptional opportunity with abundant native grasslands and distinct character. Provides limitless potential for establishing a successful cow/calf or yearling operation. \$3,089,288

OKLAHOMA COTTONWOOD CORNERS RANCH



955-acre Ranch for sale in Oklahoma, blends hunting and ranching opportunities with rustic charm. Featuring rolling hills, mature cottonwood trees, and a natural spring-fed creek, the property attracts abundant wildlife, including white-tailed deer and turkey. \$2,100,000

OKLAHOMA TEXAS COUNTY GRASS



Situated in the heart of the north-central Oklahoma Panhandle, spans approximately 5,110 acres, offering a unique and outstanding opportunity for cattle ranching. This well-maintained property comes fully fenced and expertly watered, making it ready to support your cattle operation. \$5,110,000

The Common Thread: Supply Shortage Across All Segments

While farmland, ranchland, and recreational properties each have distinct characteristics and buyer profiles, they share one critical commonality in 2025: limited inventory. The Federal Reserve Bank of Kansas City noted in its second quarter 2025 agricultural finance report (Federal Reserve Bank of Kansas City, 2025) that despite headwinds in farm income and credit conditions, land values have shown remarkable resilience. This resilience stems fundamentally from the basic economics of supply and demand.

Quality doesn't go on sale often. Whether it's prime irrigated cropland in Nebraska, a generational cattle ranch in Montana, or a premier elk hunting property in Colorado, the best properties rarely come to market. When they do, they attract serious attention from qualified buyers who understand that replacement opportunities may not emerge for years.

Interest Rates: The Stabilizing Factor

One of the most significant developments has been the stabilization of interest rates. According to FCSAmerica's market analysis (FCSAmerica, 2025), the current interest rate environment is stable, with no major fluctuations expected in 2025. After the volatility of 2022-2024, we're now operating in an environment with more certainty around financing options. Rates remain higher than the historic lows of 2020-2021, but they've found a sustainable level that allows buyers to make strategic decisions without the anxiety of volatile fluctuations.

This stability benefits everyone. Sellers can price with confidence, knowing that qualified buyers have access to predictable financing. Buyers can underwrite deals—whether for cropland cash flow, ranch operations, or recreational enjoyment—without the fear that rate increases will undermine their returns before closing. This certainty has helped maintain market stability across all three segments.

For buyers exploring financing options, this represents one of the most predictable lending environments we've seen in several years. The ability to lock in rates with confidence has supported transaction activity even as overall sales volumes have moderated.

Continued on Page 9 >>>



NEW MEXICO RFD-TV RANCH

A total of 3,425 acres including 2,535 deeded acres. With nearly 70,000 square feet of built improvements, this is where the Old West, Southwest style, and Luxury intersect with superior access, privacy, and infrastructure to facilitate an event venue/private estate. \$18,800,000

Strategic Considerations for Sellers

If you're contemplating selling farmland, a working ranch, or recreational property, several factors work in your favor across all categories:

Strong fundamentals:

Despite mixed signals in commodity prices—with corn projected at \$3.90 per bushel and soybeans at \$10.10 per bushel for the 2025-26 marketing year, along with wheat at \$5.30 per bushel (USDA WASDE, August 2025)—the agricultural sector has demonstrated remarkable resilience. The cattle sector has been particularly strong, with fed cattle prices reaching record highs of \$243 per hundredweight in August 2025 (USDA, 2025), providing exceptional returns for ranchers. Land continues to be viewed as a stable, long-term asset with multiple value drivers beyond pure agricultural production.

Limited competition:

With inventory at historic lows across all segments, quality properties receive serious attention from motivated buyers. Your listing won't be lost in a crowded market, whether you're selling 160 acres of corn ground or a 5,000-acre sporting ranch.

Mature assets:

For those who've owned land for many years, the appreciation curve has been extraordinary. The current market offers an opportunity to harvest that equity while demand remains strong and financing is stable.

Diverse buyer pools:

Today's market includes traditional agricultural operators, recreational buyers, conservation-minded investors, and lifestyle purchasers. This diversity means your property may appeal to multiple buyer segments, potentially enhancing competition and value.

Auction market strength:

According to FCSAmerica (2025), public auctions continue to account for a significant portion of land sales and remain a major driver in land transactions. In Iowa, auctions make up over 50 percent of land sales. While some brokers recommend listing properties for sale to allow for more exposure and potentially better prices, the auction market remains strong and can generate competitive bidding, particularly for high-quality pasture and recreational properties.

Generational transitions:

We're seeing families across all property types making thoughtful decisions about legacy assets. If you're considering a transition, the buyer pool is deep and qualified, with financing available for creditworthy purchasers.

Continued on Page 10 >>>

NEW MEXICO RAWHIDE RANCH



Sustainable cattle ranch southwest of Carlsbad, New Mexico with 380 acres of deeded land and 72,300 acres of Lincoln National Forest grazing permit area, miles of upgraded boundary and pasture fencing along with improvements. \$5,950,000

NEBRASKA SPRING VALLEY CATTLE



6,360+/-acres with land in the Sandhills, excellent grassland and consistent moisture conditions. Selling turnkey with ranch land, cattle and equipment, onsite management available. \$12,989,000

NEBRASKA FLANAGAN FARM



624 acres in Harrisburg, Nebraska offering irrigated cropland, dryland, and grassland with a quality irrigation infrastructure and a balanced mix of productive land types, presents an excellent agricultural opportunity. \$1,300,000

ARIZONA SHOOTOUT ARENA



10± acre property located within walking distance of historic downtown Tombstone, Arizona. Features an established bull riding arena with seating for over 1,000 guests, 51 RV sites (currently without hookups), 5 tent camping spots, onsite storage, and a food service area. \$2,000,000

KANSAS SOLOMON CATTLE & WILDLIFE



Premier high-fence hunting and working agricultural property located in northwest Kansas. Spanning 1,320± contiguous acres, the ranch combines exceptional wildlife habitat, productive cropland, and high-quality grazing land. \$5,750,000

TEXAS SHERMAN COUNTY RANCH



1,870 acres in Stratford, Texas agriculture production rich area, easily accessible via a paved road and an opportunity for diversity including cattle, corn, cotton, and wheat. \$6,232,710

The Outlook: Measured Optimism Across All Segments

Looking ahead, I expect continued stability rather than dramatic shifts in either direction. The Federal Reserve Bank of Kansas City's second quarter 2025 agricultural finance report (Federal Reserve Bank of Kansas City, 2025) noted that while farm income and credit conditions have faced headwinds, land values have shown resilience. Some market observers anticipate modest adjustments in certain regions, which would be completely in line with normal market cycles we've seen historically. Others point to the persistent supply shortage as a floor beneath values.

According to FCSAmerica's analysis (FCSAmerica, 2025), Iowa has seen a gradual decline in land values, though the drop has been steady rather than precipitous, offering a level of predictability for producers. This measured adjustment is exactly what a healthy market correction looks like—not a crash, but a recalibration.

My perspective, shaped by decades in this business and countless conversations with buyers and sellers across our territory: quality land in desirable locations will continue to hold its value, regardless of whether it's farmland, ranchland, or recreational property. The factors that have always driven agricultural and rural land prices—productivity, water rights, location, amenities, and scarcity—haven't changed.

For cropland, production economics will continue to drive values, with prime soils and irrigation commanding premiums. The USDA reports that irrigated cropland in Oklahoma averaged \$2,470 per acre in 2025 compared to non-irrigated at \$2,460 per acre, while Texas irrigated cropland reached \$3,380 per acre versus non-irrigated at \$2,620 per acre (USDA NASS, 2025). These irrigation premiums reflect the value of water security in regions where precipitation can be unpredictable. For working ranches, carrying capacity, water reliability, and operational efficiency will determine pricing—factors particularly critical in the Texas Panhandle and Oklahoma where cattle operations must contend with periodic drought cycles. For recreational properties, exclusive amenities, game populations, water features, and location relative to population centers and resort areas will command the premiums.

What we're experiencing across all three segments is a return to more normal, sustainable growth rates after an exceptional period of appreciation. This isn't a market peak—it's a market maturation.

Continued on Page 12 >>>



OREGON HIGH CASCADE TIMBERLAND PORTFOLIO

This property contains 197,596 acres, a unique timberland portfolio investment with approximately 500,000 MBF of timber volume. Six separate parcels in central Oregon, with a network of roads to access the timber lands for logging, mainly Ponderosa Pine and Lodgepole Pine. \$227,750,000



OREGON OCHOCO RANCH

Recreational paradise in Prineville, Oregon offering astounding views, development potential, wildlife, water characteristics and complete privacy, 44,329 acres of timbered high country bordering the Ochoco National Forest, a haven for Rocky Mountain Elk, Mule Deer, and antelope. \$68,000,000



The Ranch Company Approach in Farm Ranch Land Real Estate Transactions

At Mason Morse Ranch Company, we “Live it to know it”, we’ve never believed in chasing markets or pushing clients into transactions based on short-term trends. Whether you’re in Colorado, Wyoming, Montana, Oregon, Nebraska, Kansas, New Mexico, Arizona, Oklahoma or the Texas Panhandle, or any of our service areas across the West, and whether you own cropland, cattle ranch, or a recreational property, our commitment is to help you make informed decisions aligned with your long-term goals.

The 2025 land market, and we expect the 2026 market to follow a similar pattern, to reward patience, strategic thinking. It favors sellers who prepare their properties properly whether that means soil testing and yield data for farmland, carrying capacity documentation and water rights verification for ranches, or habitat management records for recreational tracts—and price them realistically based on comparable sales and current market dynamics.

Understanding regional nuances is critical. A wheat and cattle operation in the Texas Panhandle requires different valuation considerations than a mountain ranch in Colorado or Montana or irrigated cropland in Nebraska and Kansas. Each region has unique characteristics that informed buyers and sellers understand: drought patterns, soil types, water availability, growing seasons, and proximity to markets all factor into value equations.

It rewards buyers who recognize value and act decisively when they find it, whether they’re building a farming operation, expanding a cattle ranch, or securing a family legacy property for hunting and recreation. Most importantly, it reminds us all that agricultural and rural land isn’t a speculative commodity—it’s a lasting asset that connects us to the land, to our heritage, and to the future.

If you’re considering buying or selling farm, ranch, or recreational land, I invite you to reach out. Let’s have a conversation about your specific situation and how the current market dynamics might align with your objectives. In a market defined by stability, limited inventory, and selective opportunity across multiple property types, having an experienced partner who understands the nuances of each segment makes all the difference.

****Sources:****

- USDA National Agricultural Statistics Service. (2025). *Land Values 2025 Summary*. August 2025.
- USDA Office of the Chief Economist. (2025). *World Agricultural Supply and Demand Estimates (WASDE-663)*. August 12, 2025.
- USDA Economic Research Service. (2025). *Cattle & Beef Market Outlook*. September 2025.
- Texas Real Estate Research Center at Texas A&M University. (2025). *Texas Rural Land Markets: First Quarter 2025*. June 2025.
- FCSAmerica. (2025). *Land Values 2025 Analysis and Benchmark Farmland Values Report*.
- Federal Reserve Bank of Kansas City. (2025). *Agricultural Finance Databook, Second Quarter 2025*.



TEXAS GRANITE WATER RANCH

817 acres in Texas Hill Country featuring panoramic views of ancient igneous rock formations, lush grassy draws, and multiple stocked ponds, offering limitless opportunities for recreation and relaxation. \$9,804,000





WYOMING TEMPLE PEAK RANCH

42,939-acre Wyoming paradise with 3,610 deeded acres, BLM, and State leases, this ranch offers prime grazing, modern facilities, and endless outdoor adventures. No conservation easements, perfect for cattle, horses, and outdoor enthusiasts. \$8,500,000

WYOMING GRAY REEF RANCH



35-acre retreat nestled in central Wyoming, bordered by the North Platte River on two sides, offering exceptional fishing access. This scenic property features a three-bedroom home, a versatile shop, a retail storefront, and three cozy guest cabins. \$2,750,000

WYOMING BLACKHALL MOUNTAIN RANCH



1,000 deeded acres, three ponds, irrigated meadows, wonderful 3,088 square foot log home, 100x200 heated arena with six stalls, overhead viewing area, kitchen and bathrooms. Other outside storage, horse corrals, barn, older second home. \$4,500,000

WYOMING COX & FISHER FARM



A rare offering in northwest Wyoming to invest in a 298+/- acre farm with outstanding crop production. Includes a 5,000+ sq. ft. shop, climate controlled basement for bee production, 31,000 bushels of grain storage, a 40' x 150' hay storage shed as well as liquid fertilizer storage and fuel storage. \$2,850,000

WYOMING 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. Located in Newcastle, Wyoming the landscape features expansive grasslands interspersed with canyons and pine groves, providing an ideal habitat for diverse wildlife species. \$1,600,000



WYOMING BLACK HILLS FISHING RETREAT

Offering a very quiet retreat located south of Beulah, Wyoming along Sand Creek. This spectacular setting is surrounded with looming canyon walls and offers a clear water blue ribbon trout fishing stream out the back door of the custom stone home and separate recreation/shop/garage. The entire Sand Creek Subdivision contains approximately 425 acres which includes the shared use areas. \$3,450,000

WYOMING FORT WILLIAMS FISHING RETREAT



Located in Pinedale, Wyoming this property is private and secluded with mature pine and aspen trees along Fall Creek, as well as open native grass covered meadows, improvements include a lodge, restaurant, cabin, and sheds. \$2,000,000

WYOMING TIPI HILLS RANCH



This 292 acres in southeastern Wyoming offers a one-of-a-kind property blending hospitality, heritage, and home into an unforgettable setting. Surrounded by the views of distant bluffs and wildlife. \$1,500,000

WYOMING COTTONWOOD FEEDLOT



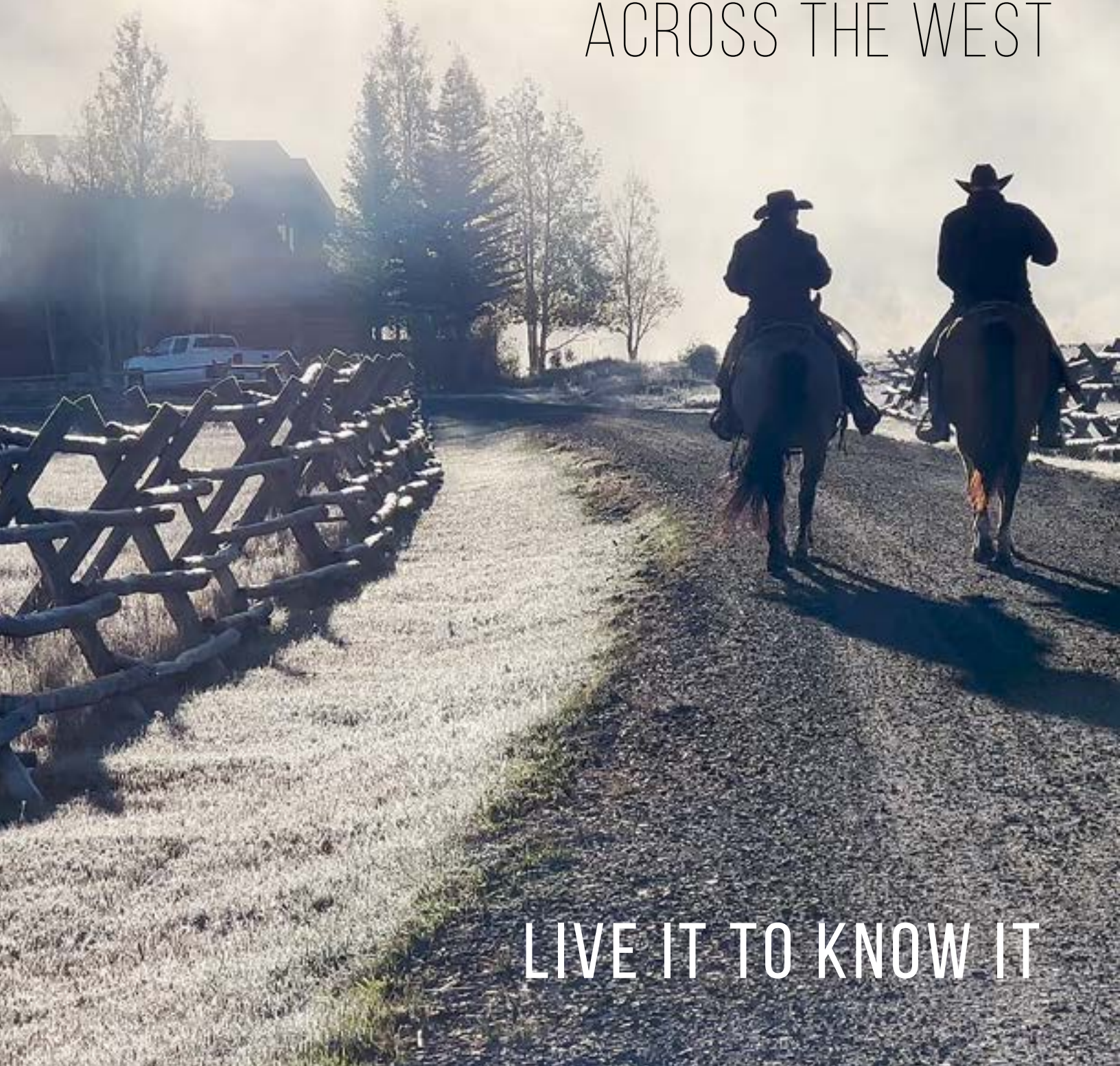
Ranchette and feedlot includes a 50-acre turnkey operation northwest of Wheatland, Wyoming, featuring a 2,500-sq-ft home, a well-designed 999-head feedlot, and excellent working facilities. Could be transformed into a functional horse property. \$950,000

WYOMING BATTLE LAKE RANCH



557± acre mountain property nestled in the heart of the Sierra Madre Mountains. This rare, large inholding lies entirely within the Medicine Bow National Forest, just 10 miles southwest of Encampment, Wyoming. \$2,950,000

RANCH & LAND **BROKERAGE SERVICES** ACROSS THE WEST



LIVE IT TO KNOW IT



(877) 207-9700
www.RanchLand.com

RANCH  **COMPANY**[®]

LIVE IT TO KNOW IT



ROBB VAN PELT



RUE BALCOMB



JOHN STRATMAN



BART MILLER



SCOT OLIVER



JAMES RINEHART



ZURICK LABRIER



WESLEY MILLER



KAREN MIKKELSON



CRAIG TOWNSEND



SHILOH WITTLER



SCOTT LEACH



RON MORRIS



JOHN FOWLE



KEM WINTERNITZ



JACQUE ZURCHER



BUCK HOTTELL



WAYNE CHILDERS



JOHN BRALY



LOUIS THOMPSON



JC YOUNG



JASON LEGLER



RON VAN PELT



JED HIRSCHI

RANCH  **COMPANY**[®]

RanchLand.com | (877) 207-9700



LIVE IT TO KNOW IT[®]



RANCH  **COMPANY**[®]