

BIG GOOSE VALLEY ACREAGE

SHERIDAN, WY | \$475,000 | 40± ACRES

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SPORTING PROPERTIES

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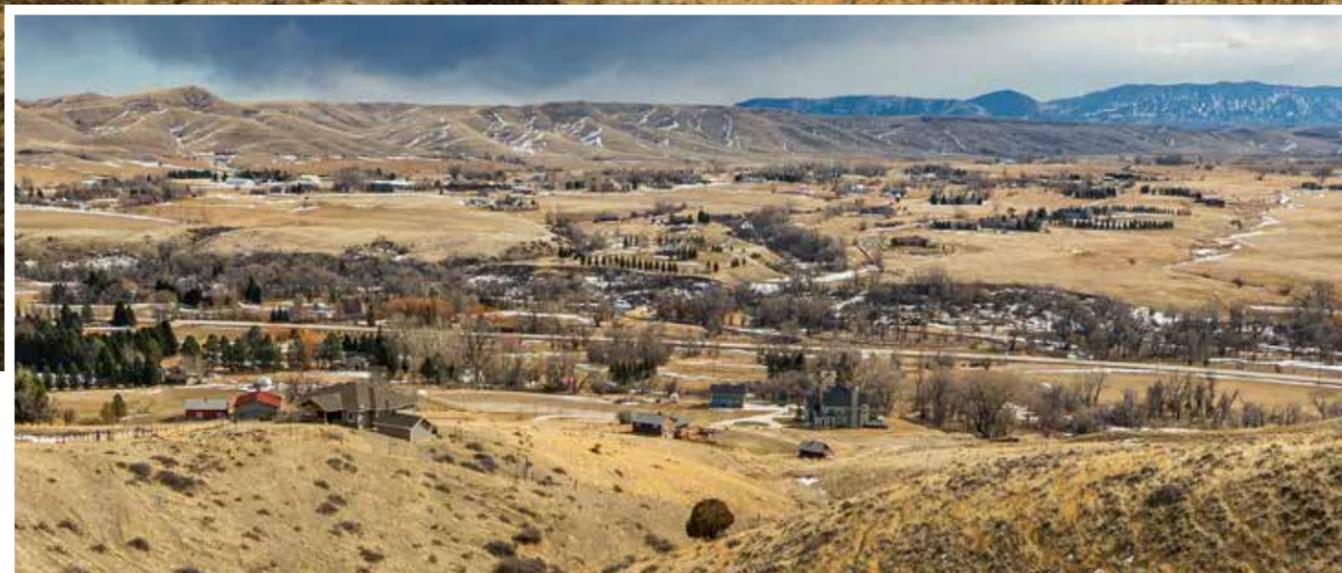
It's no coincidence that the Big Goose Creek valley in Sheridan, Wyoming, has been one of the most sought-after destinations in the West for hundreds of years. Native Americans and Western Settlers alike were drawn to the crystal clear rivers, productive pastures, and awe-inspiring Bighorn Mountains. You, too, can join in the history of this unique valley by owning this beautiful 40-acre parcel of land.

The Big Goose Creek Valley in Sheridan, Wyoming, is a historically and naturally significant area known for its scenic beauty, rich history, and agricultural importance. The valley is nestled along Big Goose Creek, a waterway that played a crucial role in the development of Sheridan and the surrounding region. The valley features rolling foothills, cottonwood-lined creek banks, and open rangeland, characteristic of classic Wyoming ranch country. The Big Horn Mountains rise to the west, creating a dramatic backdrop for the valley.

The property sits above the Big Goose Creek valley and has vast, unobstructed, views of the Bighorn Mountains to the west. Any of the potential building sites on the property would provide a commanding look over the entire valley below, with almost endless views across the foothills and plains to the south and east. This parcel of land is home to a resident herd of Mule Deer, a covey of Hungarian Partridge, and various small game and raptors. In fact, it's not uncommon to see Bald Eagles circling above.

This parcel will provide a variety of prime building locations for your dream home, while the expansive 40 deeded acres will ensure your privacy and quiet for decades to come. Access to the property is via a private dirt road directly off of CR 331 (Big Goose Rd), less than 8 miles from downtown Sheridan. In addition to the maintained private road that provides direct access to the property, electricity and water are already on site. If that wasn't enough, this is one of the very few vacant building sites that provides a monthly income via a small communications tower located on the other side of the private access road, in the NW corner of the property.





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PROPERTY ATTRIBUTES

- 40± Deeded acres
- Expansive views of the Big Horn Mountains and Big Goose Creek Valley
- Electricity on site
- Water well on site. City water available nearby
- 10 minutes from downtown Sheridan, WY
- Annual income from small communication tower lease
- Access via Private Road
- Power is available at the property boundary

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ELECTRIC AND WATER ON SITE





ACCESS FROM PRIVATE ROAD [BIG GOOSE ROAD]

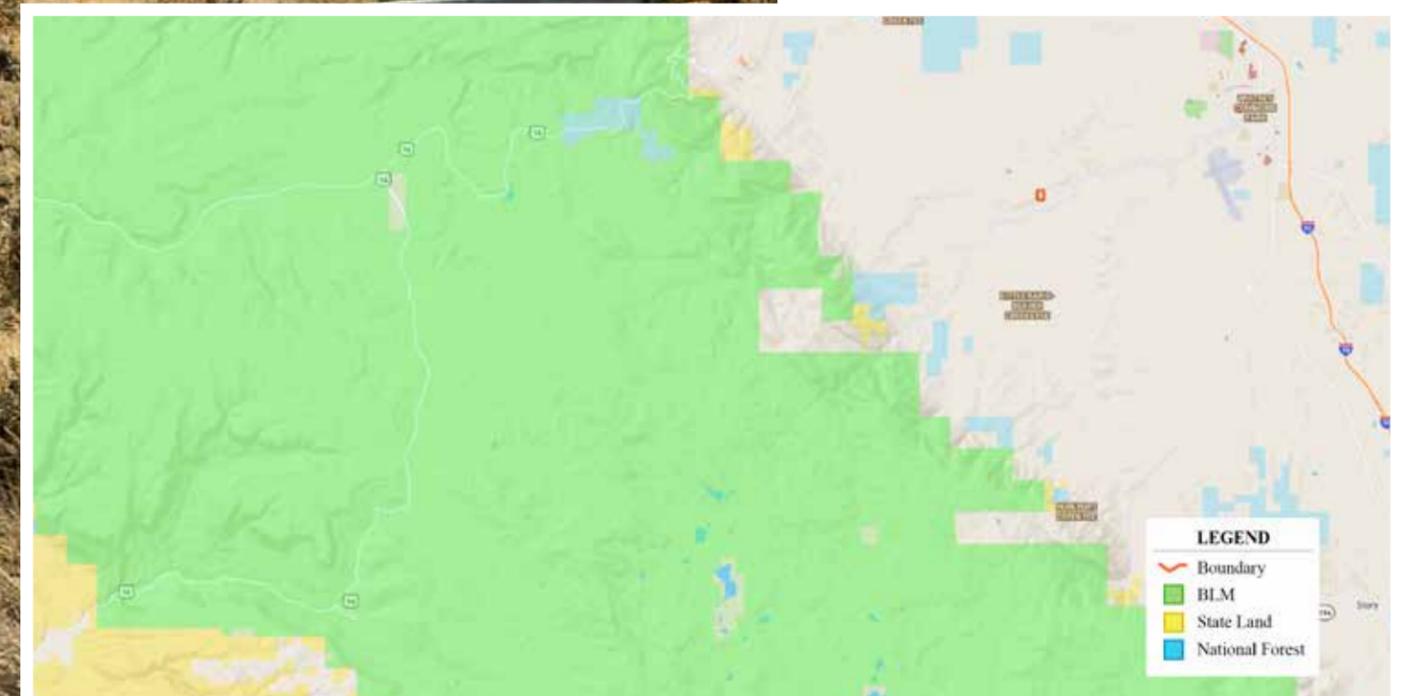


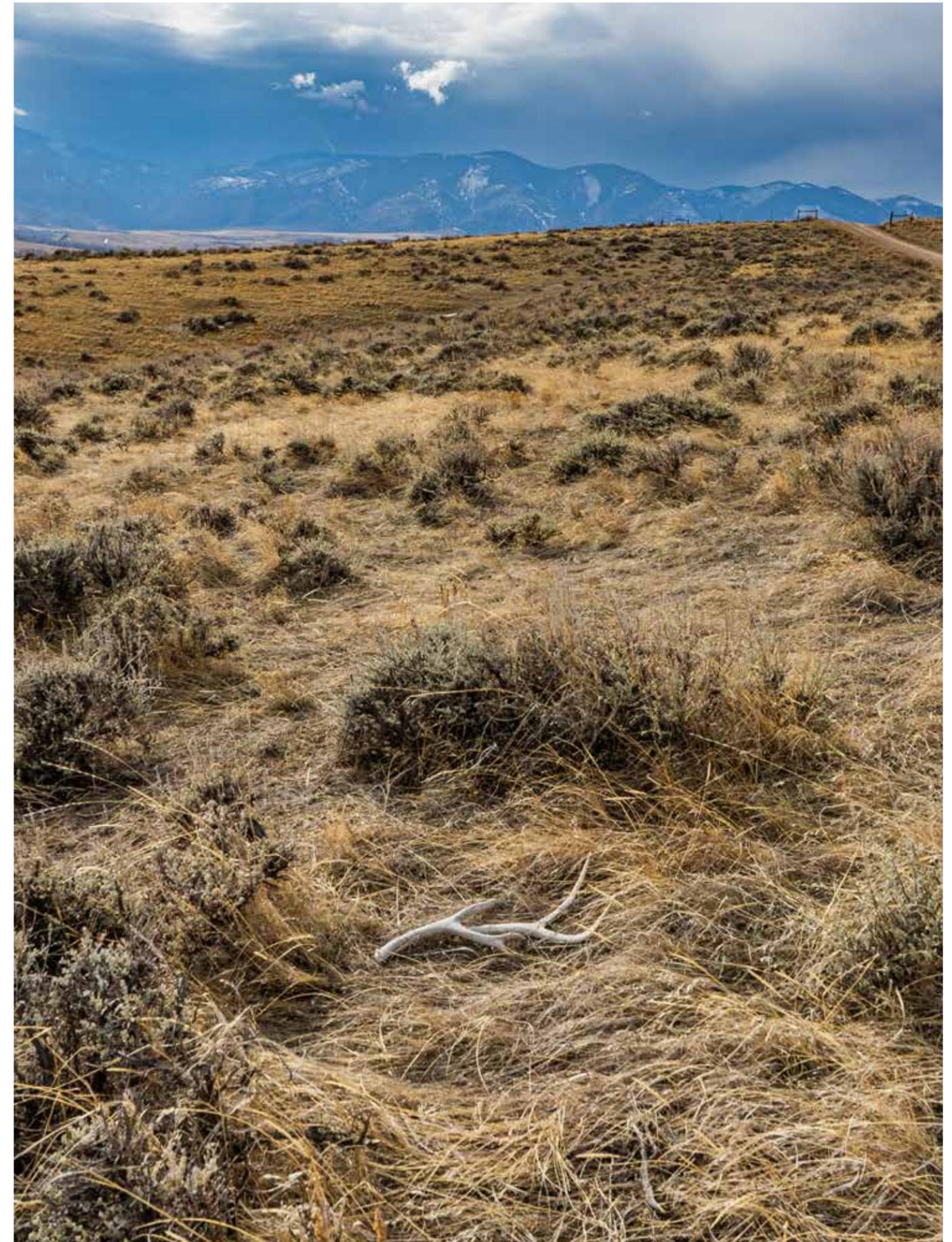
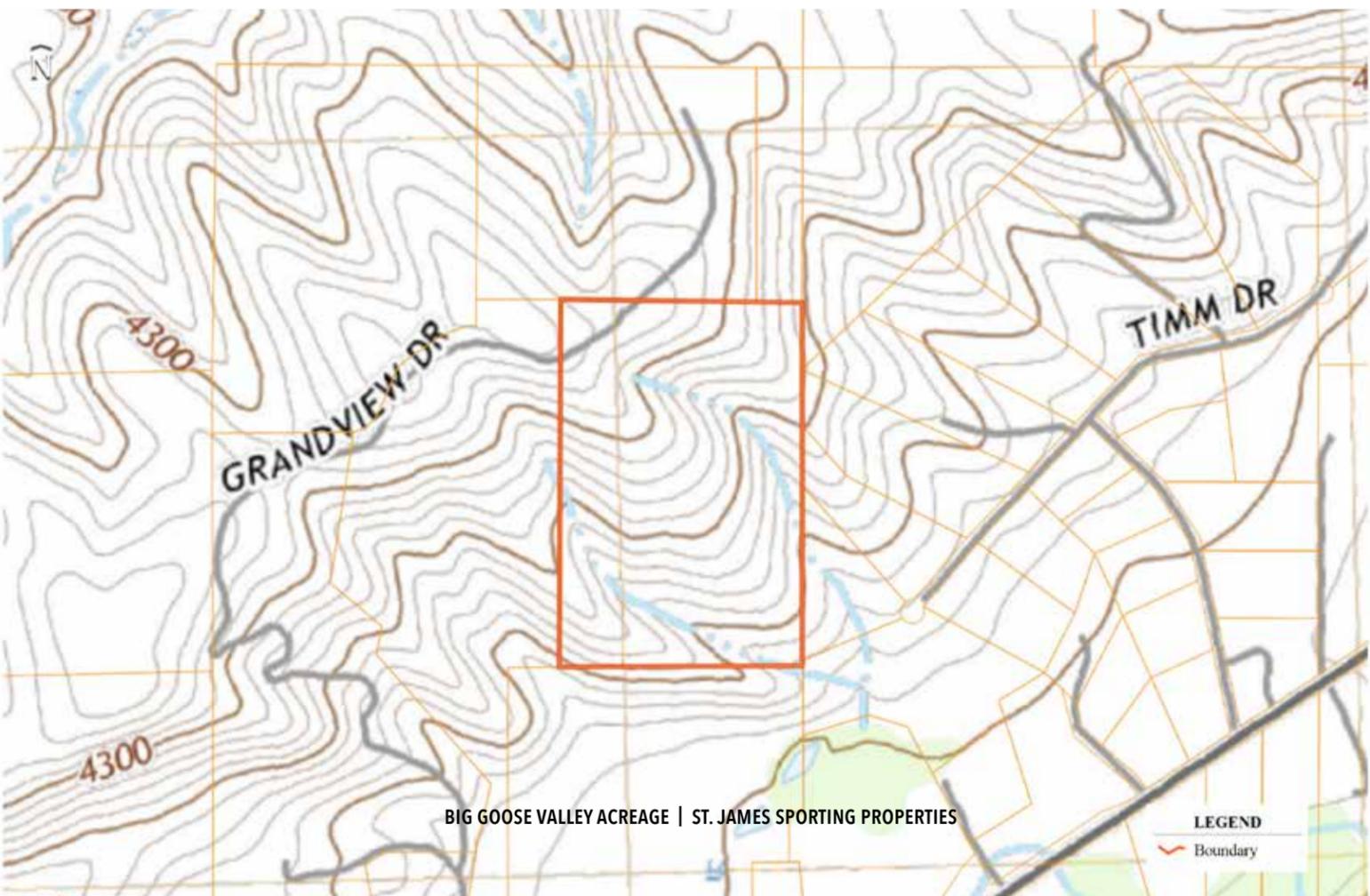
HUNTING

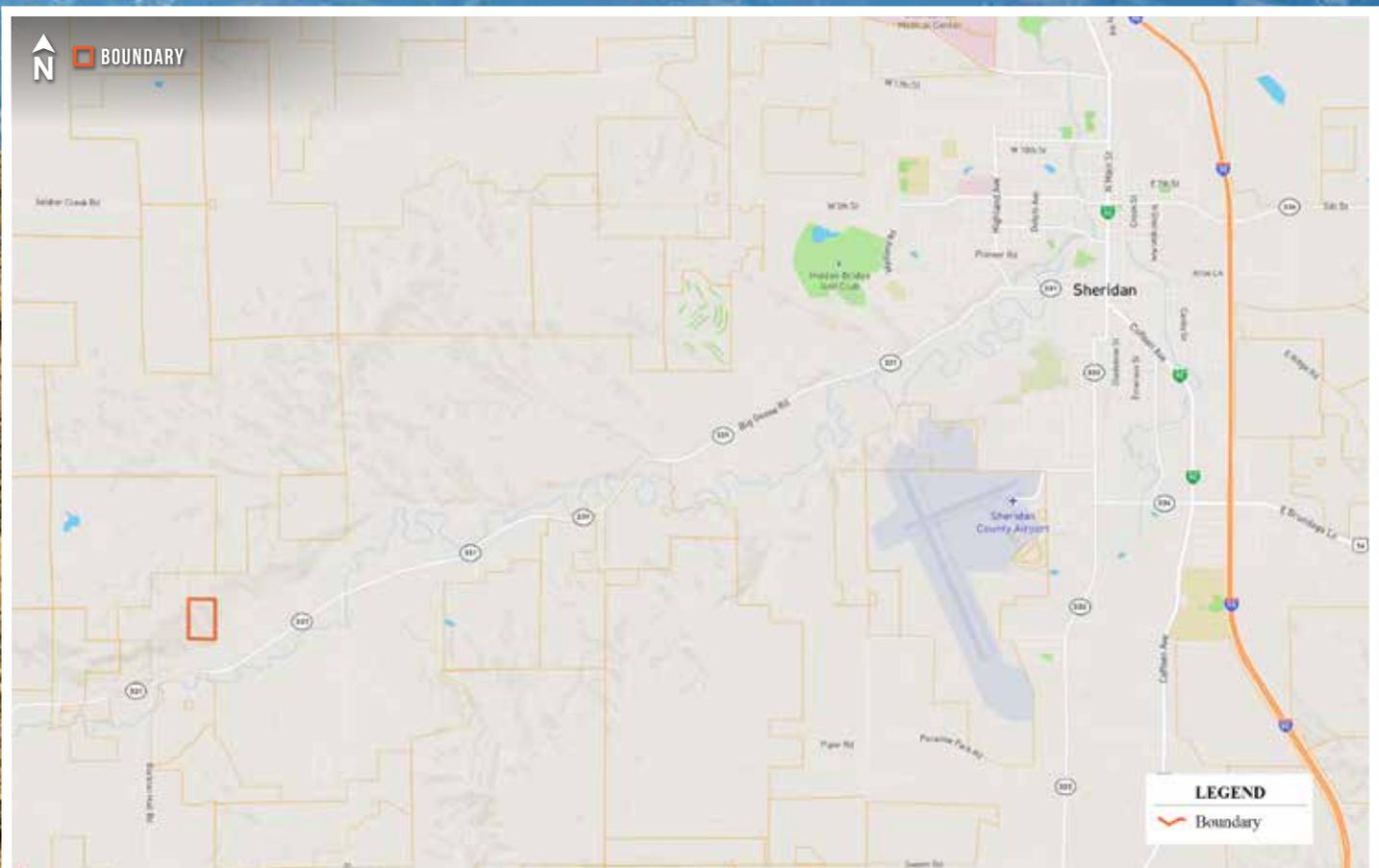
- Sheridan County and the surrounding Bighorn National Forest provide some of the best big-game hunting in Wyoming.
- Big Game: Elk, mule deer, whitetail deer, and pronghorn antelope are abundant in the region. Black bears and mountain lions also inhabit the area. The hunting units in and around Sheridan consist of General and Limited Draw units for Elk, Deer, and Pronghorn.
- Unlike other parts of Wyoming, the Bighorn Mountains do not have grizzly bears. Wolves are classified as predatory animals and can be harvested year-round without a license.
- Upland Birds & Waterfowl: The region is known for its exceptional pheasant, sharp-tailed grouse, Hungarian partridge, and turkey hunting. Nearby wetlands and reservoirs attract a variety of ducks and geese.
- Access & Seasons: Wyoming Game & Fish Department manages hunting seasons and regulations, with public land and private ranches offering access through programs like Walk-In Hunting Areas and outfitted guided hunts. One such area is just a stone's throw away from this 40-acre parcel to the North.

FISHING

- The area offers year-round fishing with diverse angling opportunities.
- Rivers & Streams: The Tongue River (North and South forks) is a favorite for trout fishing, with brown, rainbow, and cutthroat trout. Rock Creek and Clear Creek also offer excellent fly fishing.
- Lakes & Reservoirs: Nearby lakes like Lake DeSmet hold trophy-sized trout and walleye. The Bighorn Mountains themselves are home to countless lakes that offer world-class fishing for various species of trout, including brook, rainbow, tiger, and golden trout.
- Ice Fishing: Popular on Lake DeSmet during winter months.







LOCALE

- Sheridan offers a high quality of life, stunning landscapes, and a strong community. It's an excellent place for outdoor lovers, ranchers, investors, and those seeking a quieter Western lifestyle—while still having access to good schools, healthcare, and modern amenities. Sheridan's economy is driven by ranching, energy, tourism, and healthcare. It also has a strong arts and culture scene, with the WYO Theater, Ucross Foundation, and Brinton Museum showcasing local and regional talent. When it comes to "retail therapy" Sheridan boasts an impressive mix of boutique shops, Western stores, breweries, and restaurants. Lastly, Wyoming's tax benefits (no state income tax, low property taxes) make it an excellent place for land investment.
- Sheridan, Wyoming, is a historic Western town nestled in the foothills of the Bighorn Mountains. It's known for its small-town charm, outdoor recreation, ranching heritage, and thriving arts scene. With a population of around 18,000, Sheridan offers a blend of Old West culture and modern conveniences, making it one of Wyoming's most desirable places to live, visit, and invest in land.

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