

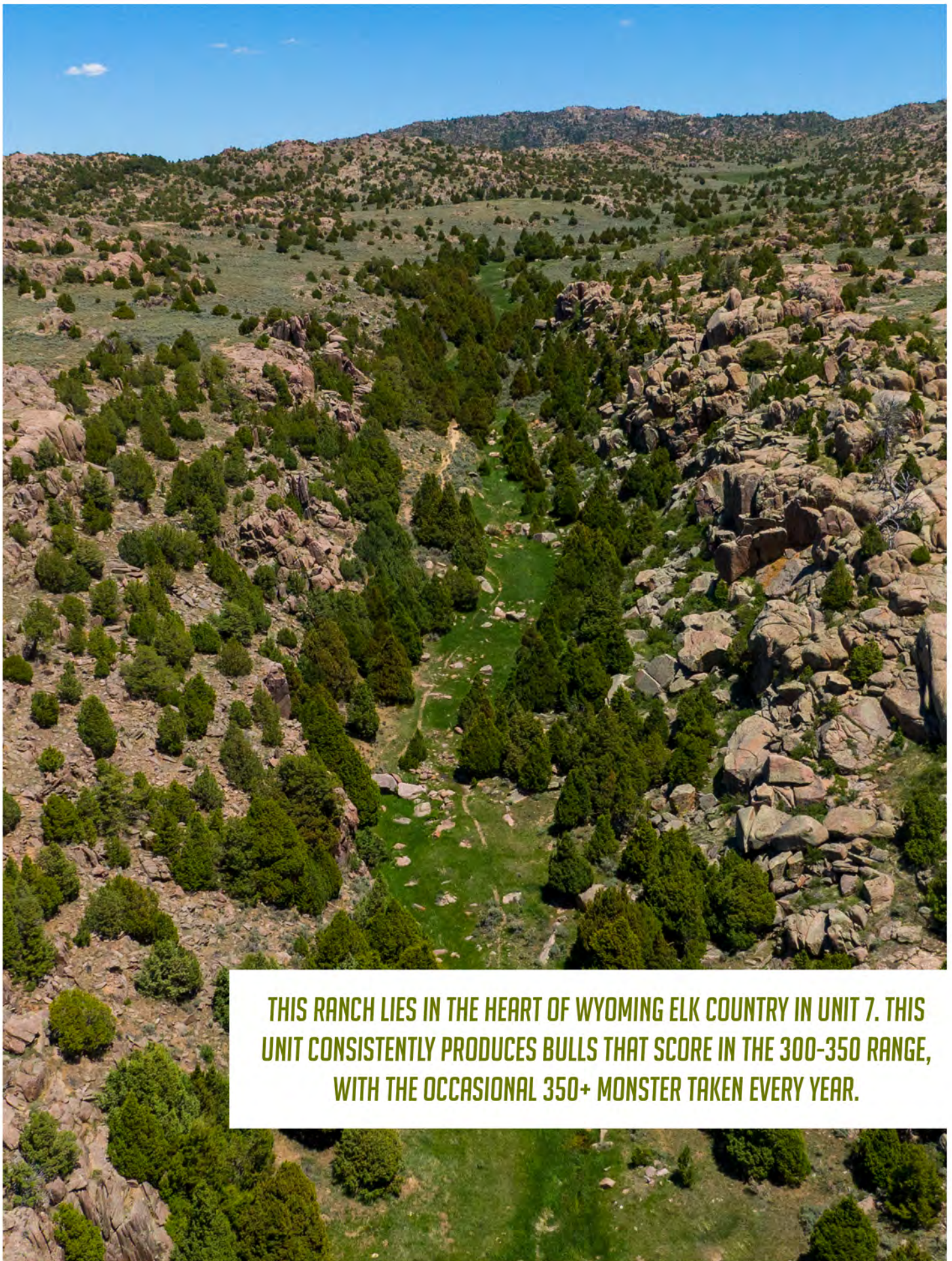
# N. LARAMIE RIVER RANCH

5,733± ACRES | GARRETT, WYOMING

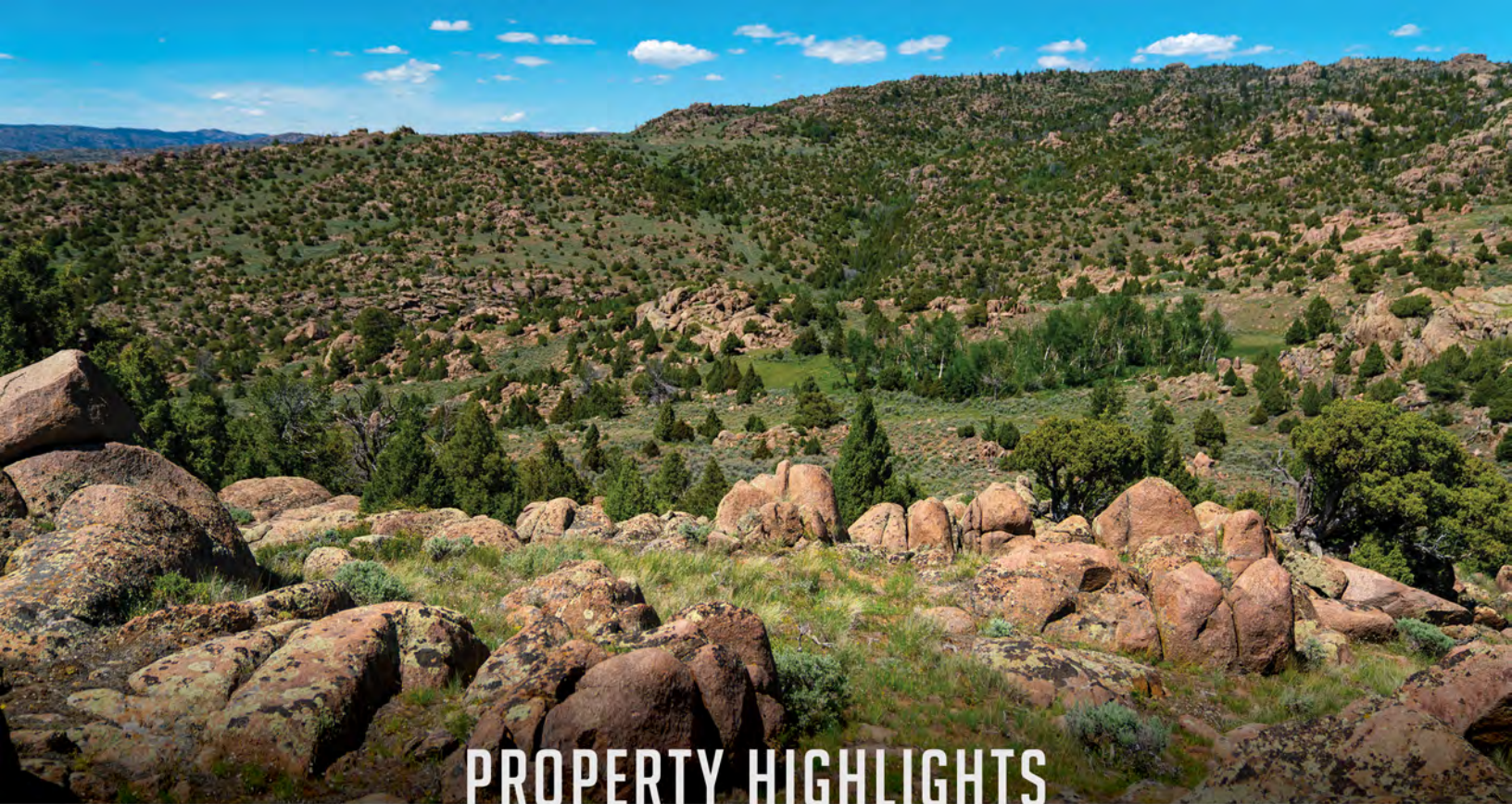
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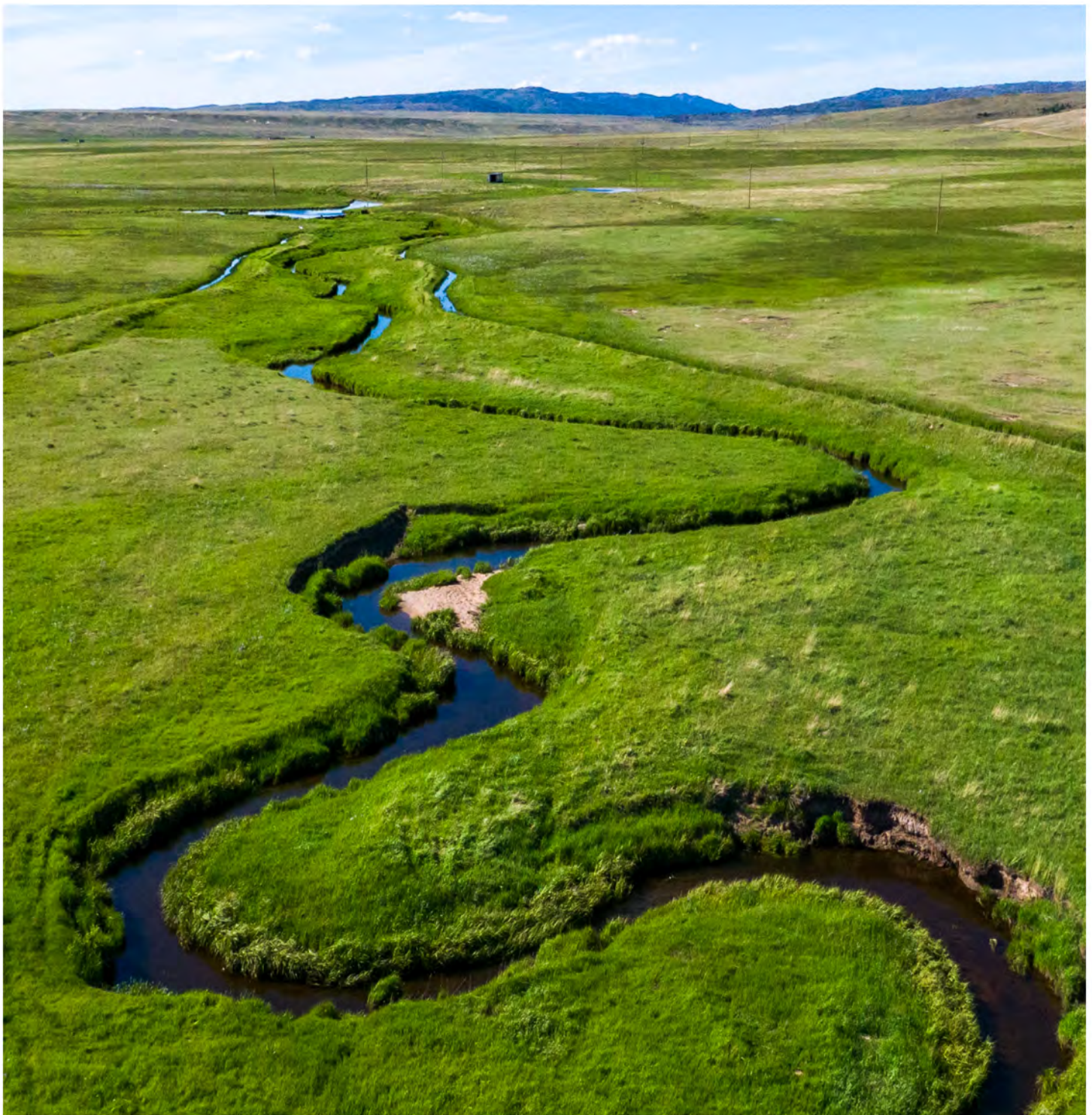
**THIS RANCH LIES IN THE HEART OF WYOMING ELK COUNTRY IN UNIT 7. THIS UNIT CONSISTENTLY PRODUCES BULLS THAT SCORE IN THE 300-350 RANGE, WITH THE OCCASIONAL 350+ MONSTER TAKEN EVERY YEAR.**



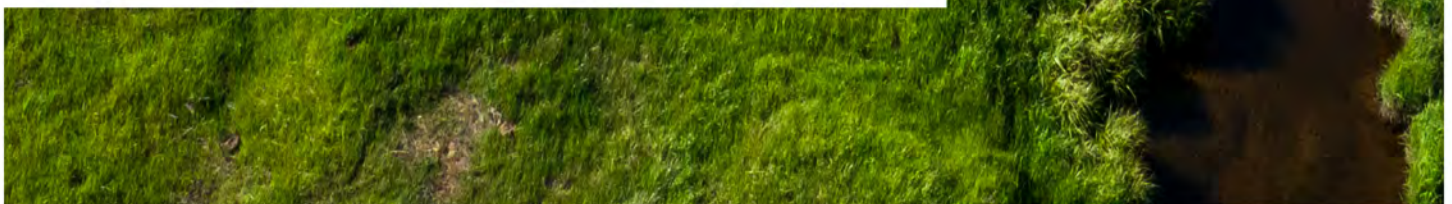
## PROPERTY HIGHLIGHTS

- 5,733± Deeded Acres
- 724± Irrigated Acres
- Springs, Reservoirs & Creeks
- 4,587± Additional Leased Acres
- Game Management Unit 7
- 4 Bedroom House
- 2± Miles of River
- Elk, Mule Deer & Antelope
- 4,000 sq.ft. Barn





**BETWEEN THE +/- 2 MILES OF RIVER, CREEKS, IRRIGATION  
DITCHES, NATURAL SPRINGS, AND STOCK TANKS, THE AMOUNT  
OF WATER ON THIS PROPERTY IS TRULY IMPRESSIVE.**





# N. LARAMIE RIVER RANCH

## 5,733± ACRES | GARRETT, WYOMING

Rarely do ranches with these many attributes come available, especially at this size and price! With +/-5,733 deeded acres, plus another +/-4,587 leased acres, this expansive ranch has everything every classic Wyoming Ranch should: Water Rights, Hay Production, Grazing Land, Trophy Big Game Hunting, +/- 2 miles of River, a 4 bedroom House, and a 4,000sqft Barn. This unique property has multiple income streams from Cattle, Hay Production to Hunting. Located just over an hour North of Laramie and West of Wheatland, this ranch has the privacy, views, and diverse land that makes Wyoming such a sought-after place to live! The ranch's elevation ranges from 7000 feet to 8100 feet and allows both big game and cattle to reside on the ranch year-round.

### HUNTING

This ranch lies in the heart of Wyoming Elk Country in Unit 7. This unit consistently produces bulls that score in the 300-350 range, with the occasional 350+ monster taken every year. The extensive water, good cover, plentiful grass, and limited pressure, ensures that wild game never strays too far off the property. In addition to trophy Elk hunting, this ranch is home to excellent Mule Deer and Antelope hunting. Bird hunters will also have the opportunity to chase ducks, geese, grouse, and doves on the ranch. Currently, the ranch collects approximately \$16,500 per year from hunters willing to pay and hunt the ranch and surrounding public land. Should one of the regular hunters draw a bull tag, they pay an added fee of \$2,500 to try and harvest one of these trophy bulls. The ranch qualifies for 2 elk, deer, and antelope permits. Bear and lion are over the counter and units are open until the quota is met. WY does have a spring bear season!

### WATER

If there is one thing that makes this ranch stand out above its neighbors, it's the abundance of water! Between the +/- 2 miles of river, multiple creeks, irrigation ditches, natural springs, and stock tanks, the amount of water on this property is truly impressive. The owners invested a significant amount of time and money in order to perfect senior irrigation water rights. There are 10.35 CFS which are permitted to flood irrigate 724 acres. There is an additional 1 CFS which may be used unconditionally. On drought years when the N. Laramie River falls below annual averages, the Seller is able to utilize their 40% shares in Toltec Res. which equate to 1,577 Acre Ft!

## AGRICULTURE

The ranch currently has a grazing and haying lease which generates \$50,000 of income annually. This diverse ranch provides a great mix of high country summer pastures, irrigated bottom ground, and A 7-mile gravity-fed water line served by a well and a 30,000-gallon holding tank provides adequate water for stock. In addition, there are several natural (seasonal) springs, reservoirs, and creeks. The ranch is divided into seven pastures including hay meadows. A 7-mile gravity-fed water line served by a well and a 30,000-gallon holding tank provides adequate water for stock. In addition, there are several natural (seasonal) springs, reservoirs, and creeks. The estimated carrying capacity of the ranch is between 250-300 Animal Units. The ranch is well fenced with 4-5 strand barbed wire fence and cross fenced into seven different pastures. Seller states that hay production is between 1 - 1.25 tons per acre (without fertilizer). Leased acres are as follows, 4,587 acres of BLM and 360 acres of private land.

## IMPROVEMENTS



The main ranch home spans over 2,560 square feet and includes 4 bedrooms and 3 baths. This log home is efficiently heated with forced air (propane) as well as a robust wood fireplace. Vaulted ceilings and a large loft make this the perfect ranch managers home, hunters cabin, or single-family residence. In addition to the home, there is a functional set of corrals as well as a +/- 4,000 square foot shop/barn with a concrete floor. This is the perfect place to store equipment, tools, ATV's, tack, and any other big boy toys you see fit.

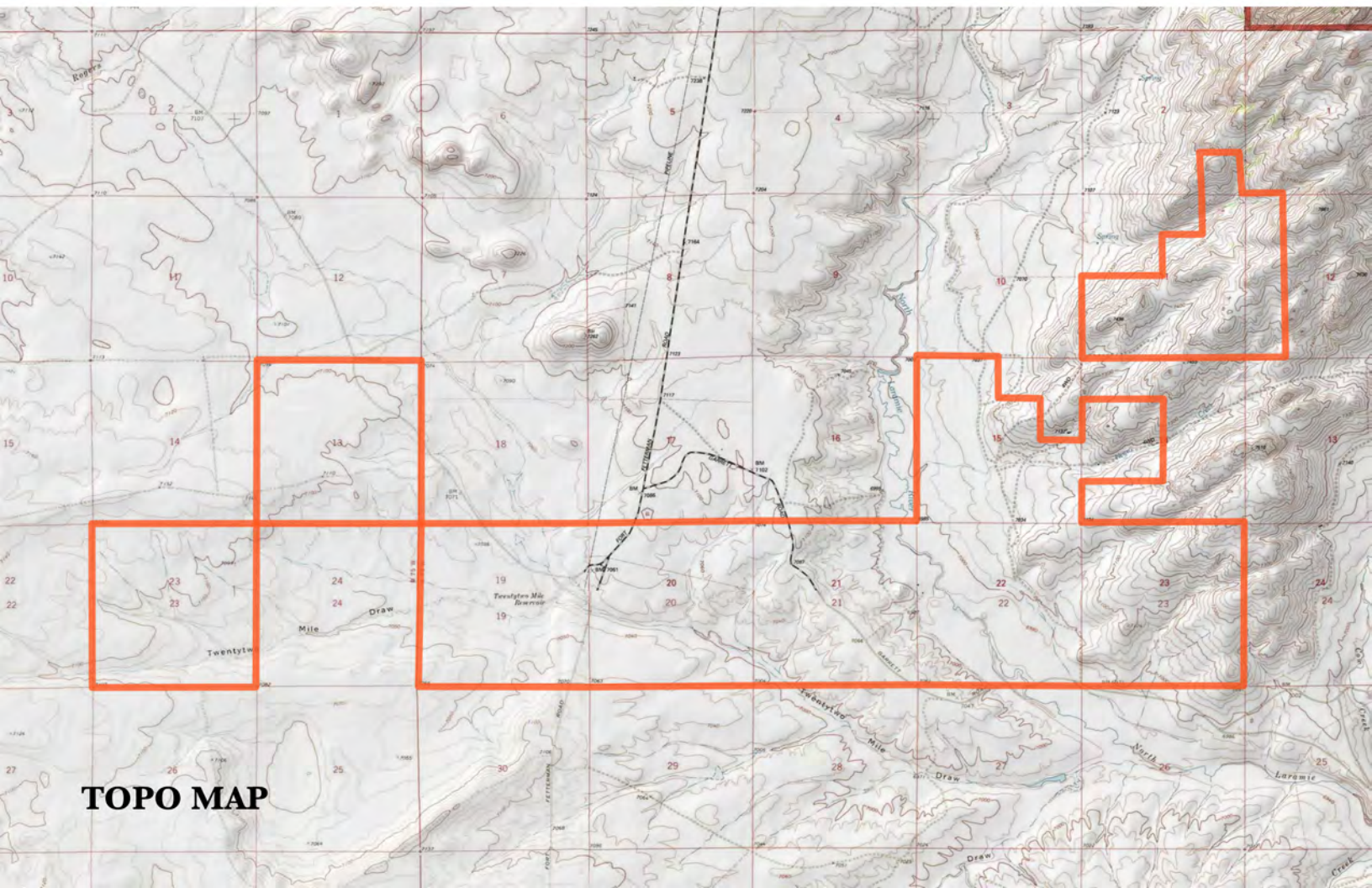
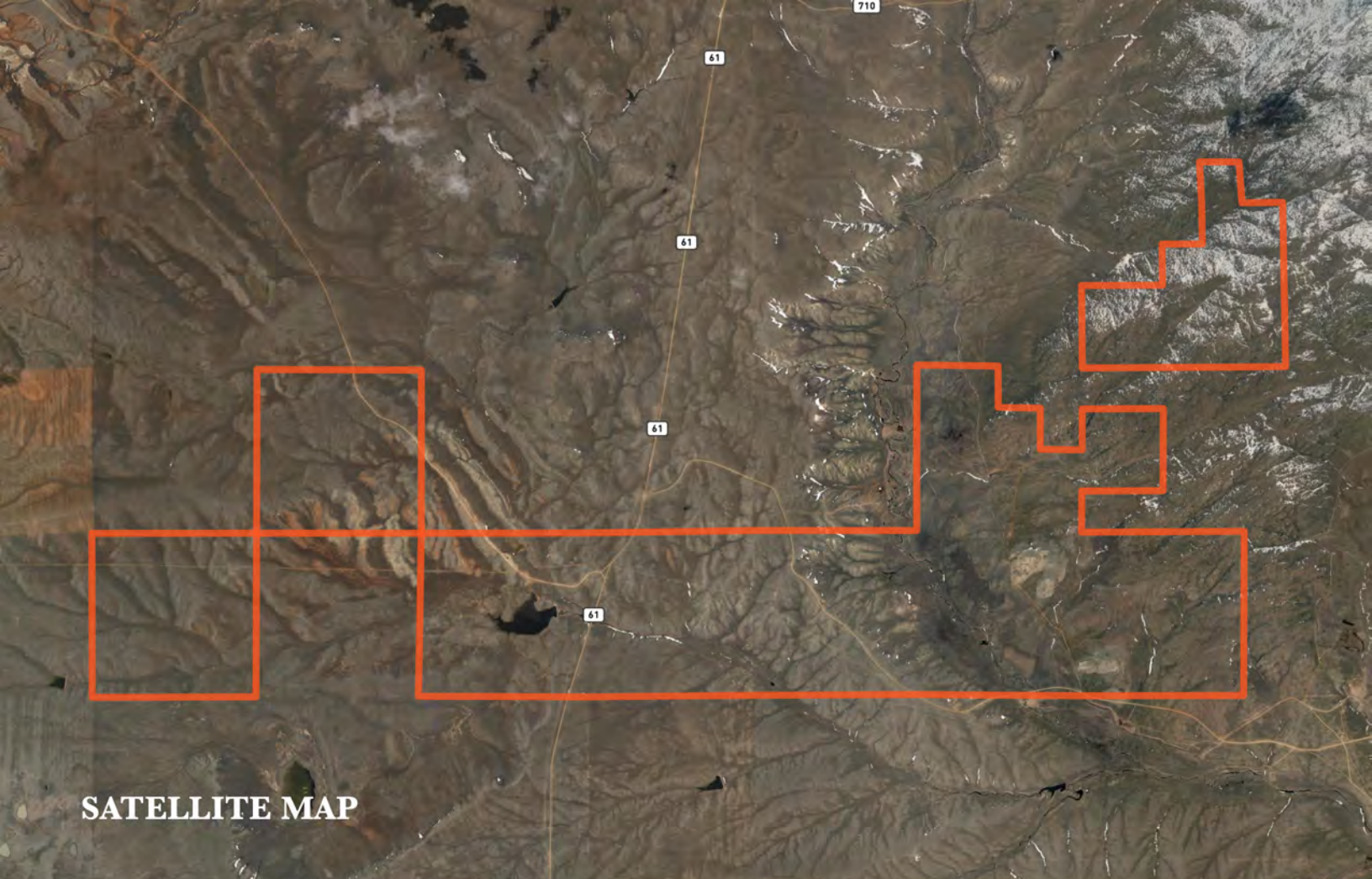
## SUMMARY

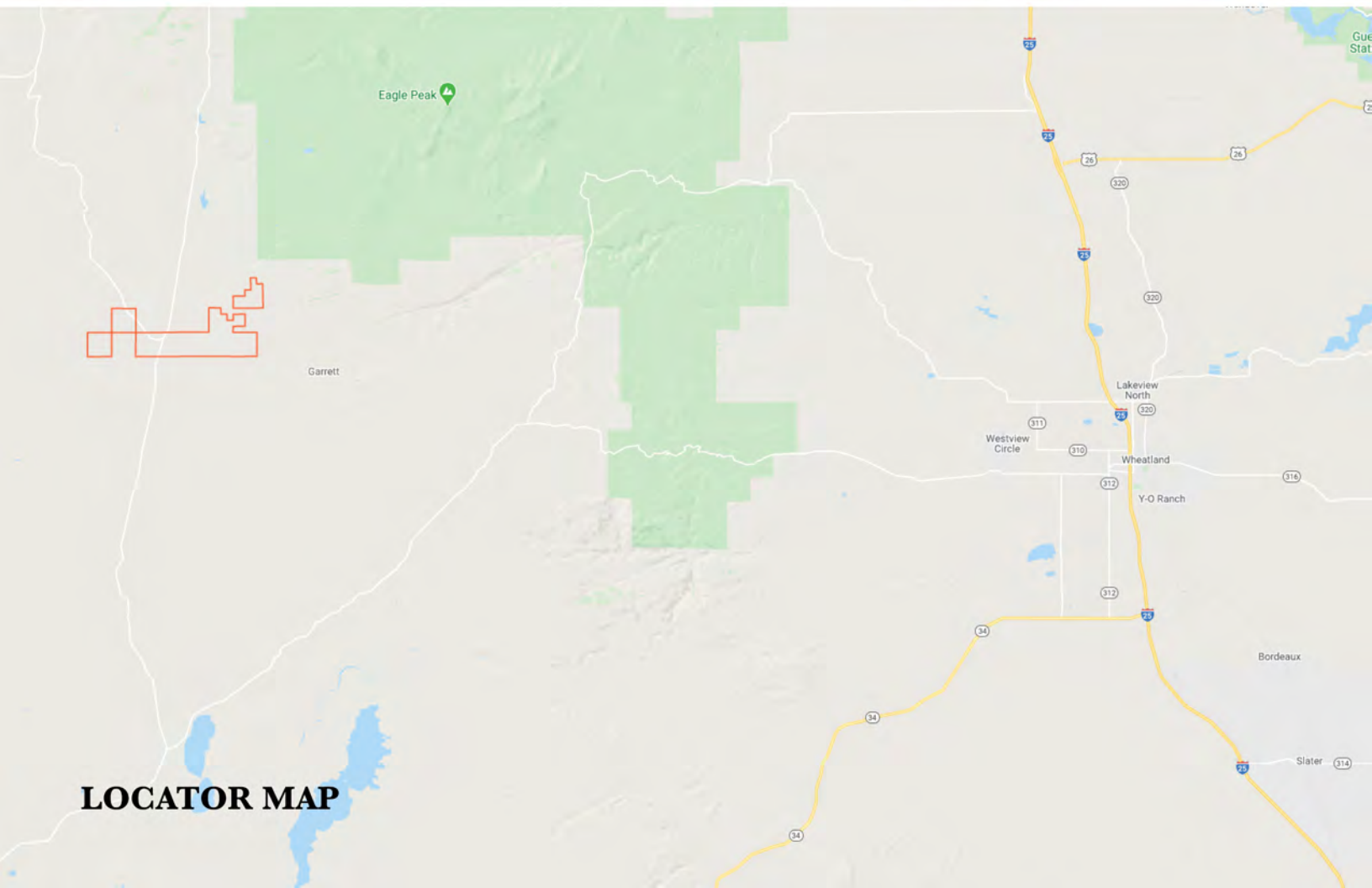
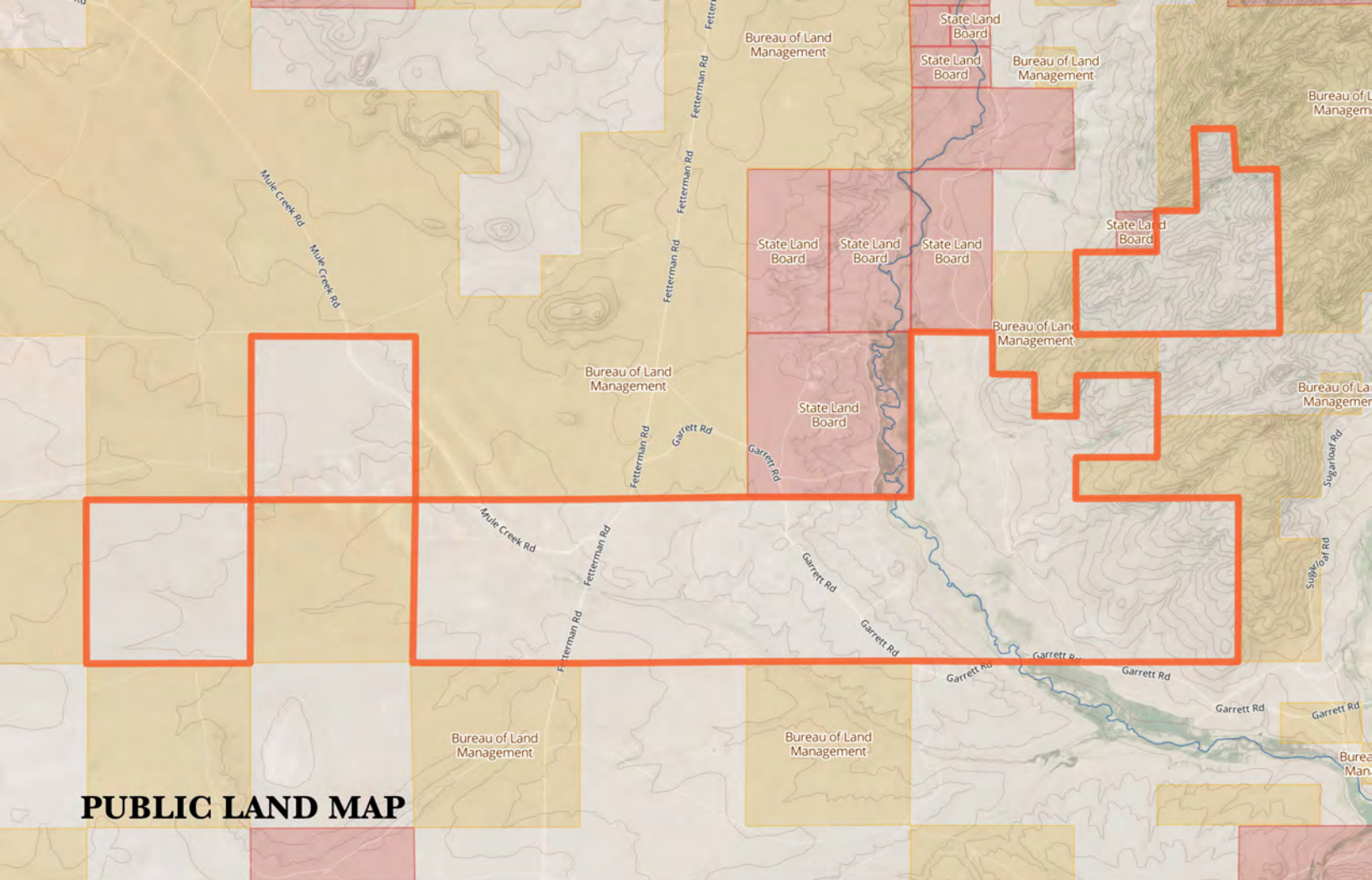
The North Laramie River Ranch truly is one of a kind! Few ranches can claim the unique combination of various income streams, water rights, trophy big game hunting, and production ground.













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