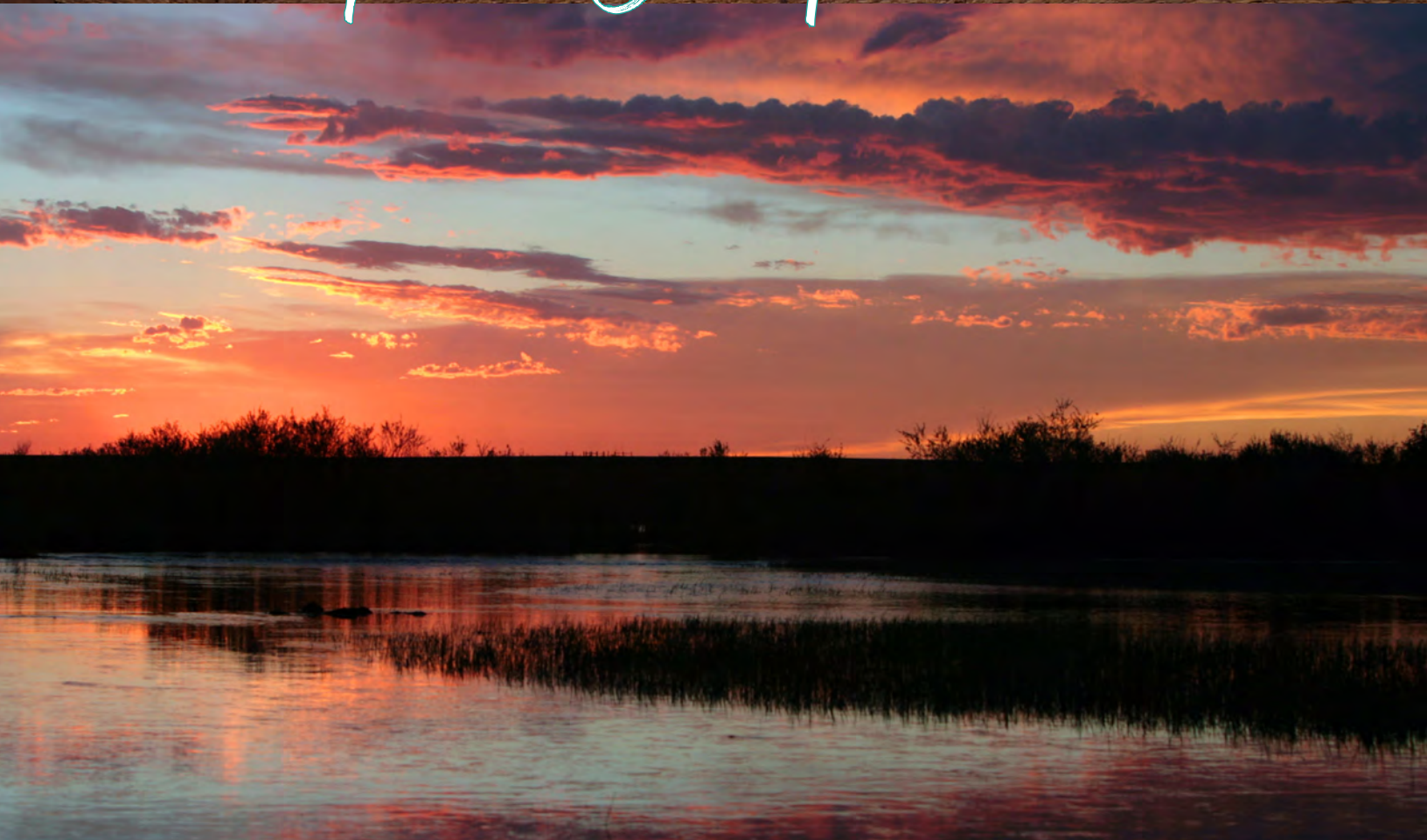


SOUTHEAST WYOMING

Three Bar Ranch



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE 1,383.2± | OFFERED AT \$2,500,000
RANCHANDRECREATION.COM

THE RANCH

The Three Bar Ranch was established in 1933 and is being offered to the public for the first time in 91 years. The ranch encompasses a total of 1,383.2± deeded acres offering endless possibilities for exploration and adventure. Located just 14.5 miles northwest of Laramie, Wyoming, the ranch offers convenience of proximity to town while offering the seclusion and peace that only a ranch in Wyoming can offer. Enjoy fly fishing and other recreational opportunities along nearly three miles of the Little Laramie River and Brown Creek, indulge in waterfowl hunting, and utilize the lush meadows for hay production. The ranch has traditionally run 250 cows September through May and produced 600 tons of hay. The blend of high plains pasture paired with the low laying areas and irrigated ground add to the flexibility of any operation.

Abundant wildlife and native flowers adorn the land, providing glimpses of Wyoming's natural wonders, including pronghorn, deer, waterfowl, beavers, muskrats, and other native creatures thriving within the willow habitats.

Two Rivers Road intersects the north end of the ranch, offering year-round access via county road. This ranch does not have any buildings but offers multiple building sites to build your dream home or lodge. Access to power can be found along Two Rivers Road.

This is a once-in-a-lifetime opportunity to own a pristine stretch of the Little Laramie River just minutes from town. Whether you're seeking a private retreat, a thriving ranching operation, or a captivating piece of history, this remarkable property offers it all. Don't miss your chance to immerse yourself in the breathtaking beauty and unmatched tranquility of this extraordinary ranch.

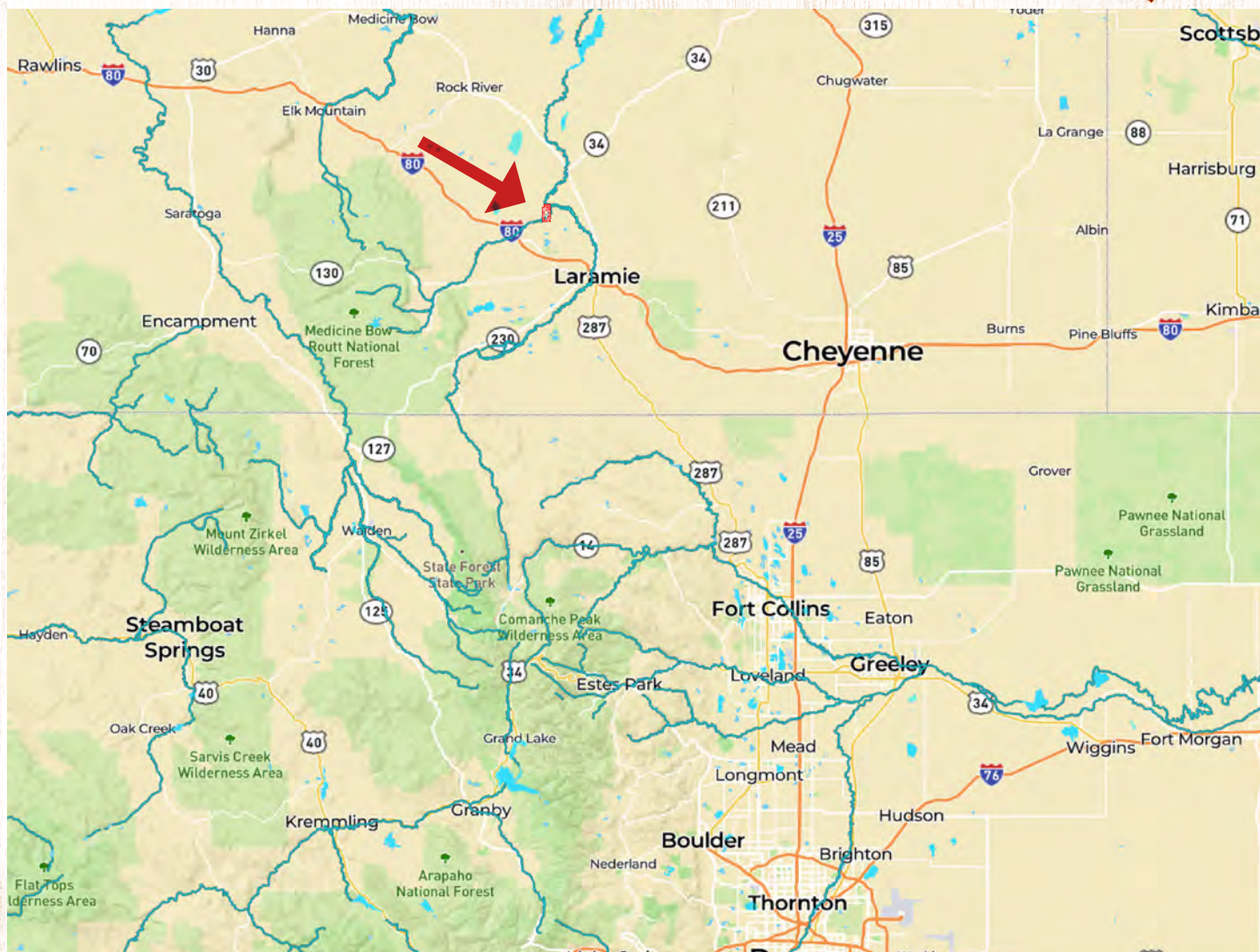


PRICE

\$2,500,000 (TWO MILLION AND FIVE HUNDRED THOUSAND DOLLARS)

1031 EXCHANGE @: This contract contemplates an exchange of real property under 1031 of the IRS Code. All parties are hereby advised and have been advised to seek competent legal, accounting, and such other advice as they in their own discretion determine to be advisable. Brokers and salespeople do not and have not offered any legal, tax, or accounting advice with regard to this or any other transaction.

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LOCATION

From Laramie: On North 3rd Street go 6.9 miles north. Turn left (west) on Two Rivers Road (CR 51), go 8.1mi to the NE Corner of the property. The ranch is located minutes from Laramie Regional Airport which offers daily flights to Denver International Airport (DIA).

Laramie, WY	14mi	Rawlins, WY	117mi
Cheyenne, WY	68mi	Casper, WY	149mi
Saratoga, WY	94mi	Denver, CO	149mi

CLIMATE & ELEVATION

Laramie, Wyoming, experiences a semi-arid climate with cold, snowy winters and mild summers. Situated at an elevation of approximately 7,200 feet, Laramie enjoys a crisp and dry climate throughout the year. Winter temperatures range from the teens to the 30s (Fahrenheit), while summers are generally pleasant with temperatures averaging in the 70s and 80s. The region receives an average of 55 inches of snowfall annually and 11.43 inches of rainfall. Elevation on the ranch ranges from a low of 7,075' above sea level to 7,130'.

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COMMUNITY & AMENITIES

Laramie, Wyoming is a vibrant city nestled in the heart of nature, offering a wide range of recreational opportunities for outdoor enthusiasts. With its stunning landscapes, diverse wildlife, and abundant outdoor spaces, Laramie is a haven for those seeking adventure and exploration.

Laramie is surrounded by several mountain ranges, including the Snowy Range, where you can discover picturesque trails winding through alpine meadows, dense forests, and stunning peaks. Whether you're an experienced hiker or a novice adventurer, there are trails suitable for all skill levels, providing breathtaking views and opportunities to connect with nature. Laramie is a haven for all types of outdoor activities including: skiing, fishing, hiking, backpacking, ATV riding, hunting, and snowmobiling.

In addition to these outdoor activities, Laramie offers a rich cultural and historical experience. Visit the Wyoming Territorial Prison State Historic Site to explore the history of the Old West, or immerse yourself in the vibrant arts scene at local galleries and theaters. Laramie also hosts numerous festivals, events, and fairs throughout the year, showcasing the region's unique heritage and lively community spirit.

Laramie is home to the University of Wyoming. UW is a renowned institution that offers a diverse range of educational opportunities. Founded in 1886, it stands as the state's only four-year university and has a rich history of academic excellence and innovation. With a picturesque campus nestled in the foothills of the Rocky Mountains, the university provides a unique learning environment. It offers a wide array of undergraduate and graduate programs across various disciplines, including arts and sciences, engineering, business, education, and agriculture. The university is committed to fostering intellectual growth, research, and community engagement, providing students with a supportive and enriching educational experience.



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THE LAND

Deeded Acreage	1,383.2± AC
Total Acreage	1,383.2 ± AC

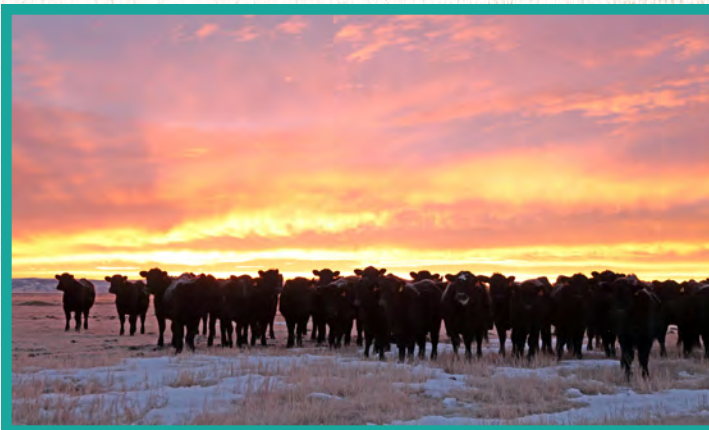
**Acreage counts are believed to be accurate but have not been verified by a professional survey. All acreage counts were obtained from the County Assessors website. The property is being sold by legal description and the acreage amount stated for the property is approximate. Buyers are welcome to have a survey of the property at their expense as part of their due diligence process.*

CARRYING CAPACITY

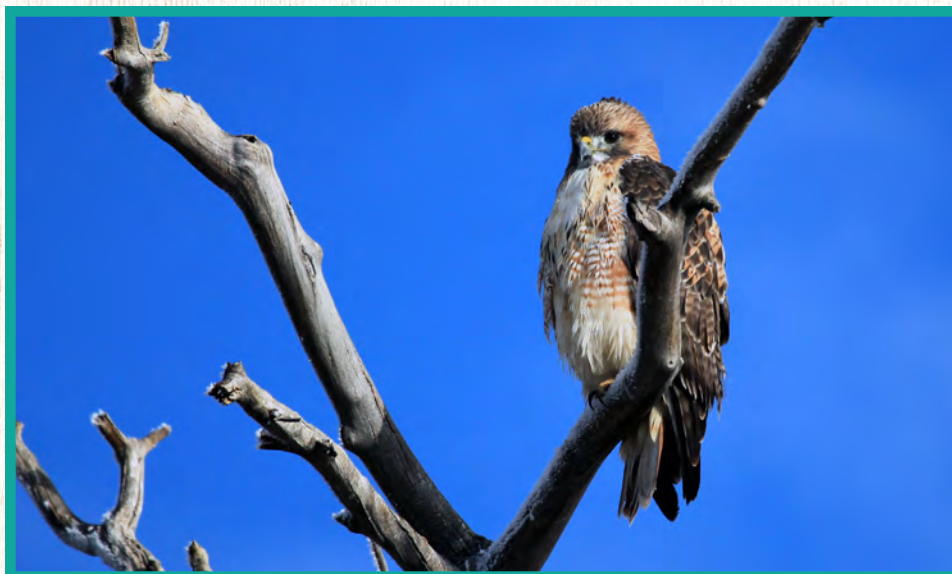
Owner rated at 80 cow/calf pairs year around. However, the Sellers have traditionally used the ranch for wintering cows and producing hay. Most years, the Ranch has carried 250 cows from September to May and then they went to summer range. On wetter years the ranch has had a much higher carrying capacity.

The Ranch has averaged 600 tons of hay produced on an annual basis, providing feed for the ranch cows and leaving hay to sell as a cash crop.

Carrying capacity and crop yields can vary due to weather conditions and management practices. Potential buyers are advised to consult their experts to make their own analysis.



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HUNTING & RECREATION

This property has not been developed for hunting or recreation purposes as the family has utilized the land solely for agricultural purposes, which leaves room for endless potential. The ranch is home to Deer, Antelope, Geese, Ducks, Upland Birds, and Trout. Fish habitat and numbers could be augmented on the ranch, making it an ideal sporting property.

Laramie, Wyoming, offers abundant opportunities for hunting and fishing enthusiasts to indulge in their passions amidst the stunning natural beauty of the region. The area is renowned for its diverse wildlife and pristine waterways, making it a paradise for outdoor enthusiasts. Hunting in Laramie presents a thrilling experience, with opportunities to pursue game such as pronghorn, mule deer, elk, and waterfowl. The vast expanses of public lands, including national forests and state game areas, provide ample hunting grounds for both beginners and seasoned hunters. Whether you prefer stalking through rugged terrain or setting up in a blind near a water source, Laramie offers varied hunting landscapes to challenge and reward hunters of all skill levels.

For fishing enthusiasts, Laramie is a haven with its numerous lakes, rivers, and streams. The Laramie River, in particular, is renowned for its pristine waters and excellent fishing conditions. Anglers can cast their lines into the river's depths, hoping to hook various trout species, including rainbow, brown, and cutthroat trout. Additionally, nearby lakes such as Lake Hattie and Lake Owen provide opportunities for boating and fishing for a variety of fish species. The region's scenic beauty adds to the allure of fishing in Laramie, making it a peaceful and rejuvenating experience for anglers of all ages.

Outdoor enthusiasts can explore the vast landscapes of the nearby Medicine Bow National Forest, which offers opportunities for hiking, camping, fishing, and wildlife viewing. Laramie is also a gateway to the Snowy Range Mountains, where outdoor enthusiasts can enjoy activities such as hiking, mountain biking, and skiing during the winter months. With its abundance of public lands and natural beauty, Laramie provides an outdoor playground for individuals seeking adventure, tranquility, and a chance to connect with nature.

Whether you're drawn to the thrill of the hunt or the tranquility of fishing, Laramie, Wyoming is a paradise for outdoor enthusiasts. With its diverse wildlife, vast public lands, and pristine waterways, this area provides an unforgettable experience for hunters and anglers alike. Discover the thrill of the chase and the serenity of casting a line in Laramie's stunning natural surroundings.



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WATER

Wildlife, views, and most importantly water are all plentiful on the ranch. The 3 Bar Ranch has just under three miles of the Little Laramie River winding through the property, which provides not only habitat for fish and wildlife but a year-round source of water for grazing and hay production. The ranch has 320± acres of water rights – 160 acres have a Priority Date of 1881 and 160 acres have a Priority Date of 1887. Much of the south portion of the ranch has irrigated and sub-irrigated pastures and meadows that currently provide winter grazing and hay production.

Any and all permitted and adjudicated water rights associated with the property, which the Sellers own, shall be transferred to the Buyer upon a fully funded closing.

FENCES & BOUNDARY

The fences are in good/usable repair for a cow-calf operation with a mix of wood and metal posts with a range of three- and four-strand barbed wire.

The seller and buyer acknowledge that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties regarding location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations regarding specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist.

MINERAL RIGHTS

Currently there are no energy developments on the ranch, however the surrounding areas are known for their significant contributions to energy and mineral production. The area also boasts significant oil and natural gas reserves, attracting exploration and production activities. Additionally, minerals such as uranium, bentonite, and trona are extracted from the region, supporting both local and national industries. The energy and mineral production around Laramie contributes to the economic prosperity of the region while highlighting its importance in the nation's energy and resource landscape.

Any and all mineral rights that the Sellers own shall convey upon a fully funded closing.

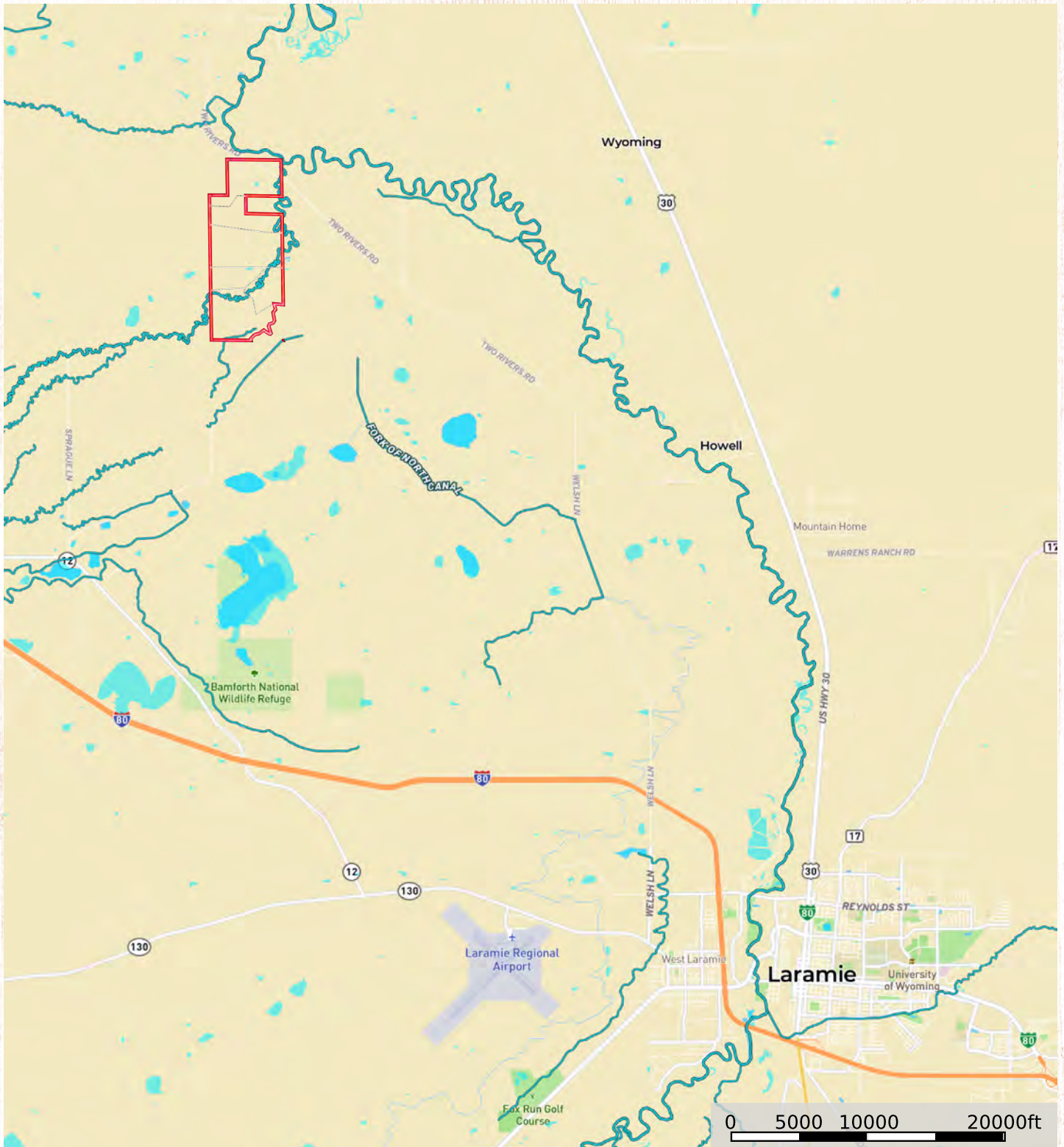


CONDITIONS OF SALE

All offers shall be in writing and accompanied by an Earnest money deposit and proof of funds and/or financing sufficient to complete the transaction. All earnest money deposits shall be deposited in the Listing Broker's trust account. The Seller agrees to provide and pay for an Owners title insurance policy in full satisfaction of the purchase price. Both buyers and seller shall be responsible for their own attorney fees.

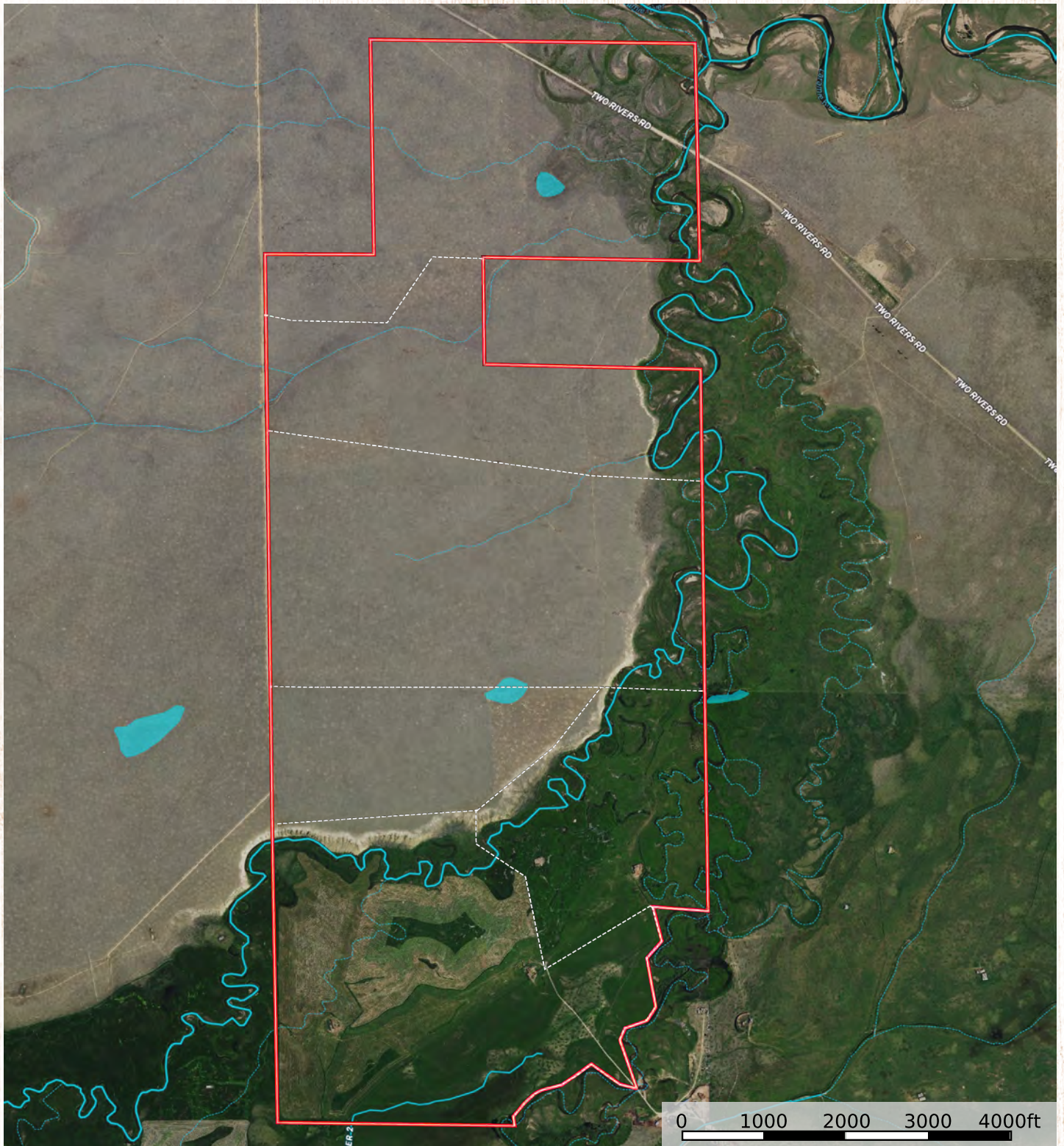
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LOCATION OVERVIEW



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PROPERTY DETAIL



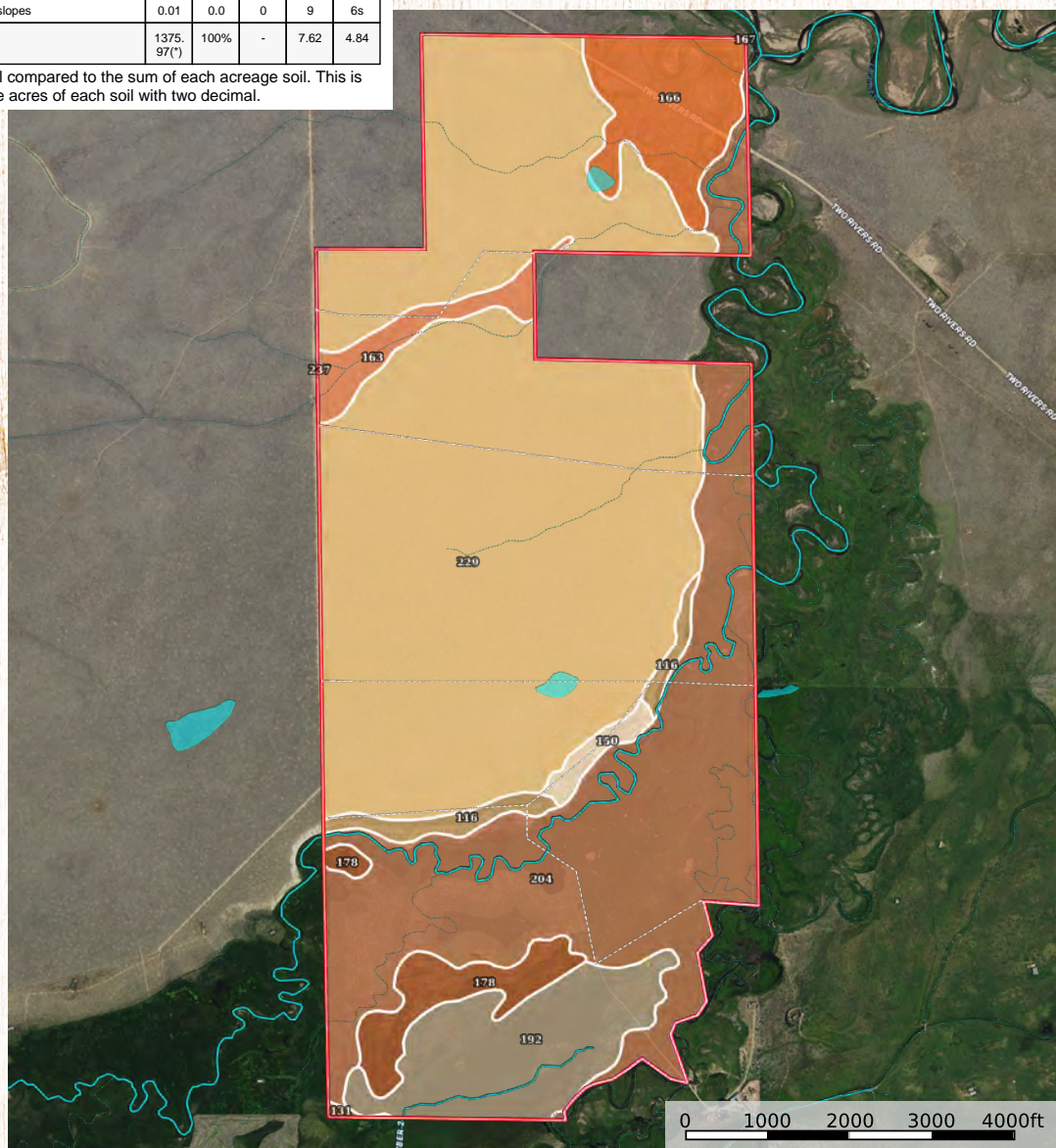
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Boundary 1375.97 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
229	Stunner-Borrollic Camborthids complex, 2 to 5 percent slopes	730.1	53.06	0	7	4e
204	Redrob, frequently flooded-Redrob loams, 0 to 3 percent slopes	370.1 7	26.9	0	9	6w
192	Pahlow gravelly sandy loam, 0 to 3 percent slopes	103.0 7	7.49	0	7	6s
166	Glendive-Redrob-Grenoble complex, 0 to 3 percent slopes	70.65	5.13	0	10	4w
178	Kiltabar-Tismid complex, 0 to 3 percent slopes	41.9	3.05	0	4	7s
163	Forelle loam, 0 to 6 percent slopes	27.05	1.97	0	14	4e
116	Blazon-Delphill complex, 20 to 45 percent slopes	21.33	1.55	0	1	7e
150	Delphill-Blazon complex, 3 to 20 percent slopes	10.28	0.75	0	4	6e
131	Calciborolls, 0 to 3 percent slopes	1.29	0.09	0	-	4e
237	Tisworth-Gerdum family complex, 0 to 6 percent slopes	0.12	0.01	0	6	6s
167	Grenoble-Gerrard complex, 0 to 3 percent slopes	0.01	0.0	0	9	6s
TOTALS		1375. 97(*)	100%	-	7.62	4.84

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

SOILS





JEFF GARRETT

308.672.6334

ranchandrecreation.com

f /jeffgarrettranchandrecreation

**6106 YELLOWSTONE RD
CHEYENNE, WYOMING**

Originally from Alliance, Nebraska, Jeff Garrett proudly hails from generations of cattle producers. He and his wife own a cattle operation east of Cheyenne, where they raise their four children: Macie, Tripp, Wade, and Bridger. When not selling real estate, Jeff loves to spend time with his family – at the lake in the summer, and in the mountains in the fall. He also enjoys team roping as well as training horses.

Jeff has a Bachelor of Arts in Business Administration, and minors in Ag Business, Animal Science, and Ag Management. He is a member of the Nebraska Cattlemen Association, the Colorado Livestock Association, the Wyoming Stock Growers Association, the REALTORS® Land Institute, the Cheyenne Board of REALTORS®, the Wyoming Association of REALTORS®, and the National Association of REALTORS®.

After spending twelve years as a pharmaceutical representative working with ranches, veterinarians, and feed-yards, Jeff has contacts with farmers and ranchers all over the country, and a real-world view of what it takes to make an operation work in today's economy.

Stewardship of the land is important to Jeff; his aim is to teach his children a strong work ethic and self-reliance, and he is proud to bring these values to his real estate business on behalf of all his clients.

Whether you're buying or selling, you'll find Jeff's experience and commitment to traditional Wyoming values a tremendous asset!

RR
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Please note: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. All information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their complete satisfaction.