

SOUTHEAST WYOMING

Outpost Ranch



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE 7,589± | OFFERED AT \$9,750,000
RANCHANDRECREATION.COM

THE RANCH

The Outpost Ranch is a highly improved western Wyoming ranch combining live water, irrigated agriculture, productive native range, and strong recreational opportunities along the North Platte River.

With more than two miles of North Platte River frontage in one of the most historically significant corridors in the West, the ranch offers a rare balance of production, recreation, and legacy ownership potential. Over the past two years, the property has seen substantial capital improvements including extensive new fencing, irrigation upgrades, water system improvements, and major residential and shop updates.

The ranch supports a traditional cow calf operation, irrigated hay/crop production, and strong recreational use. Mule deer and antelope frequent the northern portion of the ranch, while the river corridor provides habitat for whitetail deer, turkeys, waterfowl, and fishing opportunities.

Dual residences make this property ideal for a generational living situation or an owner wanting to have on-site living accommodations for a hired hand. Both homes are move in ready!



PRICE **\$9,750,000 (NINE MILLION AND SEVEN HUNDRED FIFTY 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.

RANCHANDRECREATION.COM



RECENT IMPROVEMENTS

The Outpost Ranch has benefited from significant recent investment focused on long term functionality and operational efficiency.

Recent improvements include:

- 16.5 miles of new fence
- New 40' x 60' heated shop
- Three 12' overhead doors
- Restroom and floor drain in shop
- Main home improvements including new windows, flooring, paint, exterior doors, and roof
- All ranch wells serviced and improved
- New electric motor on south irrigation well
- New casing, panel, and electric motor on north irrigation well
- New pivot packages installed on both center pivots

The level of recent infrastructure investment helps separate this ranch from many comparable operations currently on the market.



AGRICULTURAL OPERATION

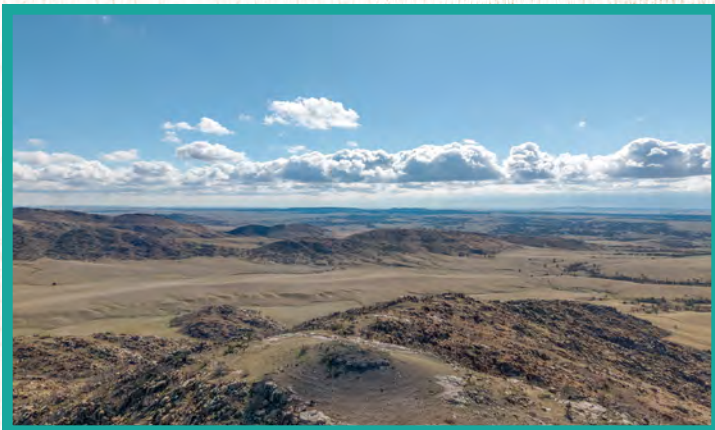
The Outpost Ranch has historically operated as a productive cattle and hay operation with flexibility for either cow calf pairs or yearling programs.

The ranch includes productive native range, irrigated hay ground, and practical livestock handling infrastructure. Irrigation water is supplied through two electric wells servicing the center pivots.

The layout of the ranch allows for efficient livestock movement and grazing rotation. Existing underpass access beneath both the railroad and highway allows cattle to move between pastures without crossing traffic corridors.

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

RANCHANDRECREATION.COM



THE LAND

- 5,331± deeded acres
- 2,258± leased acres through BLM and State leases
- 7,589± total acres
- 210± irrigated acres under two center pivots
- More than two miles of North Platte River frontage
- Historically operated at approximately 250 cow calf pairs depending on rainfall, grazing management, and operating practices

The ranch is well blocked and functional with leased acreage adjoining the deeded ground and fenced together as a single operating unit.

Real Estate Taxes: \$4,368.93

LEASES	acres	amu	\$
State WY 1-8202	1698.86	480	\$3,091.20
State WY 1-8889	320	81	\$ 521.64
Whalen Canyon 00257	240	31	\$ 52.39
	2258.86	592	\$3,665.23

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.

RANCHANDRECREATION.COM

WATER RESOURCES

Water is one of the defining features of The Outpost Ranch.

The property includes more than two miles of North Platte River frontage along with numerous stock and irrigation wells distributed throughout the ranch. Existing water infrastructure includes electric wells, windmills, solar wells, and irrigation wells supporting both livestock and agricultural operations.

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.

RECREATION & WILDLIFE

The Outpost Ranch offers an excellent combination of agricultural productivity and recreational value.

The northern uplands provide habitat for mule deer, antelope, and the occasional elk traveling through the area. Along the river corridor, whitetail deer, turkeys, waterfowl, and upland birds are commonly found throughout the year.

The North Platte River provides fishing opportunities for brown trout, rainbow trout, walleye, and channel catfish.

The combination of live water, wildlife habitat, scenic terrain, and agricultural production creates a balanced recreational profile rarely found alongside a productive cattle operation.



RANCHANDRECREATION.COM



RANCHANDRECREATION.COM

IMPROVEMENTS

MAIN RESIDENCE

The primary residence was built in 2006 and is a 2,500± square foot modular home with four bedrooms and 2.5 bathrooms. Recent updates include new windows, flooring, paint, exterior doors, and roof.

SECOND RESIDENCE

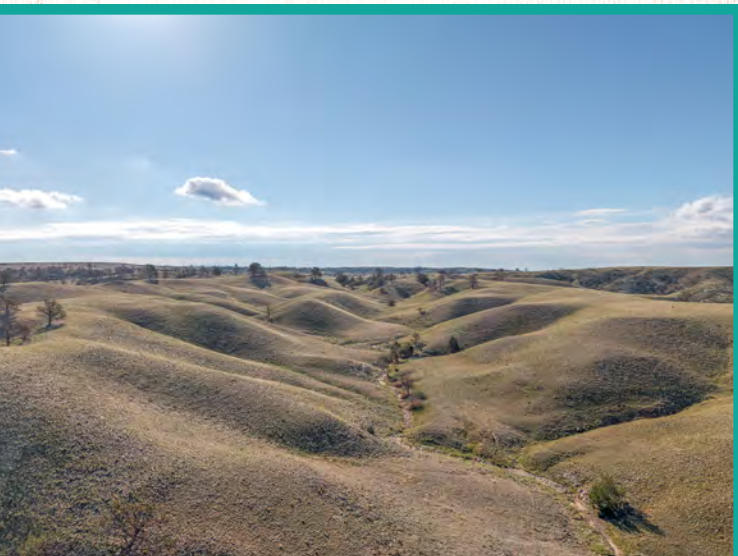
A second home on the ranch includes a three bedroom, two bathroom mobile home built in 2020. The home is ideal for a hired man, guest accommodations, or a generational living arrangement.

ADDITIONAL IMPROVEMENTS

Additional ranch improvements include:

- Morton barn with calving setup
- Working corrals and livestock handling facilities
- New 40' x 60' heated shop
- Additional outbuildings and support infrastructure





TERRAIN & CLIMATE

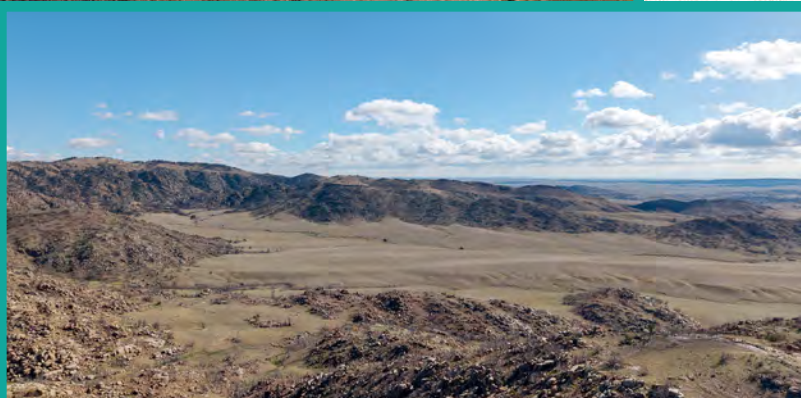
Terrain across The Outpost Ranch ranges from productive river bottoms and irrigated hay ground to rolling native pasture, cedar covered draws, and rugged upland country.

Elevation ranges from approximately 4,300 feet to 4,600 feet above sea level. According to long term NRCS averages, annual precipitation ranges between 12 and 14 inches annually.

In July of 2024, the northern portion of the ranch was impacted by a wildfire that burned an estimated 50% to 70% of the timber located north of the highway. The wildfire altered portions of the timbered landscape and vegetation density throughout parts of the ranch. Portions of the affected area continue to provide grazing and wildlife habitat. Wildfire impact and timber regeneration conditions vary throughout the northern portion

of the ranch, and prospective buyers should conduct their own evaluation of the affected acreage and vegetation conditions. The current owners have elected to keep livestock off of all portions of the ranch that were effected by fire for the 2024 and 2025 grazing seasons to allow the native forage to recover. A large portion of the ranch has also been sprayed with Rejuvra to further enhance the native forages and reduce cheat grass.

The varied topography creates strong livestock habitat, excellent wildlife cover, and expansive views across eastern Wyoming.



HISTORICAL SIGNIFICANCE & AREA HERITAGE

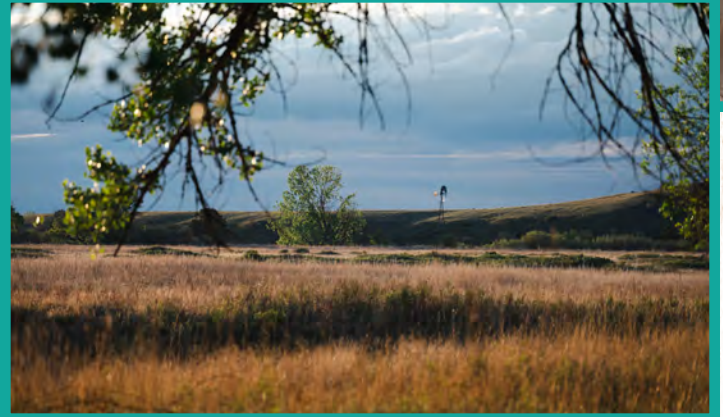
The Outpost Ranch lies within one of the most historically significant regions in the American West. Located along the North Platte River, the area played a major role in westward expansion and early frontier settlement.

Nearby Register Cliff remains one of the most recognized Oregon Trail landmarks in Wyoming, where pioneers carved their names into the limestone bluffs during their journey west. Fort Laramie National Historic Site, located a short drive from the ranch, served as a major military outpost and resupply point for settlers, traders, and frontier travelers during the 1800s.

The ranch is also located near Guernsey State Park, which offers boating, fishing, camping, hiking, and additional recreational opportunities along the North Platte River.

Ownership of The Outpost Ranch provides not only a productive agricultural operation, but also a direct connection to the history and heritage of the American West.





INVESTMENT PROFILE

The Outpost Ranch offers appeal to a wide range of buyers including agricultural operators, recreational buyers, 1031 exchange investors, and long-term landholders seeking a diversified western asset.

The combination of live water, productive grass, irrigated acreage, recreational opportunities, and substantial recent improvements creates a balanced ranch with both operational utility and multi-generational ownership appeal.

This property would lend itself nicely to enrollment in a conservation easement or carbon sequestration program, further enhancing the potential profitability of the ranch. The ranch currently has management in place that could potentially transfer to a new buyer providing a seamless transition.

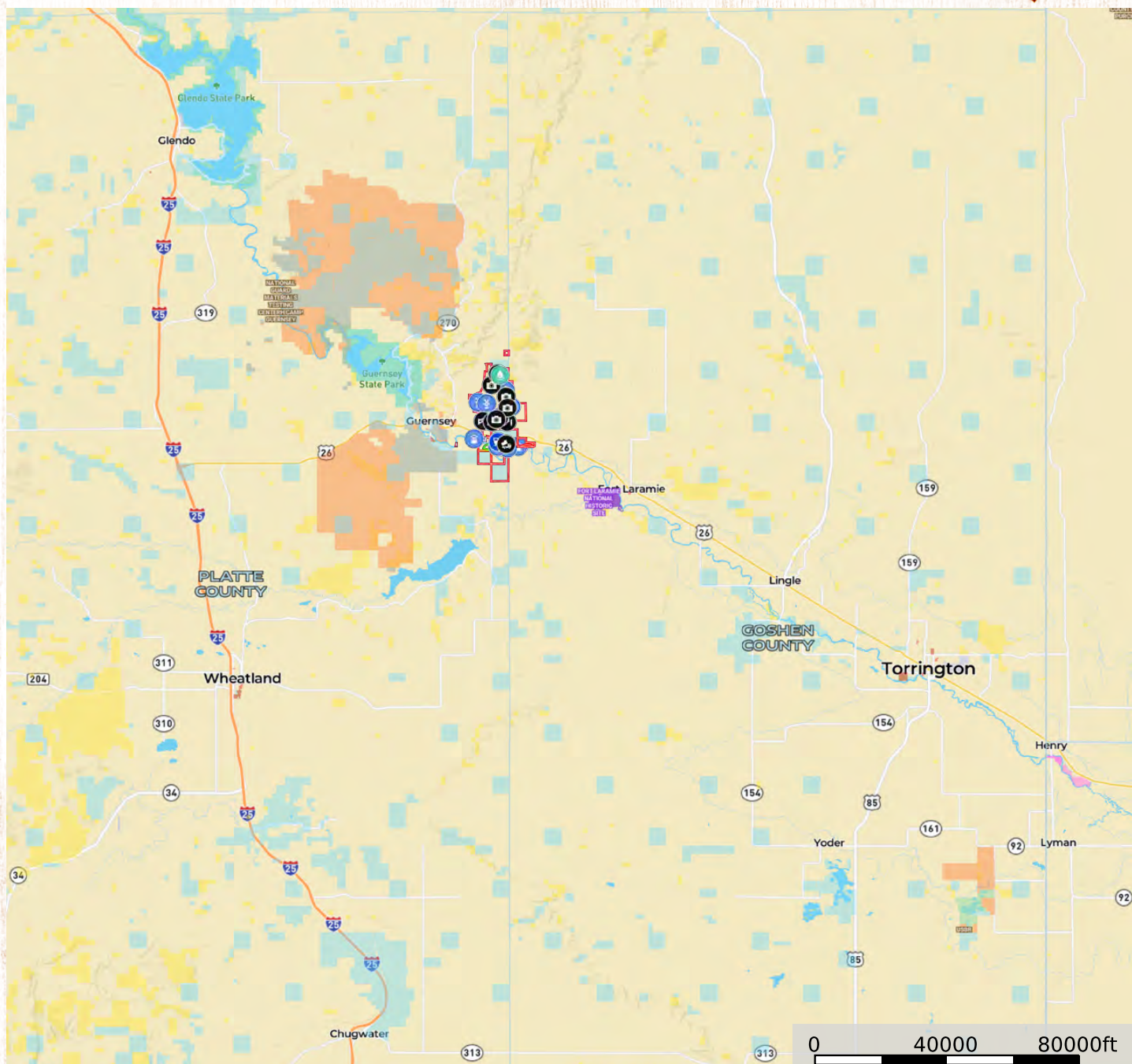
The seller and buyer acknowledge that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties regarding location of the fence lines in relationship to the deeded property lines, nor does the seller 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.

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.



RANCHANDRECREATION.COM



LOCATION

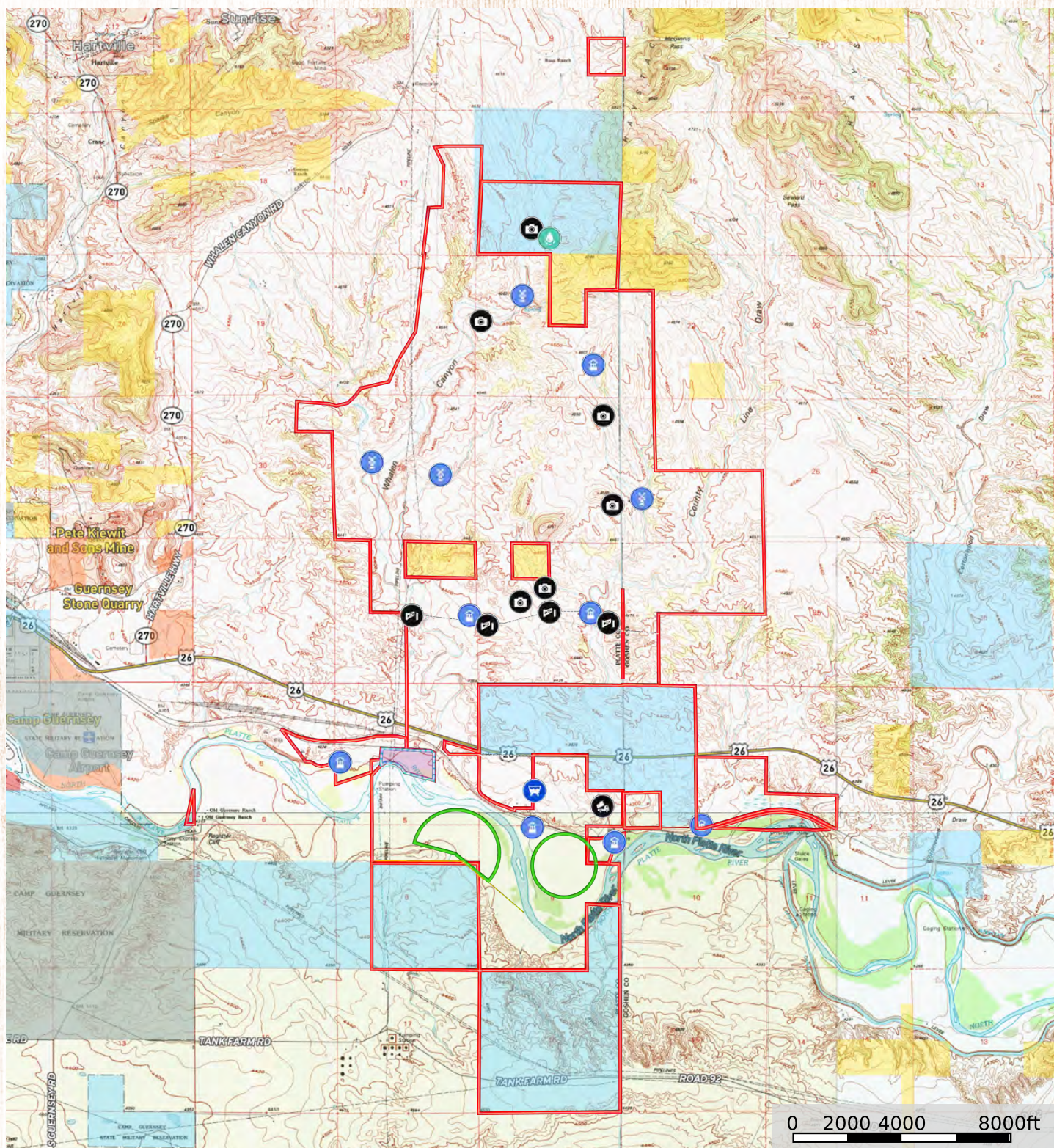
The Outpost Ranch is located between Guernsey and Lingle in southeastern Wyoming with convenient year round access from Highway 26.

- Guernsey, WY - 5 miles
- Wheatland, WY - 30 miles
- Denver, CO - 201 miles
- Torrington, WY - 30 miles
- Cheyenne, WY - 102 miles

The ranch is easily accessible while still maintaining privacy and seclusion.

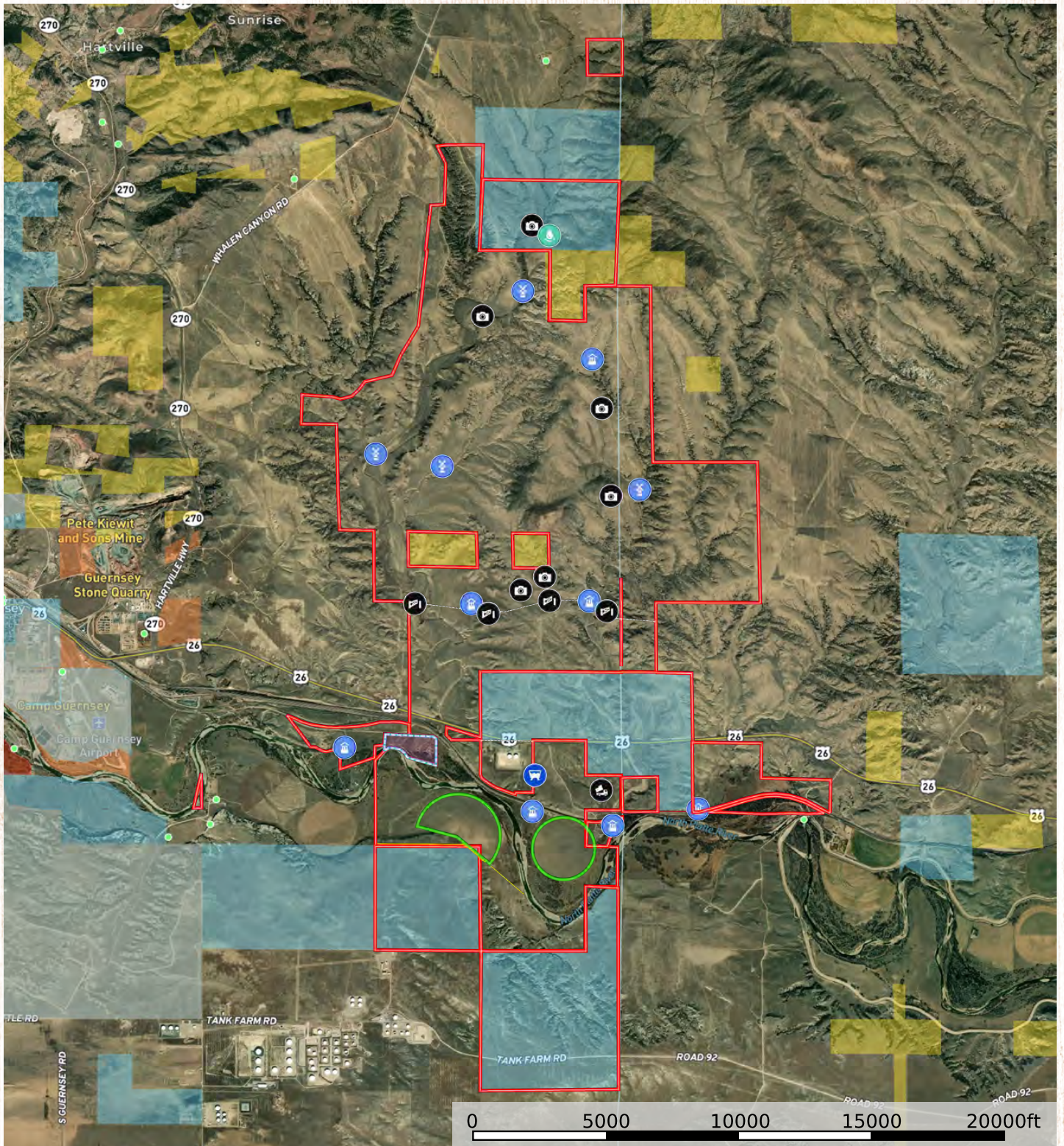
RANCHANDRECREATION.COM

TOPOGRAPHY



RANCHANDRECREATION.COM

BOUNDARY



RANCHANDRECREATION.COM

This topographic map depicts the Hartville area, showing the North Platte River and Hartville Hwy. The map features various elevation contours and labels for Hartville, Guernsey, and the North Platte River. A scale bar at the bottom right indicates distances from 0 to 8000 feet.

RANCHANDRECREATION.COM

 All Polygons 5728.45 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
179	Keeline-Taluze-Turnercrest fine sandy loams, 3 to 40 percent slopes	766.65	13.38	0	-	-
134	Clarkelen, wet-Anvil loams, 0 to 3 percent slopes	573.14	10.01	0	-	-
235	Taluze, thin solum-Rock outcrop-Turnercrest complex, 6 to 50 percent slopes	511.34	8.93	0	-	-
191	Mitchell very fine sandy loam, 6 to 10 percent slopes	473.73	8.27	0	-	-
40	Brown-Featherlegs-Recluse complex, 5 to 40 percent slopes	466.3	8.14	0	-	-
133	Clarkelen-Quarterback very fine sandy loams, 0 to 3 percent slopes	432.31	7.55	0	-	-
119	Brown-Featherlegs-Recluse complex, 5 to 40 percent slopes	347.17	6.06	0	-	-
122	Cascajo-Taluze-Badland complex, 6 to 40 percent slopes	333.29	5.82	0	-	-
234	Taluze, thin solum-Keeline complex, 6 to 50 percent slopes	276.26	4.82	0	-	-
19D	Mitchell loam, 10 to 20 percent slopes	253.14	4.42	0	-	-
175	Keeline fine sandy loam, 3 to 6 percent slopes	199.4	3.48	0	-	-
227	Storsun-Sunup-Rock outcrop complex, 3 to 50 percent slopes	160.71	2.81	0	-	-
103	Alice-Bayard fine sandy loams, 0 to 6 percent slopes	146.05	2.55	0	-	-
190	Mitchell very fine sandy loam, 0 to 6 percent slopes	129.7	2.26	0	-	-
261	Water, more than 40 acres	101.37	1.77	0	-	-
28	Torrifluvents-Fluvaquents complex	96.89	1.69	0	-	-
6E	Dix-Alice complex, 10 to 40 percent slopes	74.01	1.29	0	-	-
38	Mitchell very fine sandy loam, 6 to 10 percent slopes	73.61	1.28	0	-	-
135	Coaliams-Haverdad complex, 0 to 3 percent slopes	52.95	0.92	0	-	-
19B	Mitchell loam, 0 to 6 percent slopes	46.44	0.81	0	-	-
19C	Mitchell loam, 6 to 10 percent slopes	45.77	0.8	0	-	-
39	Taluze, thin solum-Rock outcrop-Turnercrest complex, 6 to 50 percent slopes	36.18	0.63	0	-	-
30	Torriorthents, gullied	24.72	0.43	0	-	-
189	Mines and Quarries	18.97	0.33	0	-	-
109	Bayard-Phifer-Treon, thin solum complex, 3 to 45 percent slopes	18.29	0.32	0	-	-
36	Clarkelen, wet-Anvil loams, 0 to 3 percent slopes	17.36	0.3	0	-	-

180	Keeline-Turnercrest fine sandy loams, 0 to 6 percent slopes	13.95	0.24	0	-	-
41	Recluse-Cedak loams, 0 to 6 percent slopes	12.41	0.22	0	-	-
240	Taluze-Treon complex, thin solums, 6 to 10 percent slopes	12.27	0.21	0	-	-
W	Water	10.75	0.19	0	-	-
20F	Motoqua-Rock outcrop complex, 20 to 60 percent slopes	2.14	0.04	0	-	-
211	Recluse-Cedak loams, 0 to 6 percent slopes	0.95	0.02	0	-	-
241	Taluze-Turnercrest sandy loams, 0 to 6 percent slopes	0.23	0.0	0	-	-
TOTALS		5728.45(*)	100%	-	-	-

(*) 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.



RANCHANDRECREATION.COM



JEFF GARRETT

308.672.6334

ranchandrecreation.com

[f /jeffgarrettranchandrecreation](https://www.facebook.com/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!



RANCH & RECREATION



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.