

ONLINE TIMED

# LAND AUCTION

CROOK COUNTY, WYOMING



WEDNESDAY, AUGUST 20 • ENDS 1PM MT



MITCHELL KRUGER - 507-259-8541 • MATT PAULUS - 307-201-8787

TERMS: 10% down upon signing purchase agreement with balance due at closing. Sales includes a 5% buyers premium. Full terms & conditions can be found on our website.  
Powers Land Brokerage Listing Agent: Matt Paulus | High Point Land Company Listing Agent: Mitchell Kruger, Auctioneer/Broker Jacob Hart Phone # 319-559-2345





# 10 TRACTS • 1,635+/- ACRES CROOK COUNTY, WY







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### DESCRIPTION:

High Point Land Company in partnership with Powers Land Brokerage is proud to present 1635+/- acres of Crook County Wyoming at an online timed auction ending Wednesday, August 20th at 1pm MT. A Wyoming Centennial Ranch Award qualifier, the Buckmiller Ranch has been in the same family for over 130 years, but the opportunity to own a piece of this history is yours.

Located between Pine Haven and Moorcroft and adjacent to Keyhole Reservoir, this highly productive 1635+/- acre well-balanced ranch offers farming, grazing, recreation, and huge development potential.

A Reinke Pivot installed in 2021 anchors the ranch property irrigating 135+ acres drawing water from the Belle Fourche River. Under the pivot grows highly productive crops which vary from year to year depending on the owner's goals and grazing plan.

Just north of the pivot, the Belle Fourche flows through stands of mature cottonwoods creating large oxbows of fertile grasses, which creates the ideal habitat for large game and native bird species. Fishing opportunities in the river and the adjacent Keyhole Reservoir are exceptional. The diversity of wildlife and recreational opportunities on the ranch are simply incredible.

### Location and Potential

Bisected by Highway 14 and directly adjacent to Keyhole Reservoir and Keyhole State Park and bordering current development to the west, The Buckmiller Ranch is ideally positioned for future development. Existing development west of the ranch was set up with easement throughways to the subject ranch property so the development could be mirrored at a later date. The town of Moorcroft lies 2 miles to the south and Pine Haven is just 5 miles to the east. Given its proximity to Keyhole Reservoir, the Black Hills, and the towns of Moorcroft and Pine Haven, the location is truly excellent for a real estate investment or a productive farm and ranching property.

### Farming

While practicing no-till farming for the past 15+ years, the yields from the farm have been outstanding. In 2022, the pivot produced 5 tons+/- to the acre on the first crop of rye. Once the rye was harvested, another 3-4 ton+/- per acre of cover crop was grazed.

The mixed cover crops on the dry-land have averaged about a 2 ton+/- to the acre according to the seller. The Buckmiller Ranch qualifies for several government NRCS, FSA, & Soil Health programs without being restricted by conservation mandates or easements.





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### Water

- 2 Reservoirs
- Expansive Pipeline system
- 4 Concrete Water Geothermal Tanks fed by the Pipeline System
- 3 Concrete Summer Tanks connected to separate wells
- 6 Additional Galvanized and Poly Tanks
- 2021 Berkley Irrigation Pump Powered by V8 Chevy Engine Fueled with two 1000-gallon Propane Tank

### Carrying Capacity

The owner-rated carry capacity is conservatively around 125 cow-calf pairs. In 2019, the owners grazed 150 cow-calf pairs without the irrigation pivot. With the pivot installed for the 2022 year, the owners were able to graze 50 cow-calf pairs, 600 sheep, and wintered 750 head of yearlings.

### Recreational Opportunities

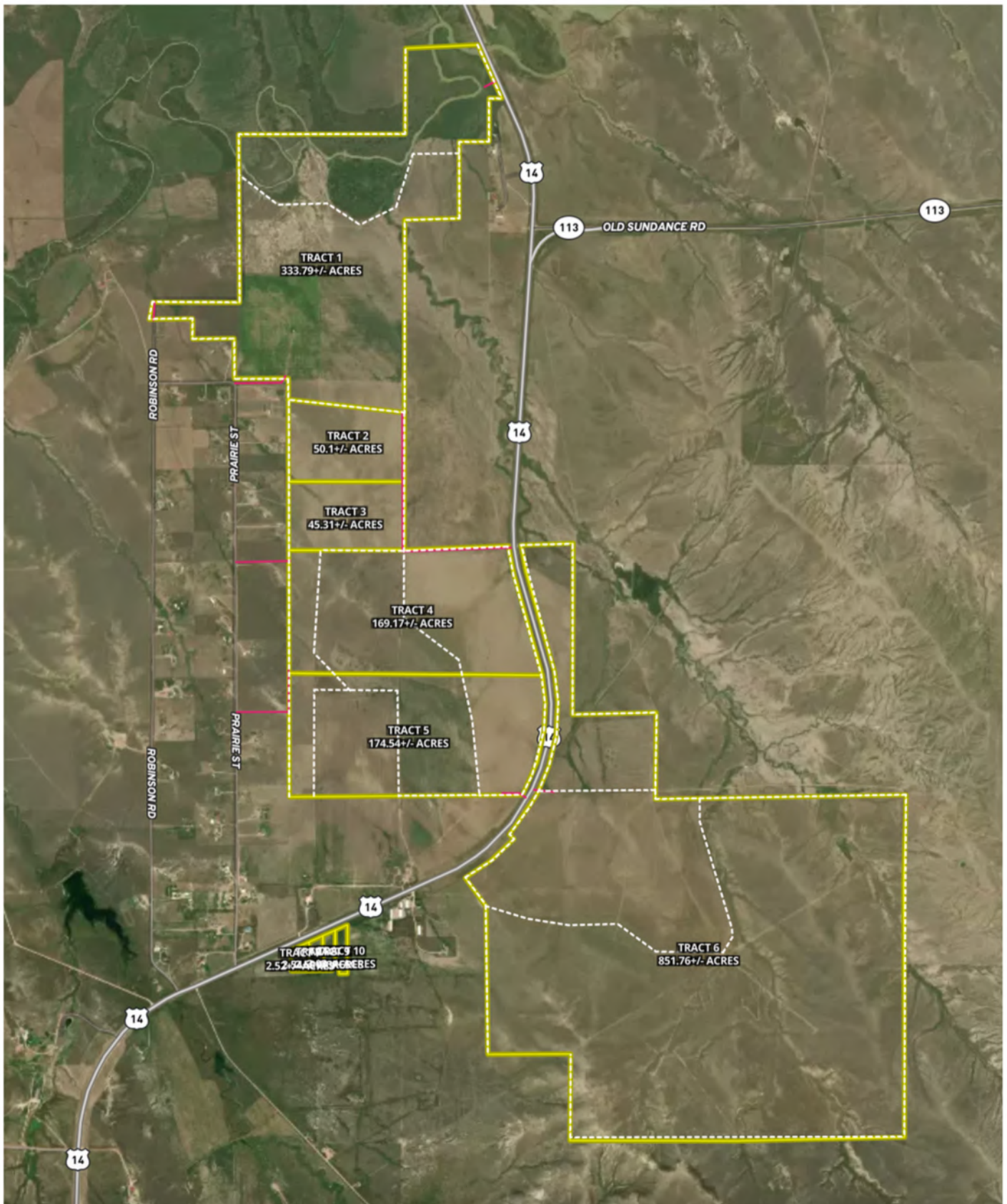
The surrounding terrain features a diverse landscape, including riparian bottomlands of cottonwoods and native grasses which provide ideal habitat for deer, turkeys, and upland game birds. The irrigation pivot keeps the grass green late into the fall and attracts mature deer and antelope from miles away to feed as the grasses dry up in the surrounding areas. Large flocks of migrating geese and ducks roost on nearby Keyhole Reservoir and the Belle Fourche River and congregate in the agriculture fields on the ranch in the morning and evening hours. In addition to hunting, the Belle Fourche River, which runs through the north part of the property, offers exceptional opportunities to catch northern pike, catfish, bass, and carp.

### Business Opportunity

Directly off of Highway 14 are 4 commercial lots between 2.5-3+/- acres. An access road and electricity to the properties has already been completed. These lots are an incredible opportunity for small businesses to have a high visibility location just 2 miles north of Moorcroft.



# TRACTS 1-6 • AERIAL MAP CROOK COUNTY, WY







# TRACTS 7-10 • AERIAL MAP CROOK COUNTY, WY





# TERMS AND CONDITIONS



The Terms & Conditions of Sale are set forth up on the following pages in this Property Information Packet. The information set forth and contained herein is deemed to be accurate and reliable but is not warranted or guaranteed by the Broker, its agents, farm managers, staff, appraisers, or the seller. The owner of the properties and High Point Land Company make no warranties or guarantees expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. High Point Land Company, Auctioneers, Subcontractors and/or property owners or tenants are not responsible for advertising, maps, tile system, photos, property lines or any other discrepancies, inaccuracies, or errors in marketing material. Access to property, utilities, water drainage/ditches or any measurements including but not limited to acreage, square footage, road frontage and/or mappings boundary lines shared herein has not been independently verified and is for purposes of marketing only. If access to property, exact measurement or access to utilities or ditches is a concern the property should be independently measured, investigated, tested or surveyed by prospective buyer. **All ANNOUNCEMENTS ON AUCTION DAY or UPDATED AUCTION DAY TERMS ONLINE TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.** High Point Land Company LLC and its employees act as agents for the sellers. Auctions are with reserves, minimum bids, or subject to seller acceptance or rejections unless otherwise advertised as "Absolute Auction, selling without Reserve" Only the top bidder will be contacted as to the status of her/his bid. Information provided by the seller and or obtained by High Point Land Company LLC is deemed reliable and correct however all property is sold as is, where is and all buyer or sellers agree to hold harmless High Point Land Company LLC and our employees for any errors or omissions regarding anything being sold. Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.

## TERMS AND CONDITIONS

- Seller may reject any or all bids.
- Seller will provide a clear and marketable title free of any liens and encumbrances and convey property by Warranty Deed.
- The auction sale is for registered bidders & their guests. All bidding is open to the public & the property is offered for sale to qualified purchasers without regard to race, sex, color, natural origin, religion, familial status, or disability.

**Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid based auctioneer's discretion of the multi parcel auction method.**

**2025 taxes to be prorated to date of closing. Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.**

**EASEMENTS-** The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

**BUYER'S PREMIUM-** This sale shall include a 5% buyer's premium to be added to final bid price to result in final purchase price.

**CLOSING-** The successful bidder(s) will be required to sign a purchase agreement at the close of the real estate auction or within 24 hours with auction agent or electronically. Closing will be on or before September 12th, 2025 after a signed purchase agreement. A total deposit of non-refundable 10% of the purchase price will be required. Those funds will be placed in the Seller's Attorney's Trust Account as earnest money until closing. Balance of the purchase price must be paid in full with cashier's check at closing on or before date listed on purchase agreement signed by all parties. Closing will be under the supervision Powers Land Brokerage LLC

**ONLINE BIDDING-** You acknowledge that the internet or data connection may be unreliable and subject to network error. High Point Land Company LLC will not guarantee that bids placed online will be transmitted to or received by auctioneer in a timely fashion. You agree to hold High Point Land Company and its employees harmless for any interruptions in online bidding. At the sole discretion of the company or auctioneer the auction may be suspended, postponed, or canceled if the internet service is unstable and interrupts any live or online auction. The auctioneer has the sole discretion to accept or reject any bid. High Point Land Company LLC retains the right at our sole discretion to add, delete or change some or all of our online auctions or services and the terms or conditions governing our online auctions at any time without notice.

**ENVIRONMENTAL DISCLAIMER-** The seller, broker & auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

**PROPERTY SOLD WITHOUT WARRANTY-** All dimensions & descriptions are approximations only based upon the best information available & are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the seller, broker or auctioneer, their employees or agents. The property will be sold AS IS & without any warranties or representations, express or implied. Bidders shall rely solely on their own judgment, research, legal counsel, and tax advisors when purchasing this real estate.

**LEASE-** Farm is currently free of lease and shall be open to farm or rent for the 2025 growing season and beyond.

**CRP and/or USDA Programs-** Buyer and seller agree that buyer shall succeed any and all USDA contracts. Agrees to Sign USDA documents and accept responsibility and payments for the future term of the contract. Buyer agrees to hold seller harmless and succeed all USDA contracts unless otherwise agreed upon.

**Preferential Tax treatment, Green Acres or Forest Reserve Programs-** Buyer agrees to accept property tax class or treatments and understands and agrees that property taxes may change due to buyer not being applicable to receive property tax benefits.

**POSSESSION-** Possession will be at closing unless otherwise agreed to in writing and agreeable by buyer and seller.

**SURVEY-** Survey is to be determined depending on how the individual tracts are sold

**SELLER'S PERFORMANCE-** The seller has agreed to the terms of the sale as published. However, the broker and auctioneer make no warranties or guarantees as to the seller's performance.

**MINERAL RIGHTS-** All mineral rights, if any, held by seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.



# AUCTION BOARD & NOTES

TRACT #	ACRES	PRICE PER ACRE	PRICE	BID #
Tract 1	333.79			
Tract 2	50.1			
Tract 3	45.31			
Tract 4	169.17			
Tract 5	174.54			
Tract 6	851.76			
Tract 7	2.52			
Tract 8	2.54			
Tract 9	2.59			
Tract 10	3.03			

## BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property
2. Purchasing the property at a price you can afford.

How is this accomplished?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

## AVOID OVER & UNDER BIDDING

Always bid on a property toward a price. Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

## SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision to either determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.





# MITCHELL KRUGER

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Growing up in Southeast Minnesota on a farm just outside of Plainview; Mitchell spent a lot of time helping out on the family farm, and enjoying the many aspects that country life had to offer! After graduating high school from Plainview-Elgin-Millville, Mitchell went to study at UW-River Falls where he played football for two years, and pursued a degree in sports management. After two years, he decided to come back home and try and give back to the farming community that he grew up with. Mitchell started working for a drainage company as a Staker/Project Designer and spent a fair amount of time in the western part of the state! Now Mitchell is turning these experiences and knowledge he's gathered into a career in real estate! His areas of service are: Freeborn, Martin, Waseca, Blue Earth, and Fairbault counties! Mitchell is excited for the opportunity to meet and work with everyone! If you have any questions, feel free to give Mitchell a call!

*"We sell farms, it's what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client's largest financial transaction of their lives. It's our job to get it done right."*



LIC#:40735678

SCAN TO SEE  
MY LISTINGS



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