

Rangeland Adventures  
Forest Service Rd 177  
Sheridan, WY 82801

**\$250,000**  
0.010± Acres  
Sheridan County



**Rangeland Adventures**  
**Sheridan, WY / Sheridan County**

---

**SUMMARY**

**Address**

Forest Service Rd 177

**City, State Zip**

Sheridan, WY 82801

**County**

Sheridan County

**Type**

Business Opportunity

**Latitude / Longitude**

44.8114442 / -107.6153973

**Acreage**

0.010

**Price**

\$250,000

**Property Website**

<https://www.mossyoakproperties.com/property/rangeland-adventures-sheridan-wyoming/85840/>



**PROPERTY DESCRIPTION**

Forest Permits and Outfitting Business in the Big Horns.

This TURN-KEY, easy access Forest Service camp is located in the Big Horn Mountains, approximately 60 miles from Sheridan, Wyoming. There are 4 sleeping tents, each with cots and a wood stove. The cookhouse is complete with dishes, tables, chairs, cabinets, and a gas stove. There are 4 pole corrals, with feeders and water tanks. This permit provides multiple horseback and hiking trails. There are lush green parks nestled in the timber. The terrain is home to mule deer, elk, moose, mountain lions, bobcats, bears, a few game birds, and a variety of small birds. The landscape, paired with the wildlife, amazing sunrises, and sunsets, provides excellent photography opportunities. The streams in the area offer fishing and fly fishing activities. Whether you are a big game hunter or an outdoor enthusiast, this permit offers a wide range of unlimited opportunities. NO DEEDED LAND!

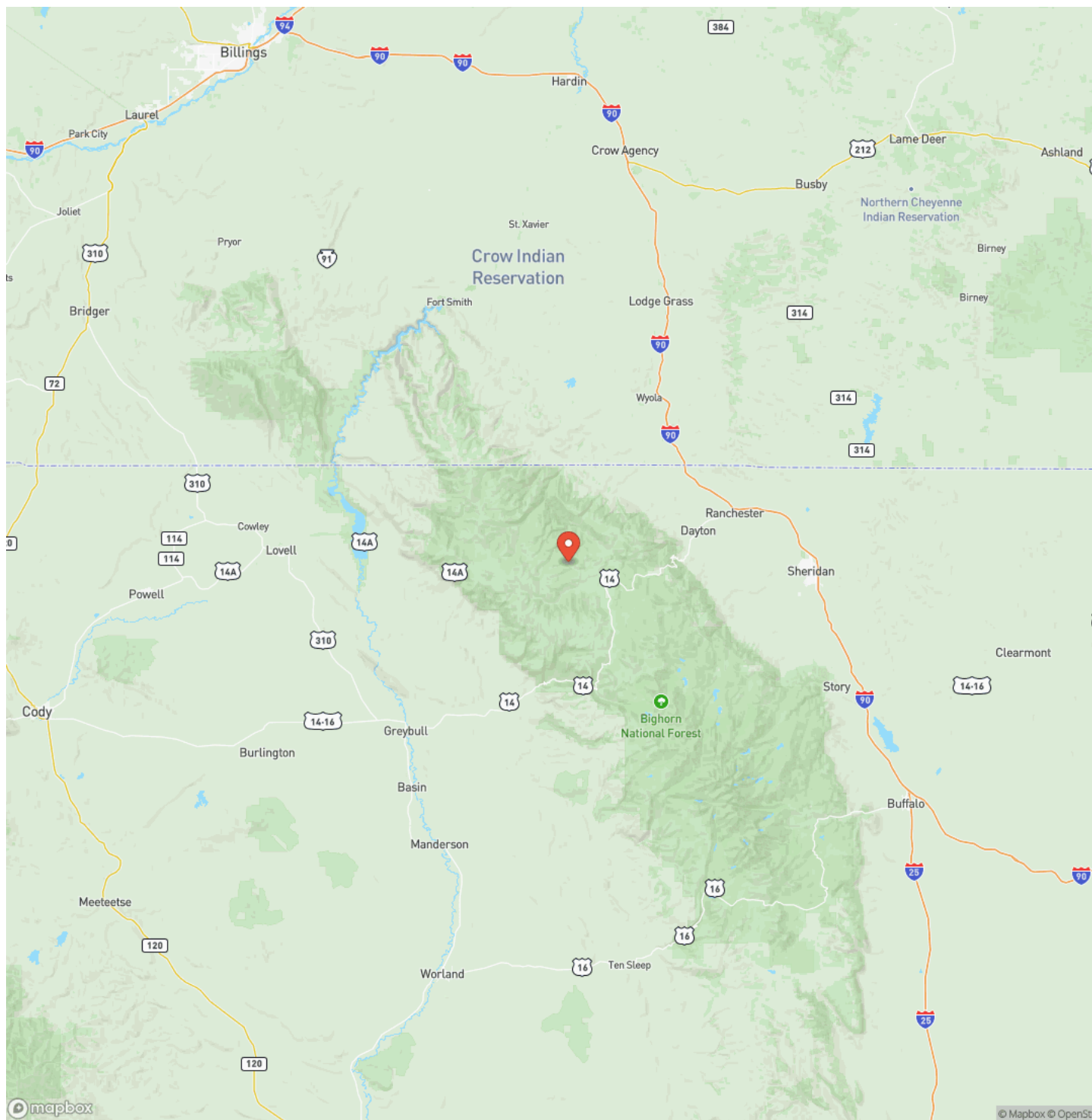




## Locator Map



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Camela "Camie" Balleck - Wyoming

## Mobile

(970) 629-5223

## Office

(307) 306-4101

## Email

cballeck2@mossyoakproperties.com

**Address**

30 N Gould Street Suite R

## City / State / Zip

## NOTES

[illegible]



[illegible]

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained 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. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

---

**Mossy Oak Properties Bauer Realty & Auctions**  
PO BOX 896  
Pickerington, OH 43147  
(614) 949-6764  
[www.mossyOakproperties.com/land-for-sale/ohio/](http://www.mossyOakproperties.com/land-for-sale/ohio/)

---

