

BONANZA RANCH



\$895,000



Canyon Real Estate, LLC
1327 Rumsey Ave., Cody, WY 82414
Office (307)527-7092 Cell (307)899-1212
Fax (307)527-7093
[*www.canyonrealestate.net*](http://www.canyonrealestate.net)

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This scenic ranch consists of 520m/l acres with approximately 300 acres irrigated. The Nowood River flows through a portion of the property with some acreage on both sides of the river. There are many scenic building sites overlooking the river and taking in the views of the Big Horn Mountains. There are three water taps on the property. Across the river, is access to thousands of acres of BLM for hunting, hiking and riding. There is great habitat for deer and upland birds. Irrigation is done with gated pipe and 2 pivot sprinklers.

Situated approximately 12 miles south east from the small town of Manderson, this ranch is about 20 miles from Basin, the County seat, and another 7 miles to the town of Greybull. This area is mainly a ranching community.

Great fishing and hunting opportunities abound on this ranch and in the area. Scenic mountain views set a very tranquil setting for the Bonanza Ranch.

Value of the Minerals is yet to be determined.





Nowood River



*Fields Irrigated by
Pivot Sprinklers*



*Fields Irrigated by
Pivot Sprinklers*



Big Horn Mountains



*Fields Irrigated by
Gated Pipe*





*Fields Irrigated by
Gated Pipe*



Bonanza Ranch



*Mule Deer on the
Bonanza Ranch*



*Fields
In
Crop*



Hay Fields





Ponds on Property



MLS #: H10007690A (Active) List Price: \$895,000

1111 Hwy 31 Manderson, WY 82432



DAYS ON MARKET: 171
ORIGINAL LIST PRICE: \$895,000
BEDROOMS: 0
TOTAL # BATHS: 0
FULL BATHS: 0
HALF BATHS: 0
3/4 BATHS: 0
APX YEAR BUILT: 0
APX TOTAL SQFT: 0
APX ABOVE GRADE SQFT: 0
APX BELOW GRADE SQFT: 0
BASEMENT: No

TOTAL # RESIDENCE: 0
AREA: S Big Horn Out of Town
COUNTY: Big Horn
SCHOOL DISTRICT: Big Horn County District #4
APX MILES FROM TOWN: 12
APX IRRIGATED ACRES: 303
APX DEEDED ACRES: 520
TOTAL LEASE ACRES: 0
HAS LEASE/PERMITS: Yes

DRAINAGE FEES: 0

DRAINAGE FEE YEAR: 0

TYPE OF LEASED LAND: BLM

BLDGYRBT: 0

BLDGYRBT2: 0

BLDGYRBT3: 0

MINERAL RIGHTS: No

% MINERAL RIGHTS INCLUDED: 0

Room Type: Level: Sz/Desc: Room Type: Level: Sz/Desc: Room Type: Level: Sz/Desc:

INCLUSIONS: All gated pipe, 2 pivots, 2-60 horse water pumps

EXCLUSIONS: corral panels

IRRIGCO: Tharp & Ilg Ditch

IRRIGCOST: 0

IRRIGCOYR: 0

TAX YEAR: 2013

TOTAL TAX \$: 802.03

TAXED W/OTHER LAND: No

PROPERTY RIGHTS: Fee Simple

PARCELABLE: Yes

ADJ TO PUBLIC LAND: Yes

RIVER/STREAM FRONT: Yes

DETAILED ZONING: Unknown

TOPOGRAPHY: Rolling

LEGAL DESCRIPTION: See Exhibit A in documents

NATURAL GAS COMPANY: None

ELECTRIC COMPANY: Big Horn Rural Electric

SEWER: None

PRIMARY WATER TYPE: City

EXTERIOR FEATURES: Acreage Fenced, Adj to BLM, Fishing, Horse Property, Hunting, Irrigated, Loafing Shed, Pivot Irrigated, Production Ground, Recreational, River Frontage, Rolling Terrain, RV Parking

PROPERTY ACCESS: State Highway

YIELD INFO: 170 tons of hay-East side pivot, 60% brome/40% alfalfa.

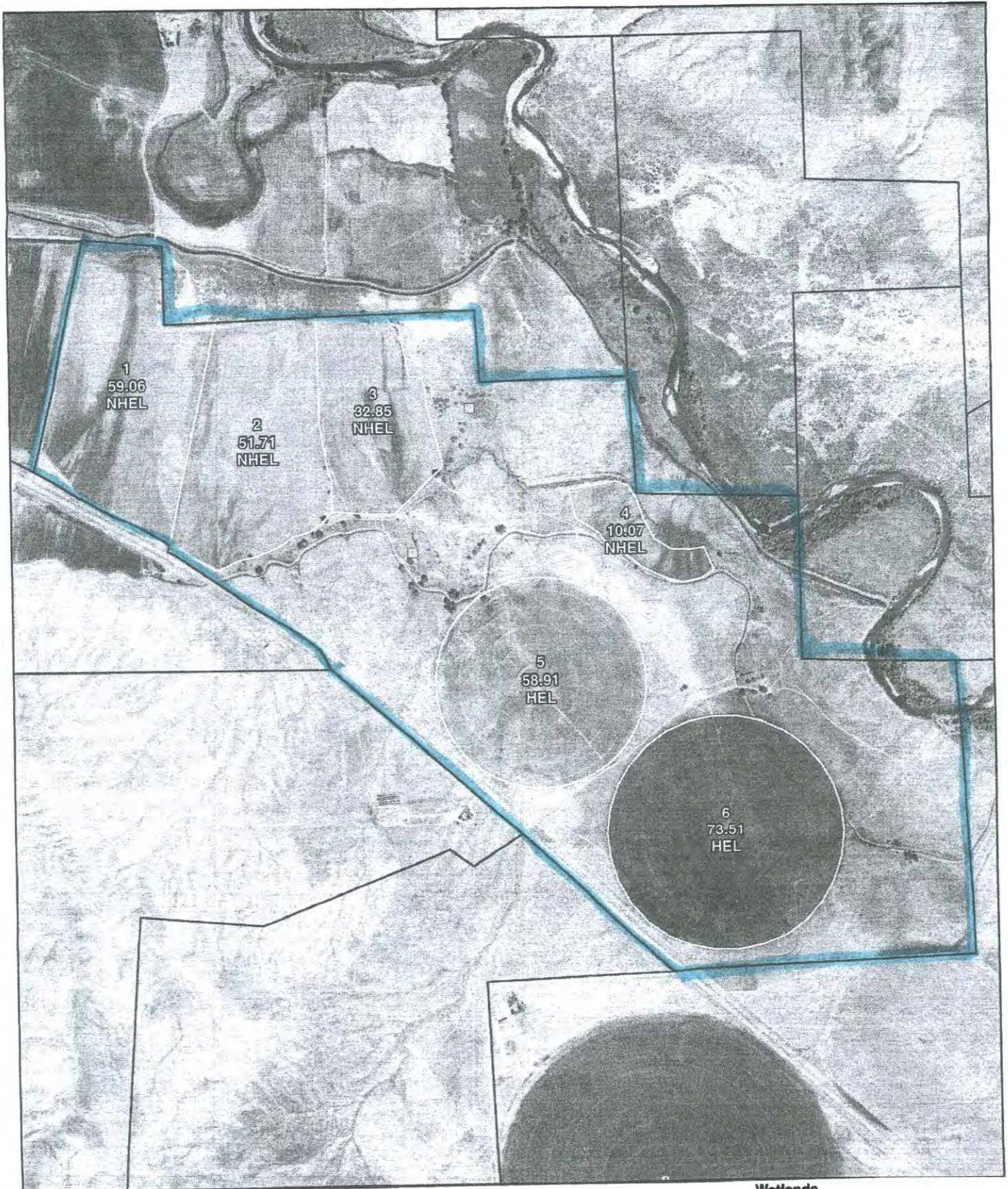
COMMENTS: Excellent views, fishing and hunting. Geese, deer and pheasant. Owner will finance with 25% down, interest negotiable, amortized over 30 years, all due in 7 years. Several building sites overlooking the river. Acreage is estimated. Value of the Minerals is yet to be determined.

DIRECTIONS TO PROPERTY: About 12 miles from Manderson heading towards Hyattville, look for signs on left side of property.

SUBJECT TO 1031: Yes

OFFICE NAME: Canyon Real Estate, LLC (#:46)

These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.



Text
 Farm: 701
 Tract: 1071

Big Horn County

Not to Scale

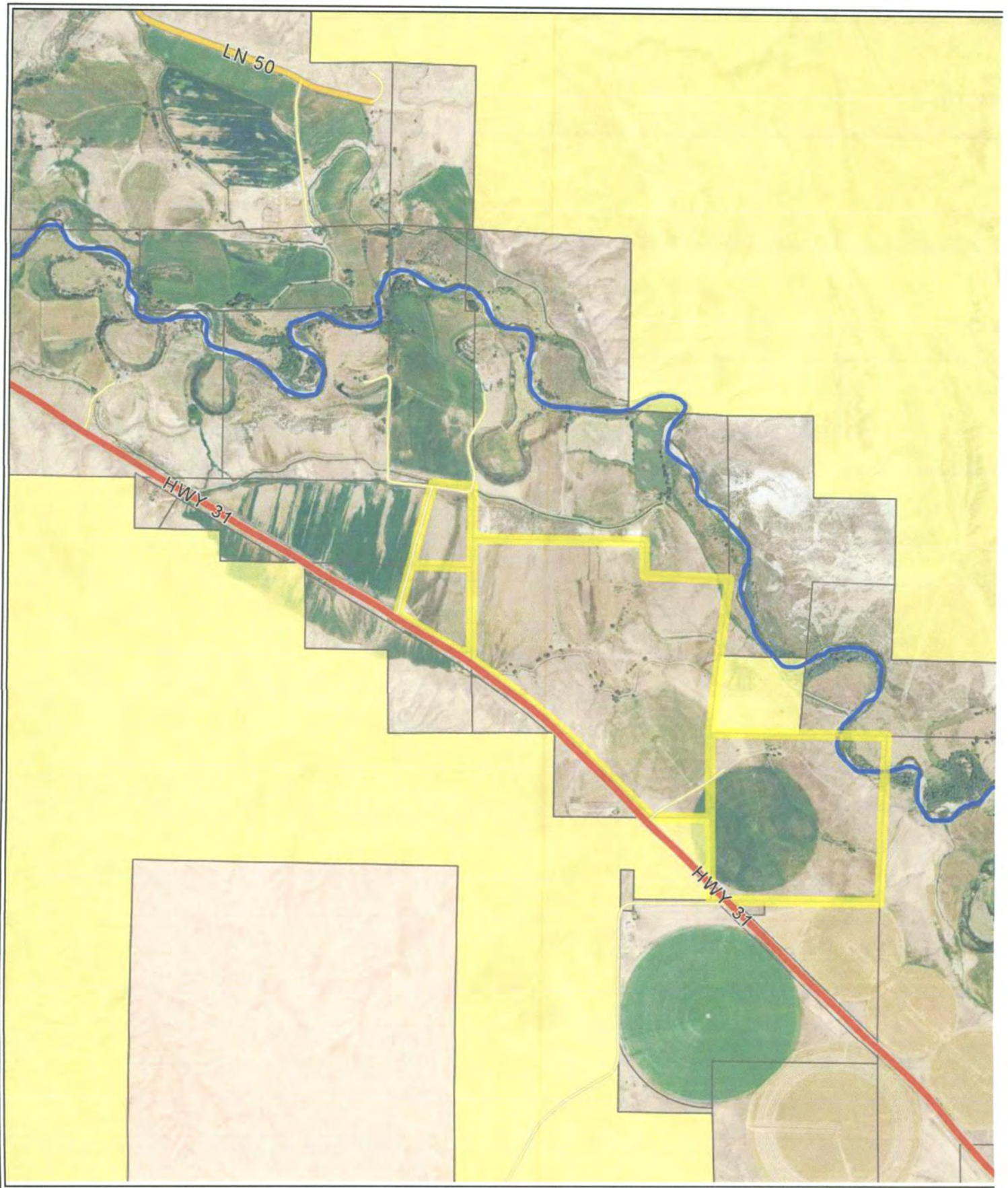
Disclaimer: Map for FSA Program Purposes Only
 Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area.
 Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

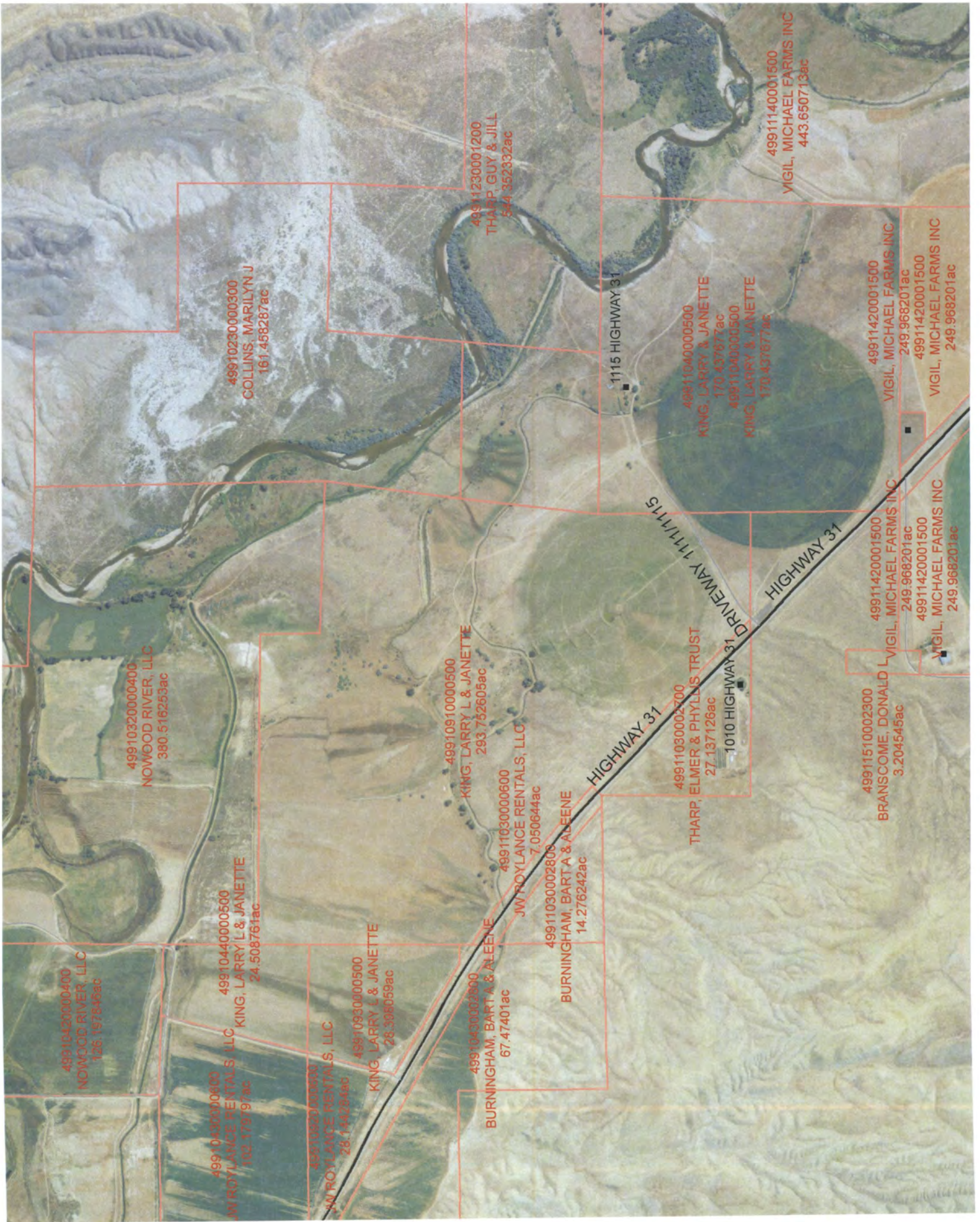
January 02, 2013

Wetlands

- ▽ Limited Restrictions
- Exempt from Conservation Provisions
- Restricted Use
- Cropland
- ▨ Not Cropland
- PLSS







49910420300400
NOMSGG RIVER, LLC
126.197846ac

49910320000400
NOWOOD RIVER, LLC
380.518253ac

49910320000800
JW ROYLANCE RENTALS, LLC
152.175797ac

49910440000500
KING, LARRY L & JANETTE
24.508761ac

49910930000900
JW ROYLANCE RENTALS, LLC
28.144294ac

49910930000500
KING, LARRY L & JANETTE
28.398059ac

49910430002500
BURNINGHAM, BARTA & ALEENE
67.47401ac

49911030000600
JW ROYLANCE RENTALS, LLC
7.050644ac

499110300002800
BURNINGHAM, BARTA & ALEENE
14.276242ac

49910910000500
KING, LARRY L & JANETTE
293.752605ac

499110300002700
THARP, ELMER & PHYLLIS TRUST
27.137126ac

499112300001200
THARP, GUY & JILL
544.352332ac

49910230000300
COLLINS, MARILYN J
161.458287ac

1115 HIGHWAY 31

49911040000500
KING, LARRY & JANETTE
170.437677ac
49911040000500
KING, LARRY & JANETTE
170.437677ac

49911140001500
VIGIL, MICHAEL FARMS INC
443.650713ac

49911510000300
BRANSCOME, DONALD
3.204545ac

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VIGIL, MICHAEL FARMS INC
249.968201ac

49911420001500
VIGIL, MICHAEL FARMS INC
249.968201ac

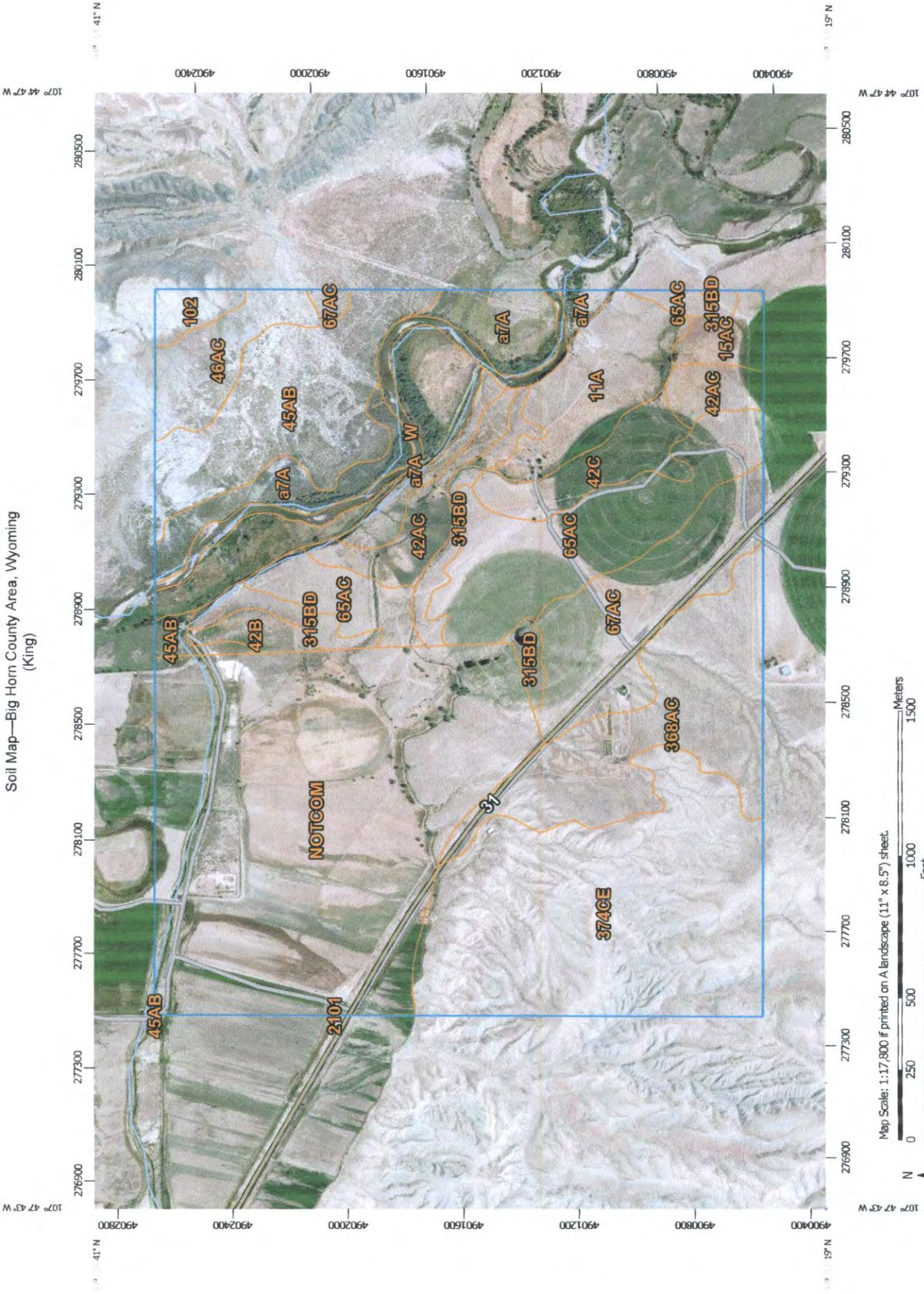
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DRIVEWAY 1171715
HIGHWAY 31

1010 HIGHWAY 31

Soil Map—Big Horn County Area, Wyoming
(King)



Map Scale: 1:17,800 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Area of Interest (AOI)	 Stony Spot
 Soils	 Very Stony Spot
 Soil Map Unit Polygons	 Wet Spot
 Soil Map Unit Lines	 Other
 Soil Map Unit Points	 Special Line Features
 Special Point Features	 Streams and Canals
 Blowout	 Transportation
 Borrow Pit	 Rails
 Clay Spot	 Interstate Highways
 Closed Depression	 US Routes
 Gravel Pit	 Major Roads
 Gravelly Spot	 Local Roads
 Landfill	 Background
 Lava Flow	 Aerial Photography
 Marsh or swamp	
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000. Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Big Horn County Area, Wyoming
 Survey Area Data: Version 7, Aug 12, 2011

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 19, 2011—Sep 5, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Big Horn County Area, Wyoming (WY603)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11A	Garland-Emblem complex, 0 to 3 percent slopes	51.7	3.9%
15AC	Emblem-Garland complex, 0 to 10 percent slopes	14.6	1.1%
42AC	Apron sandy loam, 0 to 10 percent slopes	39.3	3.0%
42B	Apron sandy loam, 3 to 6 percent slopes	10.5	0.8%
42C	Apron sandy loam, 6 to 10 percent slopes	31.8	2.4%
45AB	Lostwells like-Youngston like complex, 0 to 6 percent slopes	96.7	7.3%
46AC	Kinnear sandy loam, 0 to 10 percent slopes	32.7	2.5%
65AC	Sharland clay loam, alkali, 0 to 10 percent slopes	129.8	9.8%
67AC	Uffens sandy loam, 0 to 10 percent slopes	78.7	5.9%
102	Badland	10.2	0.8%
315BD	Preatorson-Worland-Willwood extremely gravelly association, 3 to 60 percent slopes	36.9	2.8%
368AC	Lostwells-like-Kinnear complex, 0 to 10 percent slopes	105.9	8.0%
374CE	Chipeta-Persayo-Rock outcrop complex, 6 to 45 percent slopes	210.9	15.9%
2101	Youngston-like clay loam, 0 to 3 percent slopes	0.6	0.0%
a7A	Dobent loam, 0 to 3 percent slopes	106.0	8.0%
NOTCOM	No Digital Data Available	345.0	26.1%
W	Water	22.9	1.7%
Totals for Area of Interest		1,323.9	100.0%