

# *LOST CREEK RANCH*



*\$5,900,000*



*Canyon Real Estate, LLC*

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# *LOST CREEK RANCH*

*Ten Sleep, Wyoming*

*Now offering 3255 deeded acres located approximately 20 miles south of Ten Sleep, Wyoming in the magnificent Big Horn Mountains. This cow camp is home to Lost Creek, Deep Creek and Cherry Creek. Lost Creek and Deep Creek are considered top quality trout fisheries hosting brook trout and brown trout among others. On this property you'll find heavy timbered areas, deep draws and gentle slopes that host a number of big game animals such as trophy elk, mule deer, antelope, black bear, wild turkeys and mountain lion. If grazing cattle is your passion, then you'll appreciate the 341.6 adjudicated water rights from Lost Creek that feeds the 7 tower pivot sprinkler and irrigation ditches. This pivot sprinkler is powered by a diesel motor with the water being gravity fed. Also on the property are 7 stock water tanks and 4 stock water reservoirs/ponds all of which are conveniently gravity filled from Lost Creek. The ranch is owner rated at 225 cow/calf pairs annually or 400 cow/calf pairs during the summer season, depending on the year. This cow camp is perfectly positioned at 7000 feet elevation for maximum grazing potential during the late spring, summer and fall months. This property has modest improvements which includes a 1 bedroom, 1 full bathroom log home with an open kitchen/living/dining room and a loft upstairs. Best of all this home is spring fed for its water source and it uses propane only as its fuel source unless of course your using the wood heating stove (electricity is not available in the area). Other outbuildings include a detached 2 car garage, cattle barn, loafing sheds, cattle sorting pens, loading chute and more. This property is accessed off of County Road 80 which makes semi-truck travel reasonable during shipping season. The property is fenced on all sides, offers amazing views and privacy. If you are looking for a top quality recreational property for your next custom home, a Wyoming investment with passive income, a place to come and relax with family and friends or a hunting retreat you won't want to miss this opportunity!*

















*Lost Creek - Deep Creek  
Confluence*

















*Outbuildings*











*Corrals*





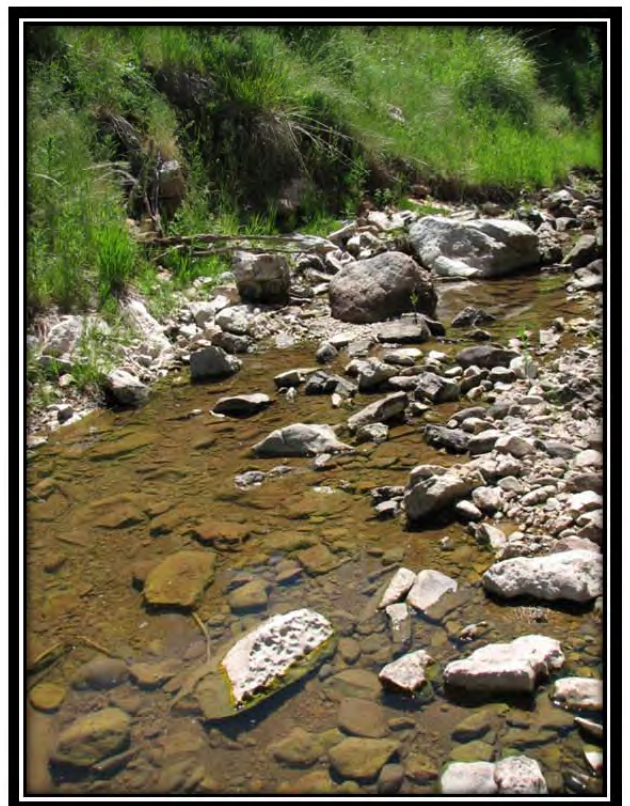


*Cabin*

*Lost Creek*



*Lost Creek*





MLS #: F10014455A (Active) List Price: \$5,900,000

TBD Road 80 Ten Sleep, WY 82442



Days on Market 104  
Original List Price: \$6,835,500  
House Design: 1.5 Story  
# Bedrooms: 1  
Total # Baths: 1  
# Full Baths: 1  
# Half Baths: 0  
# 3/4 Baths: 0  
Apx Year Built: 1982  
Apx Total SqFt: 1120  
Apx Above Grade SqFt: 1120  
Apx Below Grade SqFt: 0  
Basement: No

Total # Residence: 1  
Area: Out of Area  
County: Washakie  
School District: Washakie County  
District #2  
Apx Irrigated Acres: 341.6  
Apx Deeded Acres: 3255  
Total Lease Acres: 0  
Has Lease/Permits: No

Type of Leased Land: None  
BldgType: Several Outbuildings  
Mineral Rights: Yes

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Kitchen	Main		Loft	Second				
Dining Room	Main							
Family Room	Main							
Bedroom	Main							
Full Bath	Main							
Laundry	Main							

**Additional Room Info:** Domestic water from Spring. 7 stock waters.

**Inclusions:** Refrigerator, stove, pivot sprinkler, diesel motor, gates, panels

**Exclusions:** Seller will provide a list upon request. Cook ware and furniture are negotiable.

**IrrigCo:** Hines Ditch

**IrrigCost:** 0

**IrrigCoYr:** 0

**Taxes TBD:** No

**Tax Year:** 2018

**Total Tax \$:** 4162.34

**Taxed w/Other Land:** No

**Property Rights:** Fee Simple

**Parcelable:** Yes

**Adj to Public Land:** Yes

**River/Stream Front:** Yes

**Detailed Zoning:** Washakie County - Not Zoned

**Topography:** Flat, Mountainous, Rolling, Steep

**Legal Description:** See Exhibit A in documents

**Road Access:** Public

**Road Maintenance:** Public

**Road Surface:** Unpaved (Dirt/Gravel)

**Construction:** Frame, Log

**Exterior Siding:** Log

**Roof:** Metal

**Natural Gas Company:** None

**Electric Company:** None

**Sewer:** Septic Tank

**Primary Water Type:** Spring

**Cooling Type:** None

**Primary Heat:** Stove

**Secondary Heat:** Stove

**Primary Fuel Type:** Propane

**Secondary Fuel Type:** Wood

**Garage/Type Stalls:** Detached-2 Stalls

**Heating Stove Type:** Gas, Wood

**Fireplace Type:** None

**Interior Features:** Breakfast Bar, Loft, Porch, Vaulted Ceilings, Wood Floors

**Exterior Features:** Acreage Fenced, Adj to BLM, Barn, Corrals, Creek, Dirt Ditches, Fishing, Flat Terrain, Garden, Horse Property, Hunting, Irrigated, Mountain View, Pivot Irrigated, Pond, Production Ground, Recreational, Rolling Terrain, RV Parking, Spring, Wooded Acreage

**Yield Info:** Domestic water from Spring. 8 stock waters.

**Comments:** 3,255 deeded acres South of Ten Sleep, with 3 creeks, Lost Creek, Deep Creek and Cherry Creek. High end recreational property with 341.6 acres of water rights. 7 tower gravity flow pivot sprinkler, modest log home, cattle working facilities, cattle grazing, 7 stock waters. Land owner tags available for elk & deer. Other wildlife include bear, mountain lion, antelope, turkey, & sage grouse.

**Directions to Property:** Road 80, go by Morris birch, cross cattle guard and take left, 11 miles, cross bridge and cattle guard, lone tree stay to right.

**Subject to 1031:** No

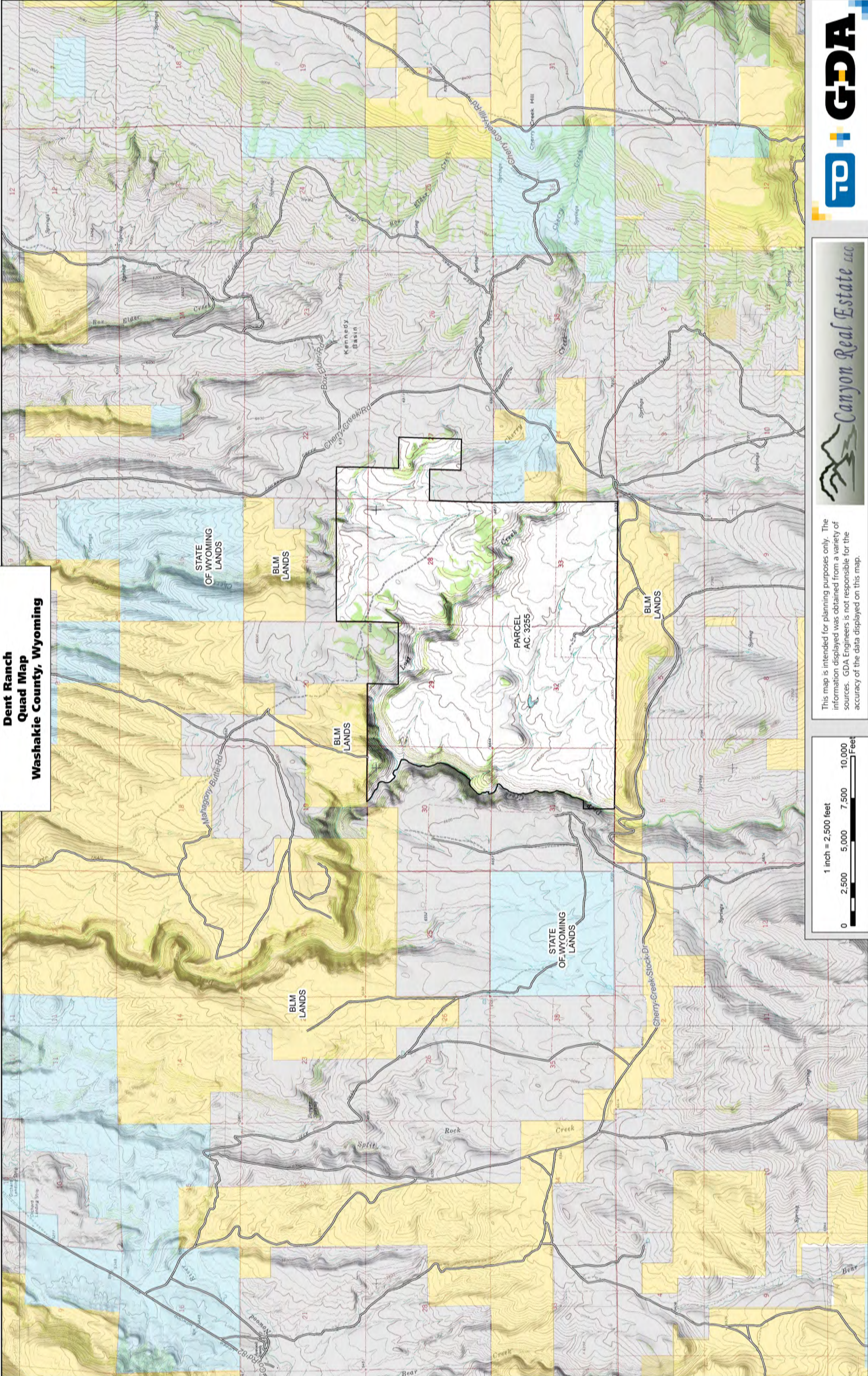
**Office Name:** Canyon Real Estate, LLC (#:46)

**Listing Office:** 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.

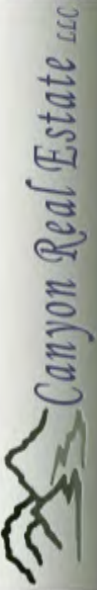
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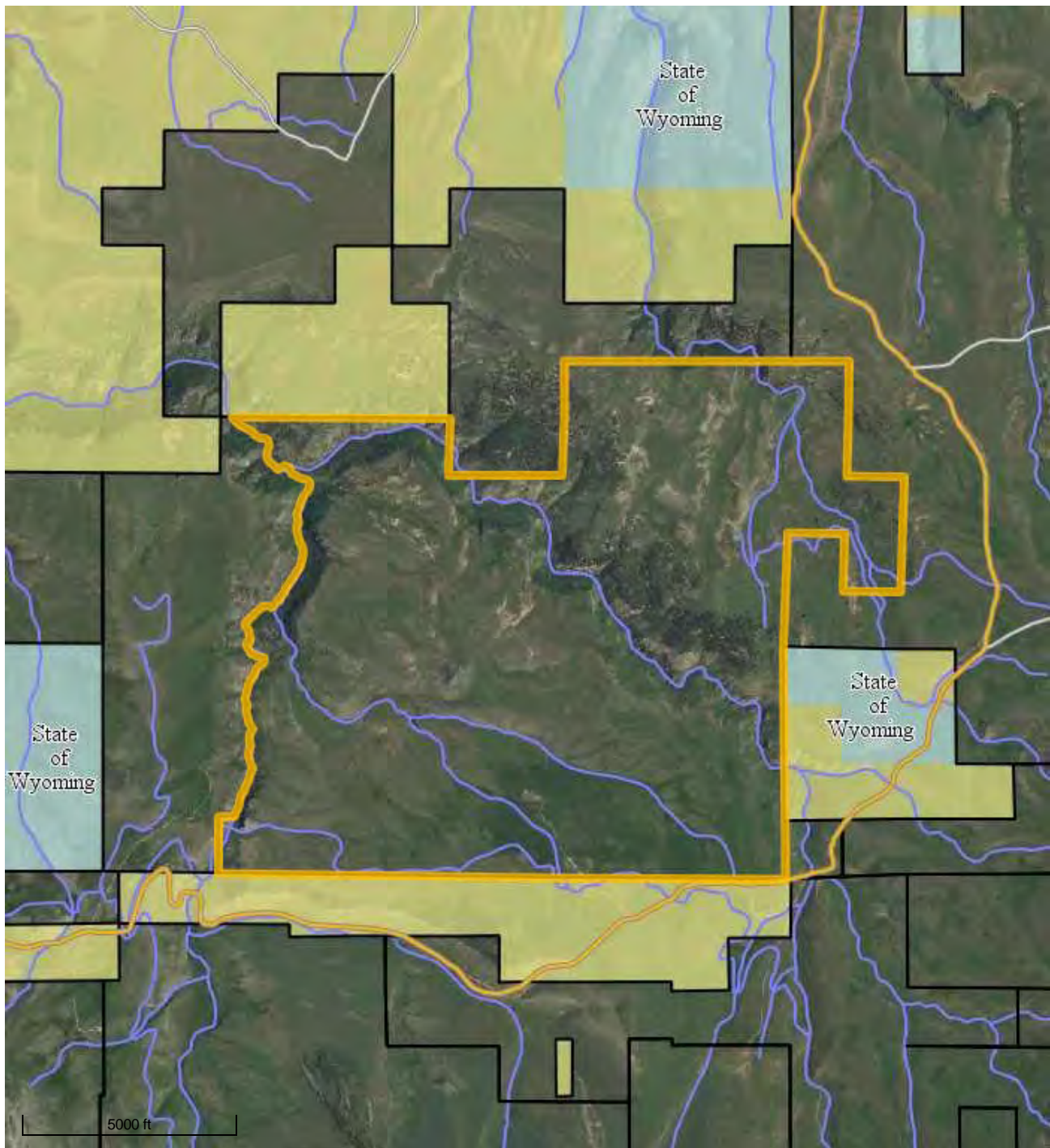
**Dent Ranch  
Quad Map  
Washakie County, Wyoming**

This map is intended for planning purposes only. The information displayed was obtained from a variety of sources. GDA Engineers is not responsible for the accuracy of the data displayed on this map.



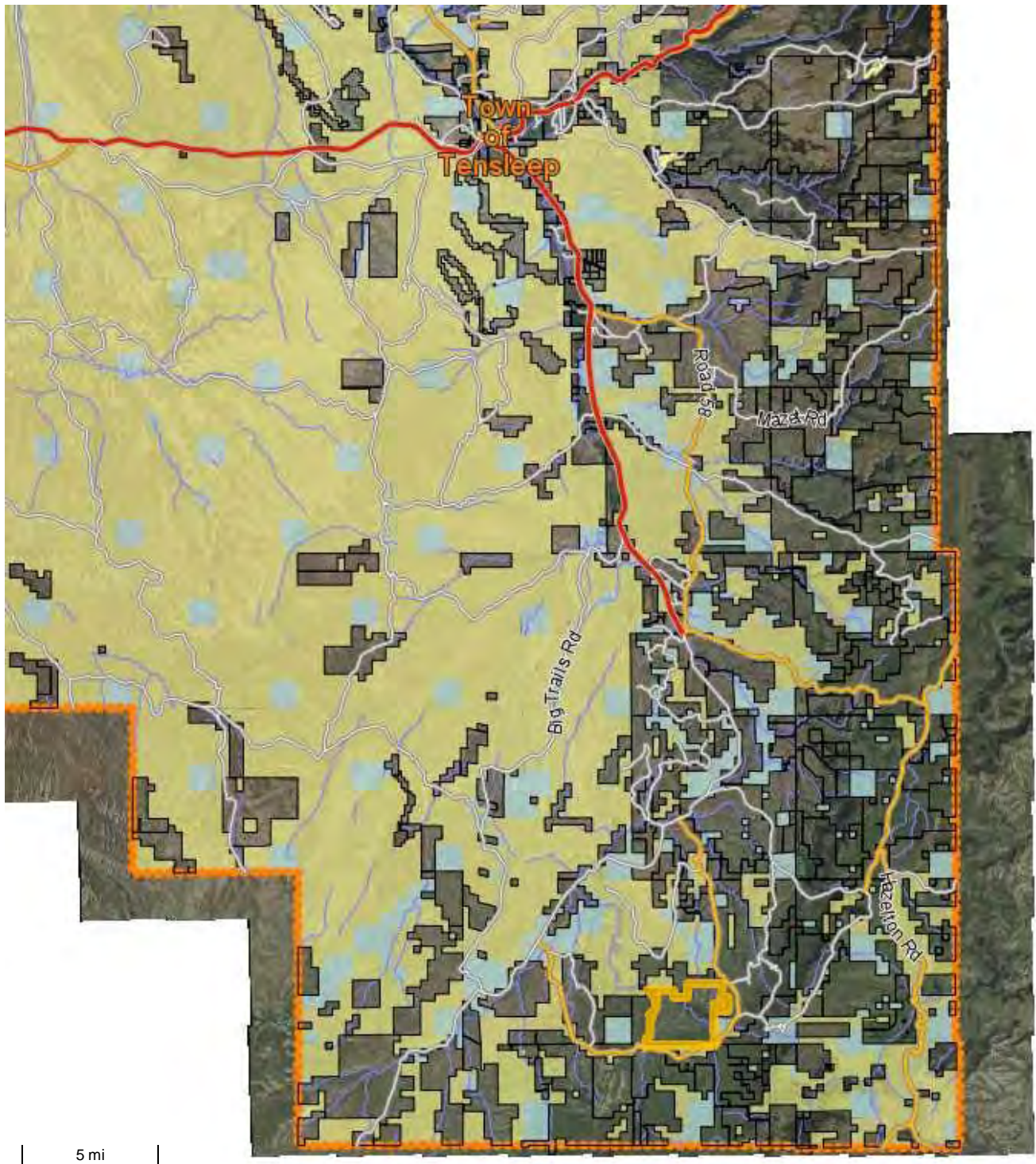


## Washakie County Wyoming MapServer





## Washakie County Wyoming MapServer





**IMPORTANT NOTICE**  
**Canyon Real Estate, LLC**  
**(Name of Brokerage Company)**  
**REAL ESTATE BROKERAGE DISCLOSURE**

When you select a Real Estate Brokerage Firm, Broker or salesperson (all referred to as "Broker") to assist you in a real estate transaction, the Broker may do so in one of several capacities. In accordance with Wyoming's Brokerage Relationships Act, this notice discloses the types of working relationships that are available to you.

**Seller's Agent/** (Requires written agreement with Seller)

If a Seller signs a written listing agreement with a Broker and engages the Broker as a Seller's Agent, the broker represents the Seller. On properties listed with other brokerage companies, the Broker may work as an agent for the Seller if the Seller agrees to have the Broker work as a subagent. As an agent or subagent for the Seller, the Broker represents the Seller and owes the Seller a duty of utmost good faith, loyalty, and fidelity in addition to the **obligations** enumerated below for Intermediaries. Wyo. Stat. §33-28-303(a). The Seller may be vicariously liable for the acts of the Seller's Agent or Seller's Subagent that are approved, directed or ratified by the Seller.

**Customer.** (No written agreement with Buyer or Seller)

A customer is a party to a real estate transaction who has established no intermediary or agency relationship with any Broker in that transaction. A Broker may work either as an agent for the Seller treating the Buyer as a customer or as an agent for the Buyer treating the Seller as a customer. Also when a Buyer or Seller is represented by another Broker, a Broker may work with the other Buyer or Seller as a customer, having no written agreement, agency or intermediary relationship with either party. A Broker working with a customer shall owe no duty of confidentiality to a customer. Any information shared with Broker may be shared with the other party to the transaction at customer's risk. The customer should not tell the broker any information which the customer does not want shared with the other party to the transaction. The Broker must treat the customer honestly and with fairness disclosing all material matters actually known by the Broker. The Broker owes the Customer the **obligations** enumerated below for Intermediaries which are marked with an asterisks. W.S. 33-28-310(a).

**Buyer's Agent.** (Requires written agreement with Buyer)

If a Buyer signs a written Buyer Agency Agreement with a Broker, the Broker will act as an agent for the Buyer. If so, the Broker represents the Buyer and owes the Buyer a duty of utmost good faith, loyalty and fidelity in addition to the **obligations** enumerated below for Intermediaries. The Buyer may be vicariously liable for the acts of the Buyer's Agent that are approved, directed or ratified by the Buyer. As a Buyer's Agent, Wyoming law requires the Broker to disclose to potential Sellers all adverse material facts, which may include material facts regarding the Buyer's financial ability to perform the terms of the transaction. Wyo. Stat. § 33-28-304(c). As a Buyer's Agent, Broker has duties to disclose to the Buyer certain information; therefore, the Seller should not tell Broker any information which the Seller does not want shared with the Buyer.

**Intermediary.** (Requires written agreement with Seller and/or Buyer)

The Intermediary relationship is a non-agency relationship which may be established between a Broker and a Seller and/or a Broker and a Buyer. A Seller may choose to engage a Broker as an Intermediary when listing a property. A Buyer may also choose to engage a Broker as an Intermediary. An Intermediary shall not act as an agent or advocate for any party and shall be limited to providing those services set forth below. Wyo. Stat. § 33-28-305.

As an Intermediary (Non-Agent), Broker will not represent you or act as your agent. The parties to a transaction are not legally responsible for the actions of an Intermediary and an Intermediary does not owe the parties the duties of an agent, including the fiduciary duties of loyalty and fidelity. Broker will have the following **obligations** to you:

- perform the terms of any written agreement made by the Intermediary with any party or parties to the transaction;
- exercise reasonable skill and care; \*
- advise the parties to obtain expert advice as to material matters about which the Intermediary knows but the specifics of which are beyond the expertise of the Intermediary; \*
- present all offers and counteroffers in a timely manner; \*
- account promptly for all money and property Broker received; \*
- keep you fully informed regarding the transaction; \*
- obtain the written consent of the parties before assisting the Buyer and Seller in the same real estate transaction as an Intermediary to both parties to the transaction;
- assist in complying with the terms and conditions of any contract and with the closing of the transaction; \*
- disclose to the parties any interests the Intermediary may have which are adverse to the interest of either party; \*



- disclose to prospective Buyers, known adverse material facts about the property;
- disclose to prospective Sellers, any known adverse material facts, including adverse material facts pertaining to the Buyer's financial ability to perform the terms of the transaction; \*
- disclose to the parties that an Intermediary owes no fiduciary duty either to Buyer or Seller, is not allowed to negotiate on behalf of the Buyer or Seller, and may be prohibited from disclosing information about the other party, which if known, could materially affect negotiations in the real estate transaction.
- disclose Buyer's intent to occupy property as primary residency.

As Intermediary, Broker will disclose all information to each party, but will not disclose the following information without your informed consent:

- that you may be willing to agree to a price different than the one offered;
- the motivating factors for buying or selling the property;
- that you will agree to financing terms other than those offered; or
- any material information about you, unless disclosure is required by law or if lack of disclosure would constitute dishonest dealing or fraud.

#### **Change From Agent to Intermediary — In-House Transaction**

If a Buyer who has signed a Buyer Agency Agreement with Broker wants to look at or submit an offer on property Broker has listed as an agent for the Seller, the Seller and the Buyer may consent in writing to allow Broker to change to an Intermediary (non-agency) relationship with both the Buyer and the Seller. Wyo. Stat. § 33-28-307.

An established relationship cannot be modified without the written consent of the Buyer or the Seller. The Buyer or Seller may, but are not required to, negotiate different commission fees as a condition to consenting to a change in relationship.

#### **Designated Agent**, (requires written designation by the brokerage firm and acknowledgement by the Buyer or Seller)

A designated agent means a licensee who is designated by a responsible broker to serve as an agent or intermediary for a Seller or Buyer in a real estate transaction. Wyo. Stat. § 33-28-301 (a)(x).

In order to facilitate a real estate transaction a Brokerage Firm may designate a licensee as your agent or intermediary. The Designated Agent will have the same duties to the Buyer and Seller as a Buyer's or Seller's Agent or Intermediary. The Broker or an appointed "transaction manager" will supervise the transaction and will not disclose to either party confidential information about the Buyer or Seller. The designation of agency may occur at the time the Buyer or Seller enters into an agency agreement with the Brokerage Firm or the designation of agency may occur later if an "in house" real estate transaction occurs. At that time, the Broker or "transaction manager" will immediately disclose to the Buyer and Seller that designated agency will occur.

#### **Duties Owed by An Agent But Not Owed By An Intermediary.**

**WHEN ACTING AS THE AGENT FOR ONE PARTY (EITHER BUYER OR SELLER), BROKER HAS FIDUCIARY DUTIES OF UTMOST GOOD FAITH, LOYALTY, AND FIDELITY TO THAT ONE PARTY. A BROKER ENGAGED AS AN INTERMEDIARY DOES NOT REPRESENT THE BUYER OR THE SELLER AND WILL NOT OWE EITHER PARTY THOSE FIDUCIARY DUTIES. HOWEVER, THE INTERMEDIARY MUST EXERCISE REASONABLE SKILL AND CARE AND MUST COMPLY WITH WYOMING LAW. AN INTERMEDIARY IS NOT AN AGENT OR ADVOCATE FOR EITHER PARTY. SELLER AND BUYER SHALL NOT BE LIABLE FOR ACTS OF AN INTERMEDIARY, SO LONG AS THE INTERMEDIARY COMPLIES WITH THE REQUIREMENTS OF WYOMING'S BROKERAGE RELATIONSHIPS ACT. WYO. STAT. § 33-28-306(a)(iii).**

**THIS WRITTEN DISCLOSURE AND ACKNOWLEDGMENT, BY ITSELF, SHALL NOT CONSTITUTE A CONTRACT OR AGREEMENT WITH THE BROKER OR HIS/HER FIRM. UNTIL THE BUYER OR SELLER EXECUTES THIS DISCLOSURE AND ACKNOWLEDGMENT, NO REPRESENTATION AGREEMENT SHALL BE EXECUTED OR VALID. WYO. STAT. § 33-28-306(b).**

**NO MATTER WHICH RELATIONSHIP IS ESTABLISHED, A REAL ESTATE BROKER IS NOT ALLOWED TO GIVE LEGAL ADVICE. IF YOU HAVE QUESTIONS ABOUT THIS NOTICE OR ANY DOCUMENT IN A REAL ESTATE TRANSACTION, CONSULT LEGAL COUNSEL AND OTHER COUNSEL BEFORE SIGNING.**



**The amount or rate of a real estate commission for any brokerage relationship is not fixed by law. It is set by each Broker individually and may be negotiable between the Buyer or Seller and the Broker.**

On \_\_\_\_\_ (date), I provided ☐ (Seller) ☐ (Buyer) with a copy of this Real Estate Brokerage Disclosure and have kept a copy for our records.

Brokerage Company Canyon Real Estate, LLC

By Lance Bower

I/We have been given a copy and have read this Real Estate Brokerage Disclosure on (date) \_\_\_\_\_ (time) \_\_\_\_\_ and hereby acknowledge receipt and understanding of this Disclosure.

Buyer's Signature \_\_\_\_\_

Buyer's Signature \_\_\_\_\_

Buyer's Signature \_\_\_\_\_

Buyer's Signature \_\_\_\_\_