

the North Laramie River Ranch



Situated along the southwestern hills of the Laramie Mountains and Medicine Bow National Forest in Albany County, Wyoming, this working ranch also offers many year-around recreational opportunities.



PEARSON REAL ESTATE Co., Inc.
58 E. Benteen Street – Buffalo, Wyoming
307-684-9556 or 888-684-9557

Participating with



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The North Laramie River Ranch

is located 105 miles south of Casper and 83 miles north of Laramie (Albany County Seat; population 27,204) and 45 miles northeast of Rock River.

The most direct route to the property is from U.S. Highway 30 on the Fort Fetterman Road (County Road #61), east on Garrett Road (County Road #713).

Size

697.34±	Irrigated Deeded Acres
<u>5,035.41±</u>	Rangeland Deeded Acres
5,732.75±	Total Deeded Acres
360.00±	Acres Private Lease
<u>4,015.46±</u>	Acres BLM Grazing Lease
10,108.16±	Acres Total



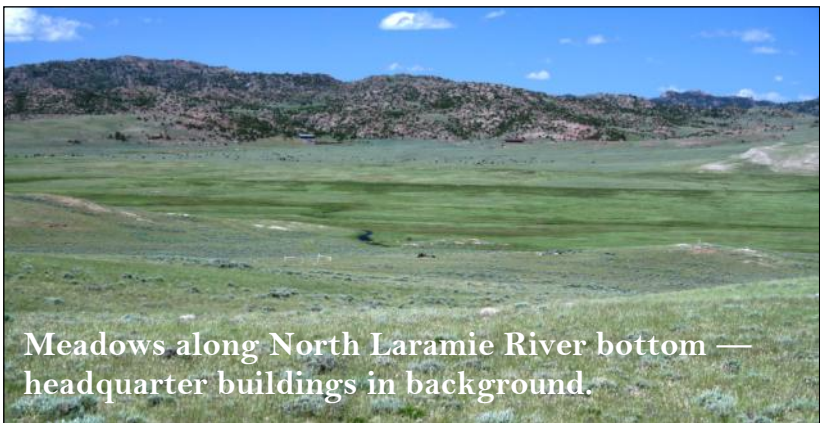
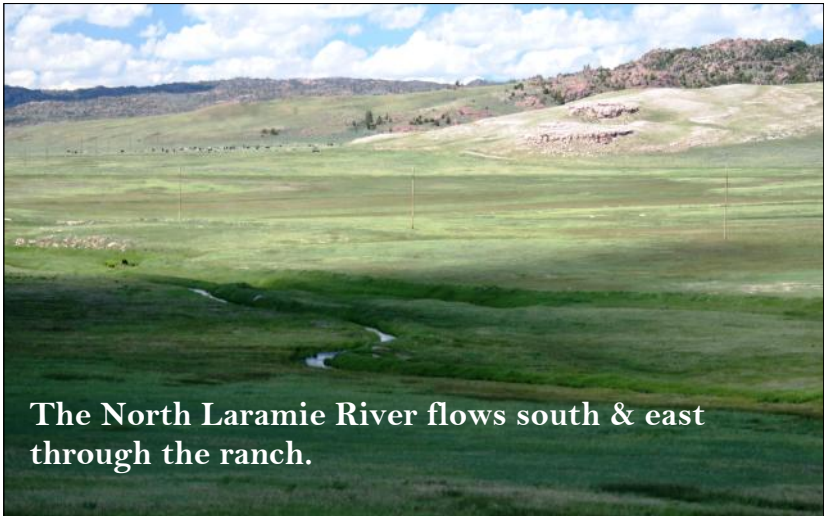
Description of the Ranch

The elevation on the ranch ranges from 7000 feet to 8100 feet above sea level. According to the Natural Resource Conservation Service 30-year average, the annual precipitation is approximately 18 inches with 85 to 110 frost-free days.

The North Laramie River is the main water source to the ranch, flowing south from Toltec Reservoir. Negro Creek and Twenty-two Mile Creek flow into the North Laramie River.

Toltec Reservoir, built in 1984, provides good supplemental irrigation water to the hay meadows. The ranch holds 40% of the Toltec Reservoir shares and is assessed an annual fee of \$10 per acre-foot for water storage by the Toltec Watershed Improvement District. Toltec Reservoir covers 395 surface acres with storage capacity for 3,944 acre feet; 2,352 acre feet for irrigation. A copy of the ranch's water rights is available to prospective buyers.

A 7-mile gravity-fed water line served by a well and a 30,000-gallon holding tank provides adequate water for stock. In addition, there are several natural (seasonal) springs, reservoirs and creeks.



Carrying Capacity -- The ranch is owner-rated at approximately 250-300 Animal Units (AUs).

Note: Carrying capacity may vary due to weather conditions and management practices. Interested parties should conduct their own analysis.

The ranch is currently leased to the neighbor on a season-to-season basis. The ranch could be utilized as either a year around cow/calf operation or as a 5± month yearling operation for 600± head. The ranch is divided into seven pastures including hay meadows.

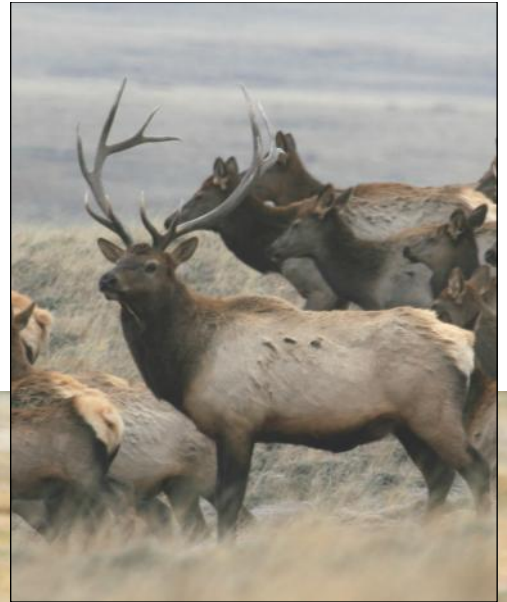
The North Laramie River Ranch offers very good year around outdoor recreational opportunities away from the crowd, including hiking, horseback riding, photography, snowmobiling, fishing and big game hunting. The ranch is allotted two landowner elk permits in Hunt Area 7. The Laramie Mountains offer elk, mule deer, mountain lion and bear hunting; while antelope hunting is available on the High Plains.



The North Laramie River Ranch lies in rolling foothill/mountain country covered with pine, aspen, and cedar.



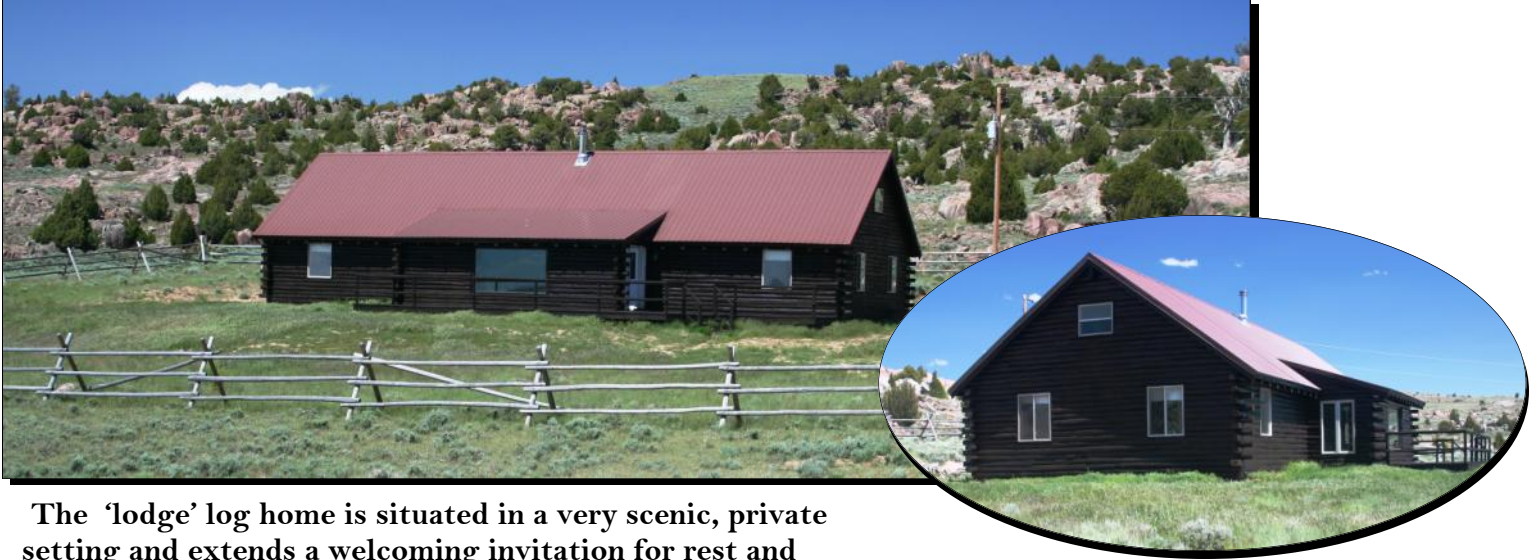
Rugged rock formations jut from the landscape adding their dramatic magnificence to the scenic splendor of the area.



Elk photographed on the North Laramie River Ranch in Fall of 2007

Improvements

The main ranch home (2,320 sq. ft.) is a new 1½ story log home (lodge) with vaulted ceilings, 4 bedrooms each with its own ¾ bath, living room with native stone fireplace (quadra-fire unit with adjustable rheostat), dining area and kitchen. The second level has two open game rooms. According to the Assessor's records, the lodge was built in 1998. There is a 4' crawl space that contains two 40-gallon hot water tanks. Heat is electric baseboard. Outbuildings include a 3,960 sq. ft. shop/barn built in 1973, and a set of corrals with a loading chute.



The 'lodge' log home is situated in a very scenic, private setting and extends a welcoming invitation for rest and relaxation in the comfort of its modern design.



The unique beauty of nature's moss rock, which was gathered on the ranch, surrounds a wood burning insert and provides a striking focal point in the living area.

The insert, together with its multi-speed electric fan and the ceiling fans, is capable of providing heat throughout the main rooms of the home and is a great supplemental heat source to the electric baseboard units.



Minerals

The Seller shall retain all mineral rights presently owned, if any.

Taxes & Lease Costs

2011/2012 Real Estate Taxes are estimated to be \$3,382.62; the fee for the BLM Permits are \$1,001.70, and annual fees for the Toltec Watershed Improvement District are \$7,020.00.



**The 3,960 sq. ft. barn/shop, corrals and loading chute
are located just north of the residence.**

The North Caramie River Ranch

is being offered for

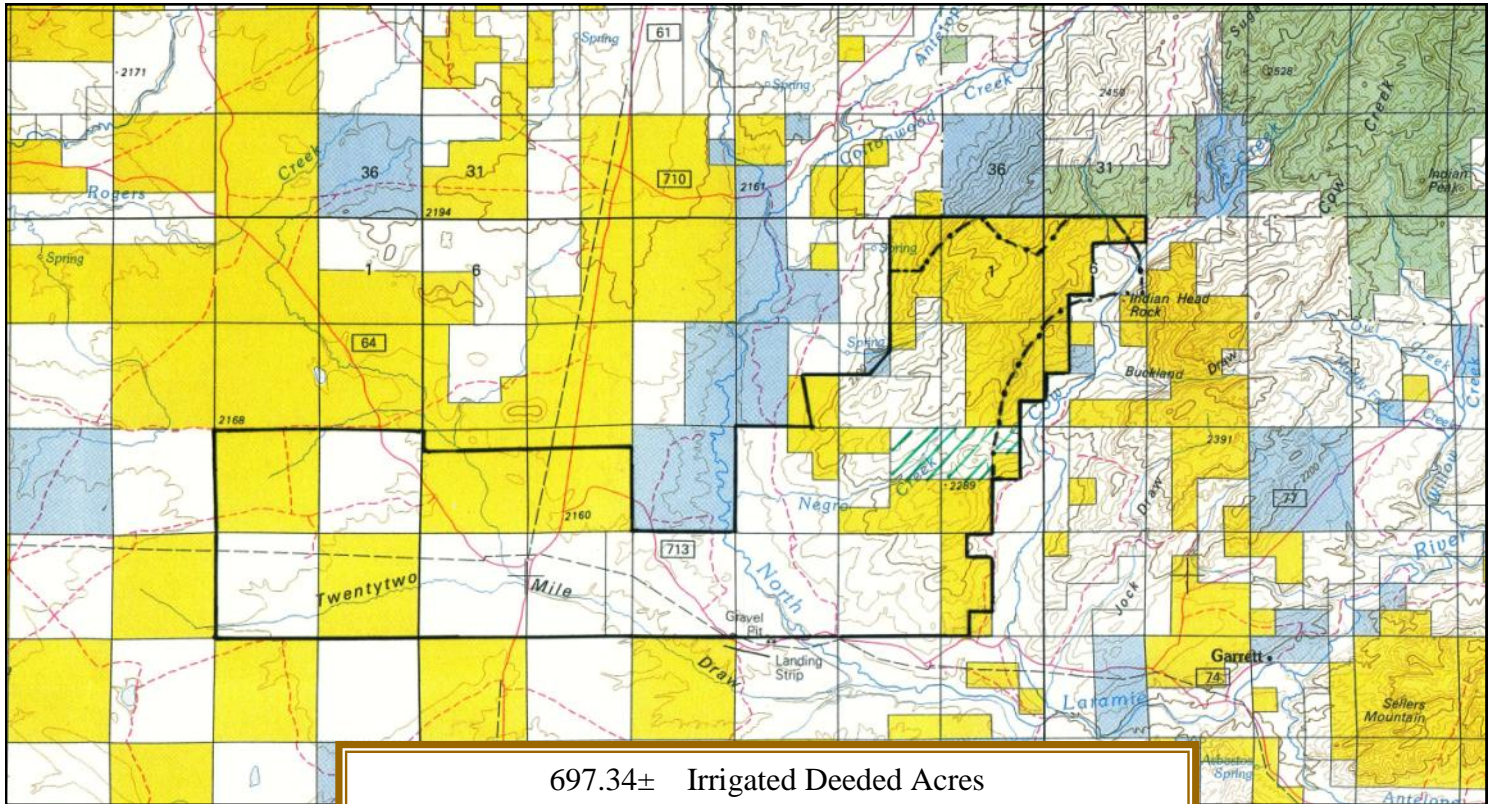
\$2,970,000

(Two Million Nine Hundred Seventy Thousand Dollars).

Seller shall require an all cash sale. Seller reserves the right to effectuate a 1031 tax-deferred exchange according to IRS Regulations. This exchange will not incur any expense or liability on the part of the Buyer.

For more information call us at 888-684-9557 or 307-684-9556

The North Laramie River Ranch



Large elk herd on North Laramie River Ranch — Fall 2007



Seller's Notice to Potential Purchasers: Fences vs. Boundary Lines: The fence lines on the subject property may or may not represent the actual boundary lines of the property. It is the Seller's intention that where fences deviate from the actual boundary lines, such fences are fences of convenience, only, and not the actual boundary lines. Seller is selling the property in "as is, where is" condition, which includes the location of the fences.

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This offer is subject to prior sale,
price change, correction or withdrawal
without notice.

For more information, contact



58 E. Benteen Street | Buffalo, Wyoming 82834

(307)684-9556

Toll Free: 888-684-9557

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**The North Laramie River
Ranch is a tremendous
opportunity to own a "piece
of the West" where one can
revel in the spectacular
panoramic beauty of
Wyoming's high plains
country.**