

**KARA CREEK DREAM RANCH
CROOK COUNTY, WYOMING**

LOCATION: This ranch is located about 14 miles west of Sundance on I-90 to exit 172, then south on Arch Creek Road about 7 miles to the ranch headquarters. Also, the town of Upton is about 15 miles south and west of the ranch.

SIZE: The ranch consists of about 5,393 deeded acres plus about 640 acres of State of Wyoming lease and about 480 acres of USA Bureau of Land Management lease, so the entire ranch consists of about 6,513 total acres.

FENCES: Most of the exterior and interior fences are 4 and 5 strand barbed wire and very little woven wire. The majority of the fences are in good condition. A small portion of the exterior fences need some work. There are 11 or 12 separately fenced main pastures and several smaller pastures, so the ranch is well cross fenced. All of the fences on the ranch may not be on the exact property lines. There are also several small land exchanges of use with several of the bordering neighbors.

WATER: There are 5 wells plus 5 springs and 6 or 7 reservoirs on the ranch. Inyan Kara Creek runs across the southwest part of the main block of deeded land and across a small part of the southeast part of the ranch. Arch Creek runs across the deeded land west of the State lease. In addition to this there is an irrigation dam, irrigation ditch and a head gate on Inyan Kara Creek near one of the houses in the central part of the ranch. They use the dam and creek and 2 pump sites to water 2 side roll irrigation systems. You open the head gate from the dam on the creek and the water runs down the main flood irrigation ditch to irrigate each individual field below the ditch. One of the side roll systems is a ½ mile system and the other is a ¼ mile system. They are both used for hay or crop production along Inyan Kara Creek. There is also a proposed water pipeline to be installed in 2009 that comes from a well in Section 32 near the second set of buildings and will run north about a mile from that well location and then to the east for about 1 ½ miles to improve the water in the central part of the ranch. The average annual rainfall is around 18".

IMPROVEMENTS. The house on the ranch is a really nice ranch style log home and is 34' X 52' on the main floor and the same size in the finished basement. It has 3 bedrooms and 2 bathrooms and was built in the late 70's and finished in the late 80's. Near this house is a top quality newer pole barn and it is 40' X 80' with 12' X 80' covered lean-to's on each side of the main barn. This building is insulated and has 4 really nice stalls inside, along with a tack room, wash bay and a 40' X 40' riding area inside the barn. Part of the floor inside the barn is cement. The second house is a 30' X 40' home with a full basement and was built in the late 60's. This home is a 3 bedroom and 2 bathroom house. At this second location there is also a 40' X 80' lambing shed with a 30' X 40' addition and a 40' X 90' steel quonset. There is also a 30' X 50' barn behind the lambing shed. RT Communications has already brought fibre optics to both houses for faster and better phone and internet service.

TOPOGRAPHY: The main portion of the ranch, about 4,000 acres consists of rolling to hilly grassland with pine trees, cedar trees, junipers, cottonwoods and a few ash and oak trees. The predominant grass is western wheat grass and also present is needle grass, brome grass, blue grass, little bluestem and buffalo grass. There are also areas of sagebrush and choke cherry bushes and other berries. It should be noted that there is an exceptionally good trail system so that the entire ranch is easily accessible for most of the year.

HAYLAND: There are about 400 acres of hay land on the ranch, which consists of mainly of intermediate wheatgrass and some of it has a small mix of alfalfa along with the grass. The majority of the hay land is located near Inyan Kara Creek along the southwest portion of the main block of the ranch, but there are also scattered hay fields in the northern central and eastern areas of the ranch.

MINERAL RIGHTS: The owner does not know the exact amount of oil, gas and mineral rights ownership, although the owner thinks that he owns a large portion of these rights. At this time the owner is reserving any and all oil, gas or other minerals.

SOILS: The soils are mainly a mixture of deep clay loams to sandy loams and there are also some very scenic sandstone rim rocks and rock outcroppings.

CARRYING CAPACITY: The carrying capacity of the ranch is approximately 200 to 225 cow/calf pairs year round depending on weather, growing season, grazing management and hay supply. The brokers and sellers make no actual guarantee or representation of the carrying capacity of the ranch. Buyers will have to make their own determination regarding the carrying capacity.

SCHOOLS: There is a grade school and high school at all of the three closest towns. the Sundance school is about 21 miles from the ranch, Upton is about 15 miles away and Moorcroft is about 20 miles away. School buses come to this area from all three towns.

FSA PAYMENTS: There are currently no FSA payments on this land. The current owner and new owner will still be eligible for the proposed waterline, storage tank and some water tanks for 2009, only. Also, insurance coverage for hay and grass should be transferable to the new owner.

WILDLIFE: The ranch has excellent hunting with abundant mule deer, whitetail deer, antelope, a growing elk herd in the area and on the ranch, turkeys, Hungarian partridge, grouse, sage chickens, mountain lions, bobcats, coyotes, fox and trout in Inyan Kara Creek.

POSSESSION: Negotiable

POSSIBLE USES: The ranch is currently operated as a cattle or other livestock ranch, but other uses may include: a wide variety of hunting, fishing, horse trail riding, RV

park, shooting range, snowmobiling, cross country skiing, mountain biking, hiking and exploring or the ranch could be made into a housing or smaller ranch development.

LISTED PRICE: The listed price is \$1,550.00 per deeded acre or \$8,359,150.00.

BROKER'S NOTES: Even though the ranch is being operated as a cattle ranch, it is also known to be one of the best hunting properties in the area. The rolling terrain along with the tree and brush cover combined with the creeks, springs and wells add to the desirability of the ranch for many diversified uses. The beauty and productivity of the ranch are complimented by it's close proximity to Interstate 90 and historic Sundance, Wyoming.