



#1 PROPERTIES

RANCH & RECREATION



Pumpkin Creek Development

TOTAL ACREAGE 1,565± | OFFERED AT \$6,000,000
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PUMPKIN CREEK DEVELOPMENT

Developers and builders here is your opportunity for a large residential development just 10 miles from the heart of Cheyenne, WY which is experiencing exponential growth. This parcel is located in a prime developmental corridor and is surrounded by residential lots that range in size from 5.25ac to 40 acre tracts. Typical construction in the area would require private wells and septic systems with natural gas and electric needs being serviced by Black Hills Energy. The South end of the property is bordered by a paved, State highway (Happy Jack) with potential access from county roads on both the East and the West sides of the property. With the total parcel measuring approximately 1565 +/- acres you will have plenty of room for a sprawling development with ample open spaces to suit your design needs. This property boasts just over 1.6 miles of Crow Creek flowing through the NW portion of the property, rolling terrain and excellent access. Your future residents will love the proximity to both the amenities of Cheyenne and the recreation opportunities of Crystal and Granite lakes as well as Vedawoo and Curt Gowdy parks. Call Jeff Garrett (308-672-6334) or Holly Allison (307-631-1876) today to schedule your private showing.



PRICE **\$6,000,000 (SIX MILLION DOLLARS)**

1031 EXCHANGE @: This contract contemplates an exchange of real property under 1031 of the IRS Code. All parties are hereby advised and have been advised to seek competent legal, accounting, and such other advice as they in their own discretion determine to be advisable. Brokers and Salespeople do not and have not offered any legal, tax, or accounting advice with regard to this or any other transaction.

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LOCATION

The parcel is located in Laramie County, Wyoming. The SE corner of the property is approximately 10 miles from I-25 affording you easy access to Cheyenne as well as the front range of Colorado. Easy access to the intersection of I-25 & I-80 and the close proximity to Denver International Airport or Cheyenne Regional Airport make this parcel an ideal candidate for those with frequent travel needs.

- Cheyenne, Wyoming ~10 miles
- Laramie, Wyoming ~37 miles
- Scottsbluff, Nebraska ~110 miles
- Fort Collins, Colorado ~55 miles
- Denver International Airport ~115 miles

CLIMATE & ELEVATION

The elevation at the ranch ranges from 6,380' to 6,600' above sea level. The average annual total precipitation for Cheyenne is 15.94" with the average high temperature in January being 40 degrees and in July it is 83 degrees.

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WHY CHEYENNE?

The city of Cheyenne has a population of approximately 63,500, while the encompassing Laramie County population reaches close to 99,000. Cheyenne is also the retail and service market center for the southeastern region of the state, an area with a population of 130,126 mostly living in and around the cities of Cheyenne and Laramie.

Located at the northern end of the Rocky Mountain Front Range Urban Corridor, Cheyenne benefits from its proximity to dense population, diverse employment, and educational infrastructure. Cheyenne offers unique opportunities within a favorable tax and regulatory climate and a low cost of doing business. The nearby F.E. Warren Air Force Base provides an educated and disciplined workforce from both retired and enlisted officers. Cheyenne has invested wisely in quality of life initiatives, focusing resources on improvements such as the Greater Cheyenne Greenway, expanded parks, the downtown historic district, and educational facilities.

- Voted the “Most Polite City” by the executives across the nation, Cheyenne presents many favorable attributes.
- As a magnet for health care professionals, Cheyenne enjoys one of the highest percentages of board-certified physicians in the nation.
- 183,000 Laborshed
- 6 business Parks

Cheyenne is a city of rugged determination and proud independence; a city where the frontier still inhabits the spirit of its people. People came west to find opportunities. Today, Cheyenne still advances opportunity to today's pioneer.

Cheyenne presents many favorable attributes. Particularly noted for its spirit of volunteerism, the community supports a myriad of activities. One annual event typifies this spirit. Each year, as Cheyenne swells to accommodate three times its population, more than 2,000 residents volunteer their time and talent to produce the world's largest outdoor rodeo—Cheyenne Frontier Days — an extravaganza lasting ten exciting days and nights.

The cost of living in Wyoming is below the national average and the average energy cost is the second lowest in the nation. Wyoming also ranks among the top ten in the United States for education, and consistently ranks in the top 20 for retirement and livability.

Wyoming offers an extremely favorable tax climate:

- | | |
|-----------------------------|------------------------------|
| • No personal income tax | • No corporate income tax |
| • Low property tax | • No gross receipts tax |
| • Favorable inheritance tax | • No inventory tax |
| • Low retail sales tax | • Favorable unemployment tax |



WYOMING AT A GLANCE

Wyoming is a landlocked state in the western United States. The 10th largest state by area, it is also the least populous and second most sparsely populated state in the country. It is bordered by Montana to the north and northwest, South Dakota and Nebraska to the east, Colorado to the south, Utah to the southwest, and Idaho to the west. The state population was estimated at 576,850 in 2020, which is less than 31 of the most populous U.S. cities. The state capital and the most populous city is Cheyenne, which had an estimated population of 65,132 in 2020.

Wyoming's western half is mostly covered by the ranges and rangelands of the Rocky Mountains, while the

eastern half of the state is high-elevation prairie called the High Plains. Almost half of the land in Wyoming is owned by the U.S. government, leading Wyoming to rank sixth by area and fifth by proportion of a state's land owned by the federal government. Federal lands include two national parks—Grand Teton and Yellowstone—two national recreation areas, two national monuments, several national forests, historic sites, fish hatcheries, and wildlife refuges.

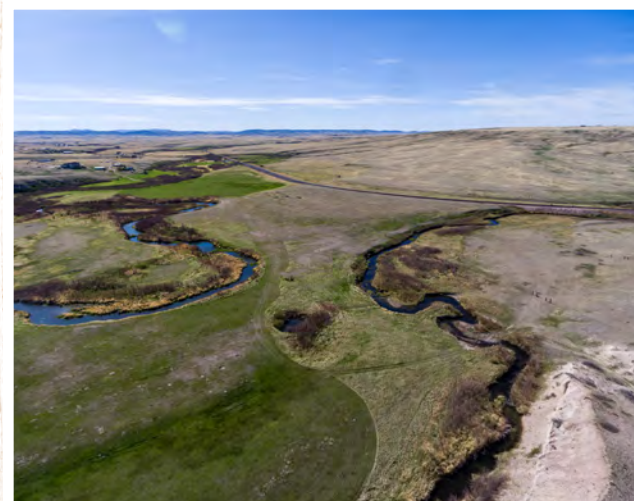
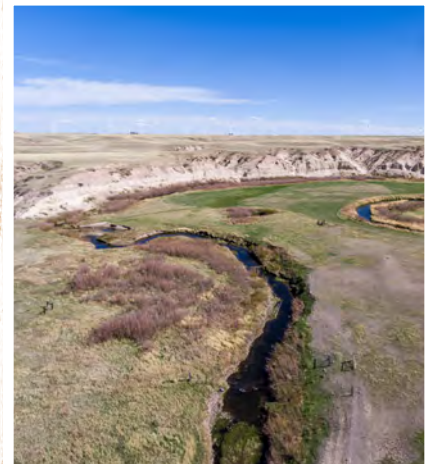
Original inhabitants of the region include the Arapaho, Crow, Lakota, and Shoshone. Southwest Wyoming was claimed by the Spanish Empire and then as Mexican territory until it was ceded to the U.S. in 1848 at the end of the Mexican–American War. The region acquired the name “Wyoming” when a bill was introduced to Congress in 1865 to provide a temporary government for the territory of Wyoming. The name had been used earlier for the Wyoming Valley in Pennsylvania, and is derived from the Munsee word *xwé:wamənk*, meaning “at the big river flat”.

The main drivers of Wyoming's economy are tourism and extraction of minerals such as coal, oil, natural gas, and trona. Agricultural commodities include livestock, hay, sugar beets, grain (wheat and barley), and wool.

CROPS & LIVESTOCK

The approximate value added to Wyoming's economy by the agricultural sector was \$1.50 billion in 2020 and has been above the \$1 billion threshold since 2003. Of that total, animals and animal products accounted for \$1.08 billion, crops totaled \$351 million, and farm-related income accounted for \$339 million. In 2017, 11,400 farms and ranches used 30.2 million acres to raise agricultural products in Wyoming. Farmer and rancher cash receipts totaled \$1.44 billion. Cattle and calves ranked as the largest livestock commodity raised in the state, followed by hogs and sheep. Hay was the largest crop raised, followed by sugar beets and corn.

Wyoming ranks 15th in the nation for beef cow numbers, fourth in the nation for sheep and lamb production, and is number one in the nation for average size of farm.



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WATER

Approximately 1.6 miles of Crow Creek flows through the northwest portion of this parcel offering many recreation opportunities, water for livestock, and ideal habitat for Deer, Antelope, Ducks, and Geese. A full and comprehensive water report has been made on the parcel in its entirety and shall be shared with well-qualified buyers upon request.

FENCES & BOUNDARY

The fences are in good/usable repair for a cow-calf operation.

The seller and buyer acknowledge that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties regarding location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations regarding specific acreage 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.

MINERAL RIGHTS

Any and all mineral rights which the Seller may own shall transfer upon a fully funded closing.

CONDITIONS OF SALE

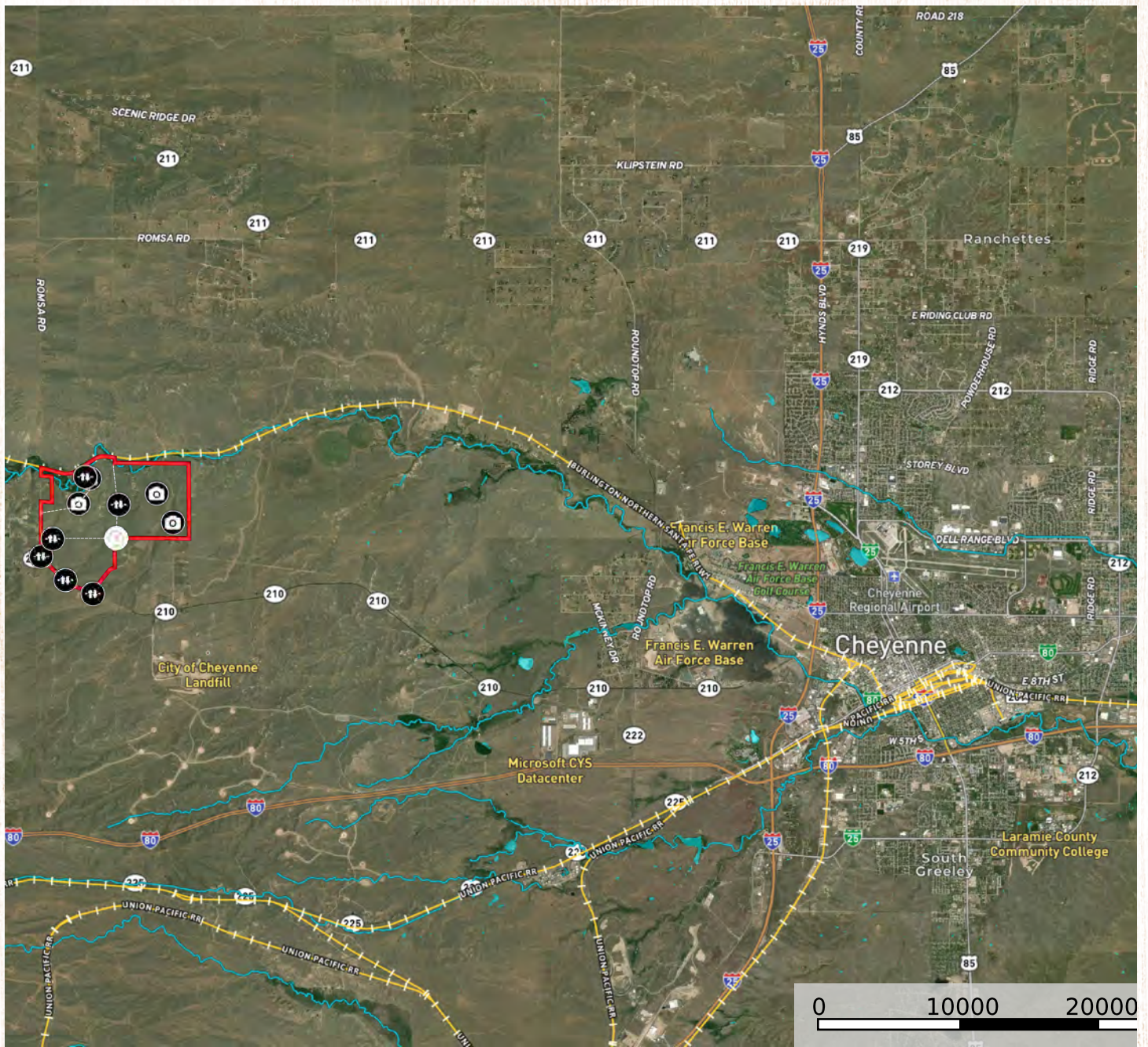
All offers shall be in writing and accompanied by an Earnest money deposit of \$100,000 (one hundred thousand dollars) and proof of funds and/or financing sufficient to complete the transaction.

All earnest money deposits shall be deposited in the Listing Broker's trust account.

The Seller agrees to provide and pay for an Owners title insurance policy in full satisfaction of the purchase price.

Both buyers and seller shall be responsible for their own attorneys' fees.

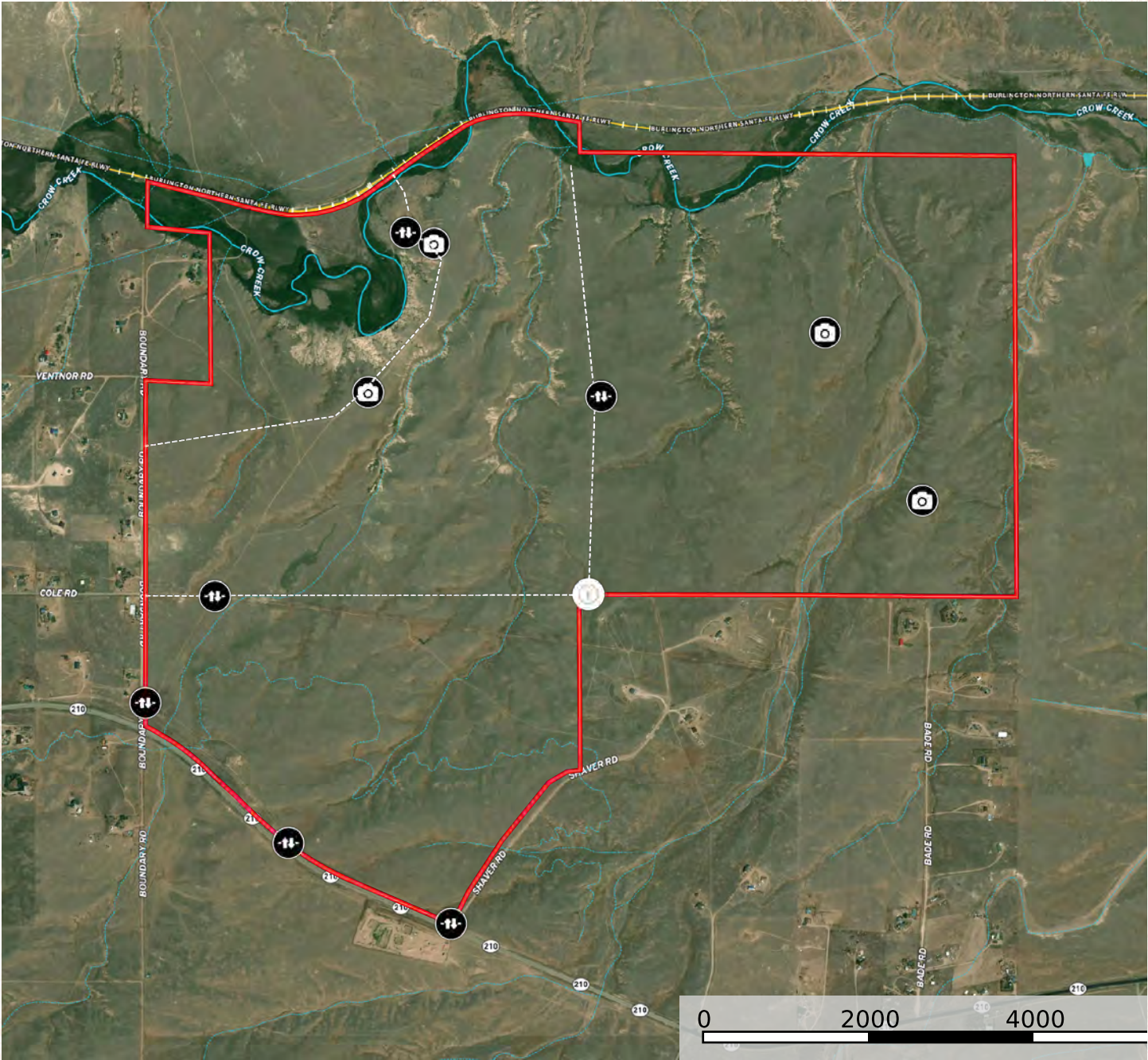
LOCATION OVERVIEW



Gate Fence Boundary Stream, Intermittent River/Creek Water Body

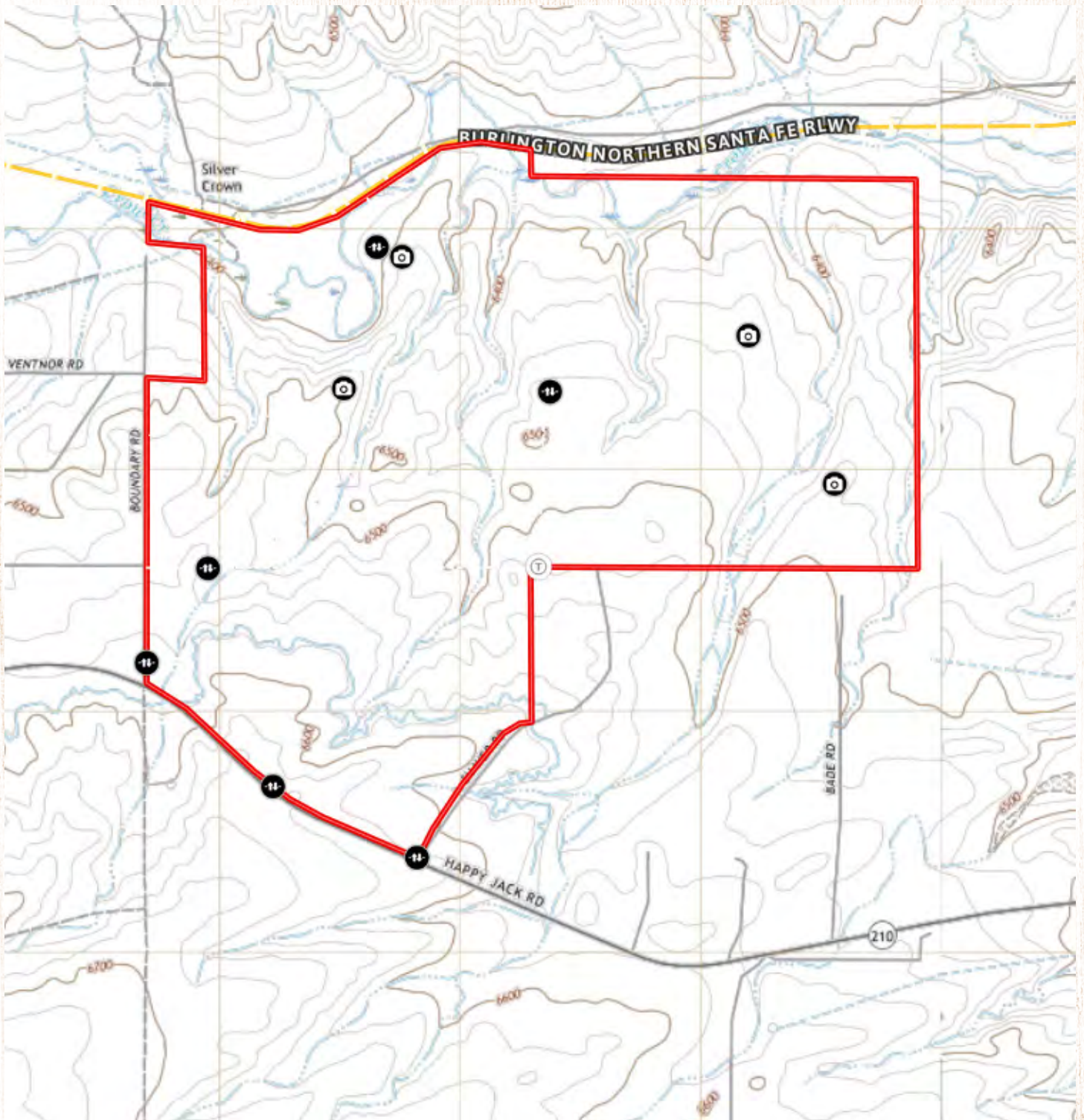
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PROPERTY DETAIL

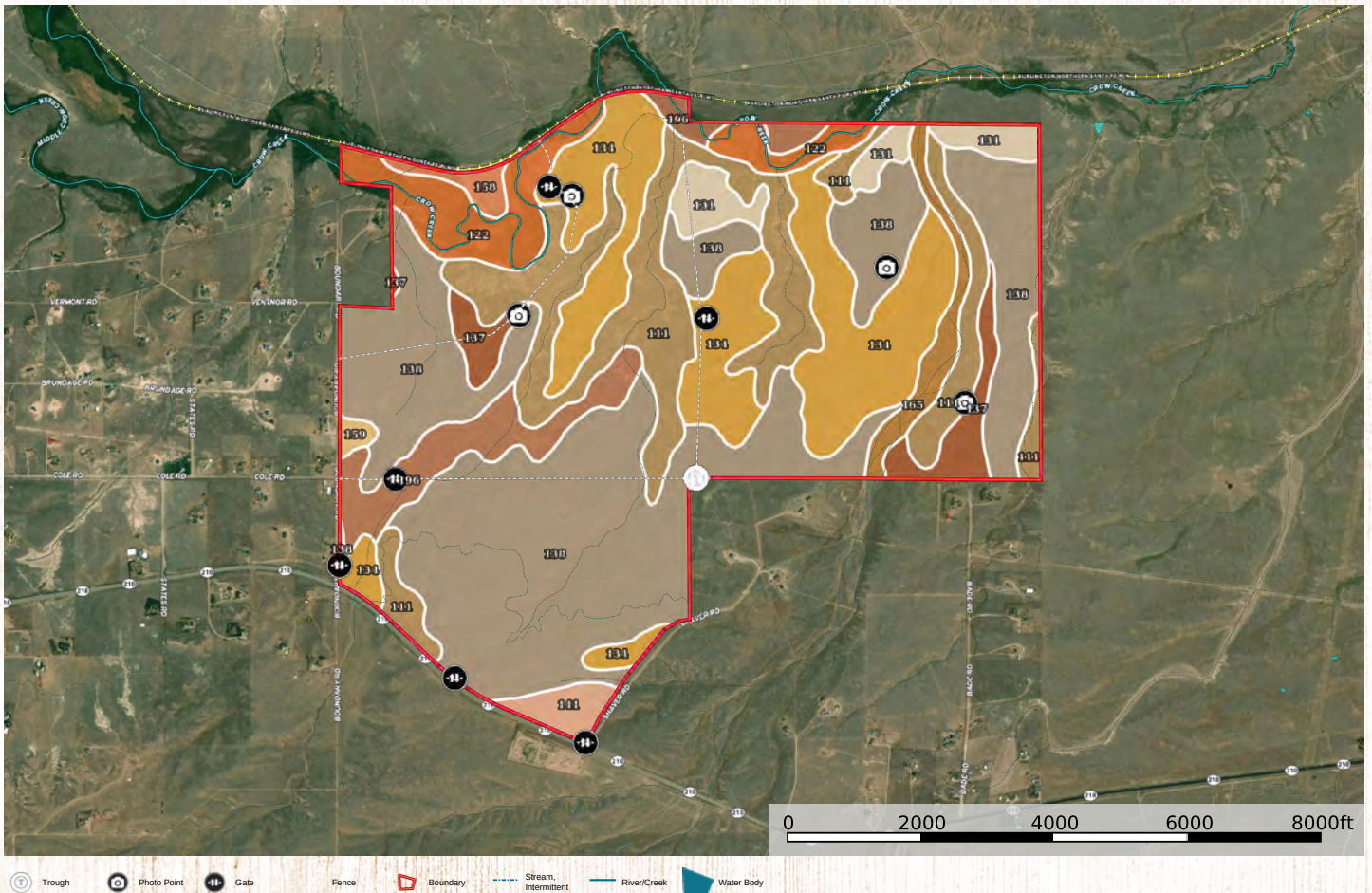


- Gate
- Fence
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

TOPOGRAPHY



SOILS



Boundary 1567.56 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NOCPI	CAP
138	Ipsen-Evanston complex, 6 to 30 percent slopes	646.12	41.22	0	24	6e
134	Evanston-Ipsen association, 3 to 20 percent slopes	289.82	18.49	0	29	4e
111	Blazon-Trimad complex, 15 to 45 percent slopes	272.66	17.39	0	3	7e
122	Cartie-Merden, saline, complex, 0 to 3 percent slopes	97.3	6.21	0	16	4w
196	Weed loam, 0 to 6 percent slopes	87.51	5.58	0	35	4e
137	Ipsen-Breece, dry-Evanston complex, 0 to 6 percent slopes	60.72	3.24	0	25	4e
131	Evanston loam, 0 to 6 percent slopes	50.4	3.22	0	36	4e
165	Riverwash	34.92	2.23	0	-	8w
141	Ipsen-Trimad complex, 15 to 45 percent slopes	19.86	1.27	0	8	6e
158	Poposhia silt loam, 0 to 6 percent slopes	12.82	0.82	0	34	4e
159	Poposhia-Blazon silt loams, 3 to 30 percent slopes	5.53	0.35	0	28	4e
TOTALS		1567.54(*)	100%	-	21.17	5.46

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

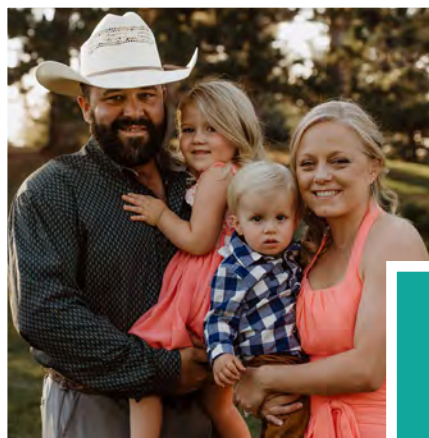


JEFF GARRETT 308.672.6334

ranchandrecreation.com

 /ranchandrecreation

6106 YELLOWSTONE ROAD
CHEYENNE, WYOMING



Originally from Alliance, Nebraska, Jeff Garrett proudly hails from generations of cattle producers.

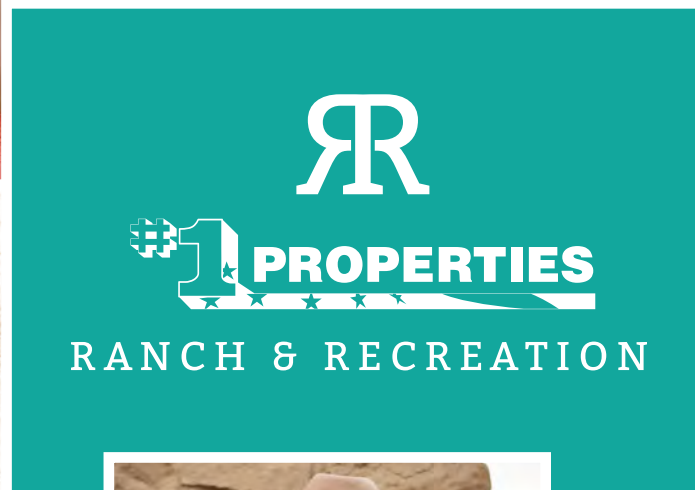
He and his wife own a cattle operation east of Cheyenne, where they raise their three children: Macie, Tripp, and Wade. When not selling real estate, Jeff loves to spend time with his family – at the lake in the summer, and in the mountains in the fall. He also enjoys team roping as well as training horses.

Jeff has a Bachelor of Arts in Business Administration, and minors in Ag Business, Animal Science, and Ag Management. He is a member of the Nebraska Cattlemen Association, the Colorado Livestock Association, the Wyoming Stock Growers Association, the REALTORS® Land Institute, the Cheyenne Board of REALTORS®, the Wyoming Association of REALTORS®, and the National Association of REALTORS®.

After spending twelve years as a pharmaceutical representative working with ranches, veterinarians, and feed yards, Jeff has contacts with farmers and ranchers all over the country, and a real-world view of what it takes to make an operation work in today's economy.

Stewardship of the land is important to Jeff; his aim is to teach his children a strong work ethic and self-reliance, and he is proud to bring these values to his real estate business on behalf of all his clients.

Whether you're buying or selling, you'll find Jeff's experience and commitment to traditional Wyoming values a tremendous asset!



Our team consists of experienced, knowledgeable farm and ranch experts with the networking and marketing power of Wyoming's #1 real estate brokerage. We know that every farm, ranch, and recreation property is unique, and we customize an individual marketing plan to maximize exposure locally, regionally, and nationally. Capturing the highest price in the shortest amount of time requires a plan to be in place, a market strategy, and someone to run with it. By using a comprehensive marketing program of print media, digital tools, mailings, and networking, we have a proven record of successfully promoting and selling properties of every shape and size.

Please note: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. All information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc, are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their complete satisfaction.