



INTRODUCING

45 KRUSE CREEK BIG HORN, WY



Carroll Realty
CO., INC.

45 Kruse Creek Road

Offered at \$2,600,000

**current bank fee appraisal*

Home

Surrounded by
mature trees
creating a park-
like atmosphere.

2064 sqft

Tri-level

3 Bedrooms

2 Bathrooms

Metal Exterior

Property


40 acres with
mountain views
and Kruse Creek
Frontage. There are
approximately 17
irrigated acres, and
the hay meadow
produces 20+ tons
of hay annually.

Water Rights

Spring-fed Kruse
Creek runs year
round through the
property. There are
long-standing
documented water
rights, as well as
one residential and
two stock wells.

Location!

Nestled in the
heart of all things
Big Horn, with
quick access to
world-class polo,
golf, mountain
adventures and
top-rated schools.



**Welcome home to this
established 40-acre horse
property located in the heart
of Big Horn, Wyoming's
thriving polo community,
just 1.5 miles from the world
class polo fields. This
expansive property is unlike
any other, set against the
backdrop of the beautiful Big
Horn Mountains.**



The historic three bedroom, two bath home was built in 1920, and while it has been updated over the past century, many of the original details have been kept intact, including the original rock fireplace, doors and windows.

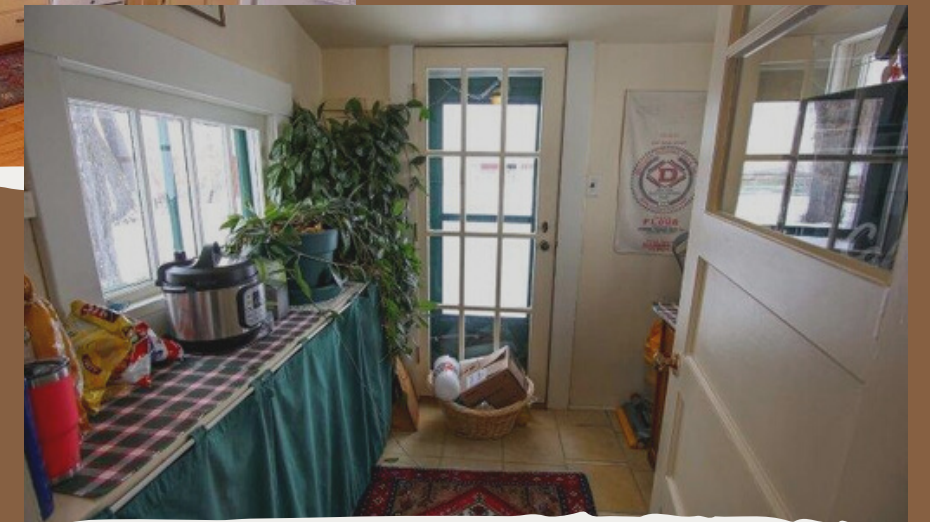


The home and immediate yard are nestled in a secluded park-like setting with surrounding cottonwoods and the babbling sound of Kruse Creek, creating the perfect setting for relaxing on the covered front porch.

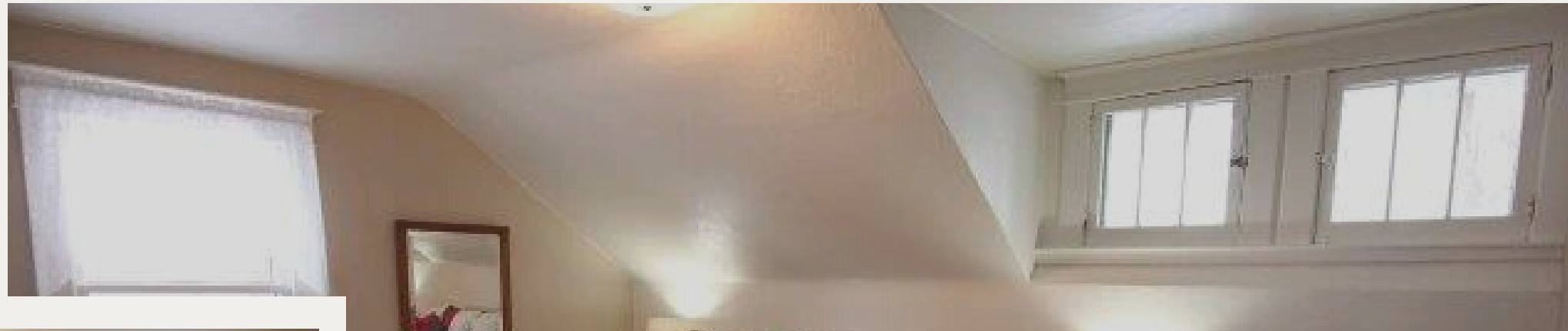
The warmth of the deep brown craftsman style trim and maple wood floors enhance the main living space, including the formal dining room, where you will also find a grand bookcase which is a relic from the Sheridan Carnegie Library.




Farmhouse Charm



All three bedrooms are located on the upper level, and each one has custom wood floors and an original built-in bookshelf, showcasing the historic charm of the home.





The paved driveway was designed with convenience and low-maintenance in mind, and at the curve of the turnaround sits an oversized 2-stall detached garage that is deep enough to fit two long bed pickups and still have plenty of room for additional storage.



As a well-established horse property, it boasts several amenities that will allow you to create your own equestrian heaven, including a 6-stall horse barn, corrals, fenced riding arena, and three pastures, all with water access.

The image shows the interior of a horse barn. On the left and right sides, there are rows of wooden stalls. Each stall has a lower solid wooden door and an upper section with vertical metal bars. The floor is covered in a layer of straw bedding. In the center, a long aisle leads towards the back of the barn. The ceiling is made of wooden beams and has several hanging lights. The overall atmosphere is rustic and functional.

SIX STALL HORSE BARN

AMENITIES:

TACK ROOM

FEED ROOM

ELECTRICITY

WATER



There is a 28'x32' hay barn, as well as two supplementary barns and two sheds for additional livestock use and equipment storage.




Because of the natural habitat that has been preserved on this property, you won't have to look far to find plenty of native wildlife. Simply peer out your window or walk out your back door, and be greeted by a variety of animals including deer, antelope and turkeys, just to name a few.





*Truly a recreational property,
this beautiful 40 acre parcel
is perfect for the wildlife
watcher and hunter, alike.*

A wide-angle photograph of a private gun bay. The bay is an open, flat area of dry, sandy ground. In the background, there are several wooden frames of varying sizes, some of which are holding targets. The targets include a large, dark, rectangular target and several smaller, white, human-shaped targets. The bay is situated in a desert environment with a clear blue sky and a rocky, hilly horizon in the distance. The ground is covered in dry grass and small shrubs. The wooden frames are made of light-colored wood and are arranged in a line across the bay. The targets are positioned at different distances from the viewer. The overall scene is a well-maintained outdoor shooting range.

*Work on your shooting
proficiency in the
~30'x50' private gun
bay on the east side of
the property.*



Big Horn, WY

HOME OF THE COWBOY

Founded in 1882, the Big Horn community has maintained its small town vibe but continues to attract thousands of visitors every year. Main street is just a few short blocks, but it packs a big punch with its food, drink and entertainment. Make sure you check out the Big Horn Merc Pizza, Just LeDeoux It Saloon and the event venue, Barn in Big Horn, which also hosts the Sly Bar. The Big Horn schools are part of Sheridan County School District #1, and include grades preK-12. They operate on a four day school week and are some of the top-rated schools in the state of Wyoming.

POLO

The sport of polo has a rich history in Big Horn, which continues through the generations. Both the Big Horn Polo Club and the Flying H Polo Club sit at the base of the Big Horn Mountains, and your opportunities to play or spectate are plentiful during the summer months.



BIG HORN GOLF

The Powderhorn Golf Course, located just 2 miles west, is a 27-hole Troon membership course, which includes a restaurant, pro-shop, sauna, fitness center, outdoor pool, & hot tub.

SHERIDAN GOLF

Kendrick Municipal Golf Course is an 18-hole course, and Hidden Bridges offers a 9-hole course, both located in the town of Sheridan, just 10 miles from Big Horn.

A close-up of a golfer's hand wearing a white glove with black accents, gripping a golf club. The background is a lush green golf course with rolling hills, sand traps, and a line of trees under a blue sky with white clouds.

GOLF



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