



HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

Buck Gulch Ranch | Baggs, Wyoming | \$5,500,000



Executive Summary

Nestled in the heart of the Little Snake River Valley along the Colorado and Wyoming border, the ranch is located less than one mile north of Dixon, Wyoming, and approximately a one-and-a-half-hour drive from Steamboat Springs, Colorado. Buck Gulch Ranch is a multi-generational livestock operation steeped in over 120 years of family ranching heritage. Adjacent to BLM and State of Wyoming land, the ranch is a large, well-blocked-out piece of grazing land featuring outstanding mule deer and pronghorn habitat as well as migratory elk routes. A solid network of internal roads and mild and undulating topography provides protection for livestock and wildlife while offering exceptional views from the highest points of the property.





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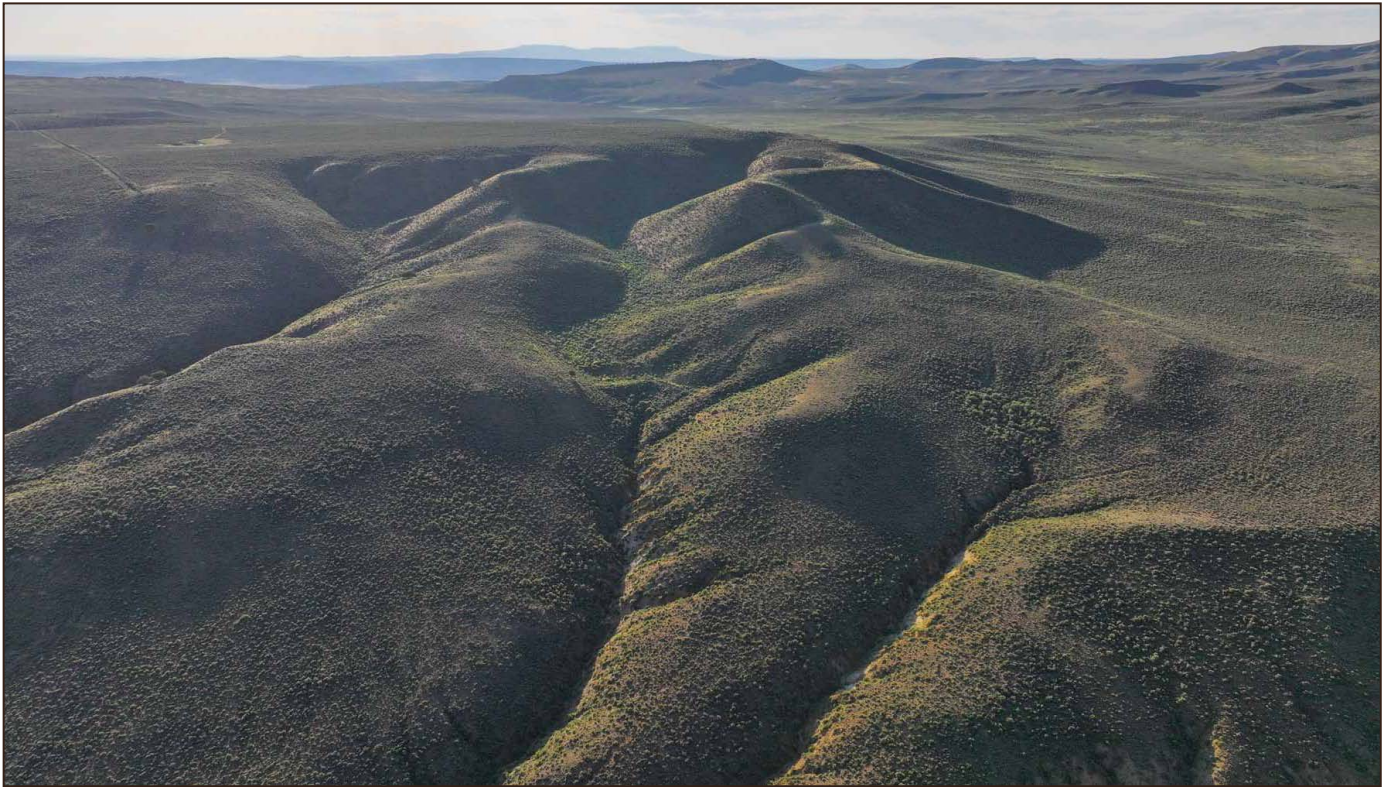
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Just The Facts

- Located less than two miles from Dixon, WY, along the Colorado and Wyoming border in the Little Snake River Valley and approximately a one-and-a-half-hour drive to Steamboat Springs, Colorado
- 4,151± acres
- Remote and scenic high-country setting with excellent year-round access and mountain views
- Elevation on the ranch averages approximately 6,500 feet
- Longstanding cattle and sheep ranch with over 120 years of continuous family ownership
- Habitat for mule deer and pronghorn, and situated within an elk migration corridor
- Classic Western landscape and mild topography featuring open valleys and rolling hills



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Buck Gulch Ranch

BAGGS, WYOMING

This map is for visual aid
only and the accuracy
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Baggs

Wyoming
Colorado

Craig

Hayden

Steamboat
Springs

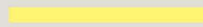


Buck Gulch Ranch

BAGGS, WYOMING



Deeded Land

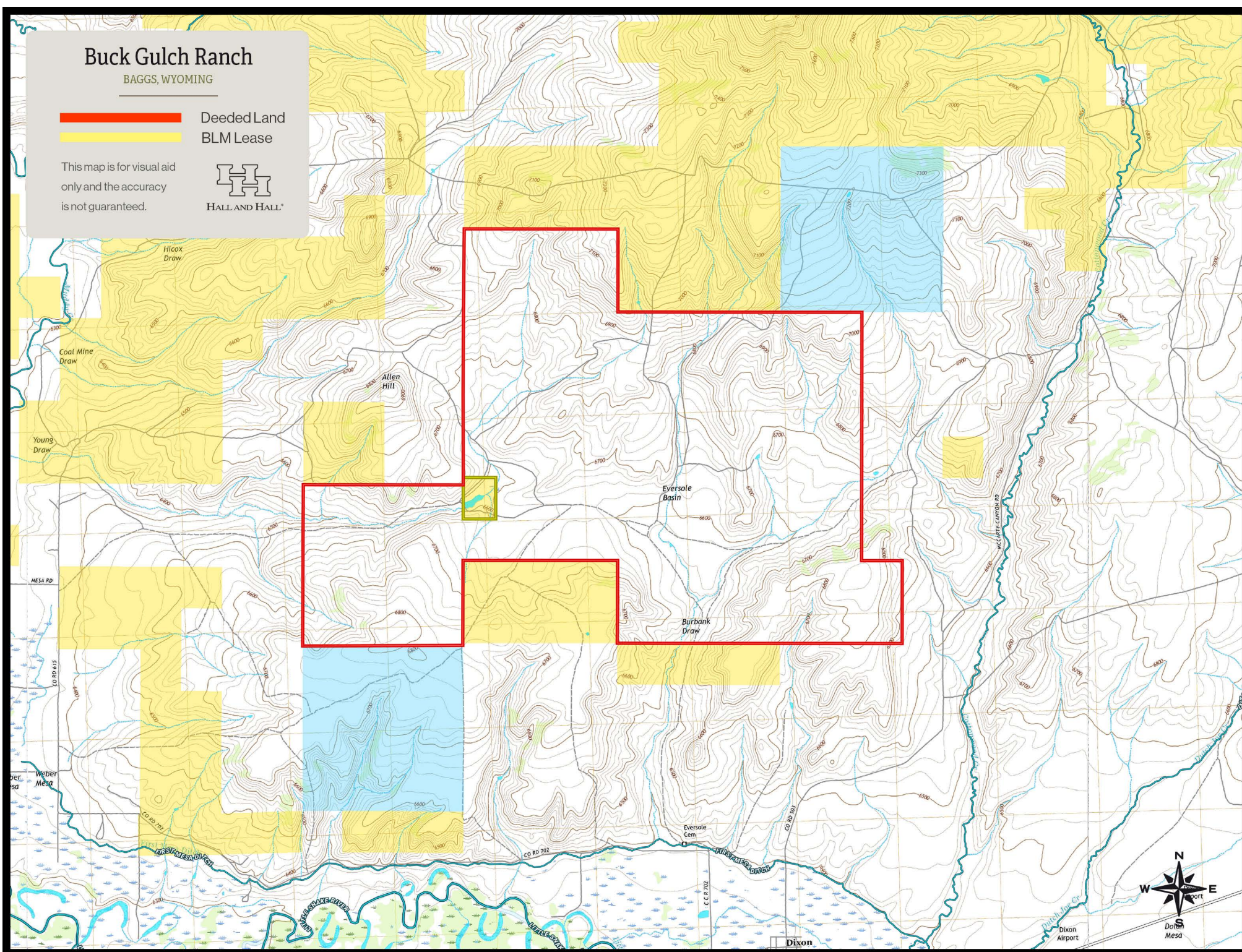


BLM Lease

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Buck Gulch Ranch

BAGGS, WYOMING

- Deeded Land
- BLM Lease

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