



Warbonnet Ranch

Converse & Albany Counties, Wyoming

Offered Exclusively By:

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Mark

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Real Estate & Livestock Broker

Serving Montana, Idaho, Wyoming, North Dakota, South Dakota, Oregon

WARBONNET RANCH

"Wyoming's Premiere Recreation Ranch"

Lying within the inspiring Laramie Range and North rim of the Shirley Basin, the Warbonnet Ranch, with its nearly exclusive use of over 40,000 acres of prime, Unit 7 Elk habitat and countless miles of mountain streams, provides one the opportunity to enjoy world class big game hunting, together with outstanding recreation experiences. Trophy elk are in abundance, with mule deer, antelope, mountain sheep, bear, mountain lion, upland birds and waterfowl, also inhabiting this spectacular ranch.

Warbonnet's very private prairie to mountain setting combines with the Ranch's outstanding livestock grazing resources to create undoubtedly the finest recreation and summer range operation on the market today.

AGENT'S NOTE:

Many may go a lifetime without experiencing a Warbonnet Ranch. To acquire a Ranch which controls such a vast block of public lands is certainly difficult. But to then find a Ranch of this size and scope within Wyoming's famous Unit 7 elk hunting area is, today, virtually impossible.

In short, if you're interested in acquiring a large hunting Ranch which is very private and somewhat remote, this ranch is your "once in a lifetime" opportunity. You will wear out an SUV trying to find a better recreation ranch of this size and we are quite sure you will not find a comparable for the same money.

We look forward to sharing this listing with you and give much thanks to the Sellers for allowing us to be their exclusive agent in marketing their fine property.

Mark Norem

DESCRIPTION:

"Warbonnet Ranch"

operates on

+/- 43,259 Acres,

consisting of:

23,707 +/- Deeded Acres

Plus approximately:

4,120 Acres State Lease -

1,080 AUM's

8,083 Acres USFS Grazing

Allotment - 1,180 AUM's

Plus approximately:

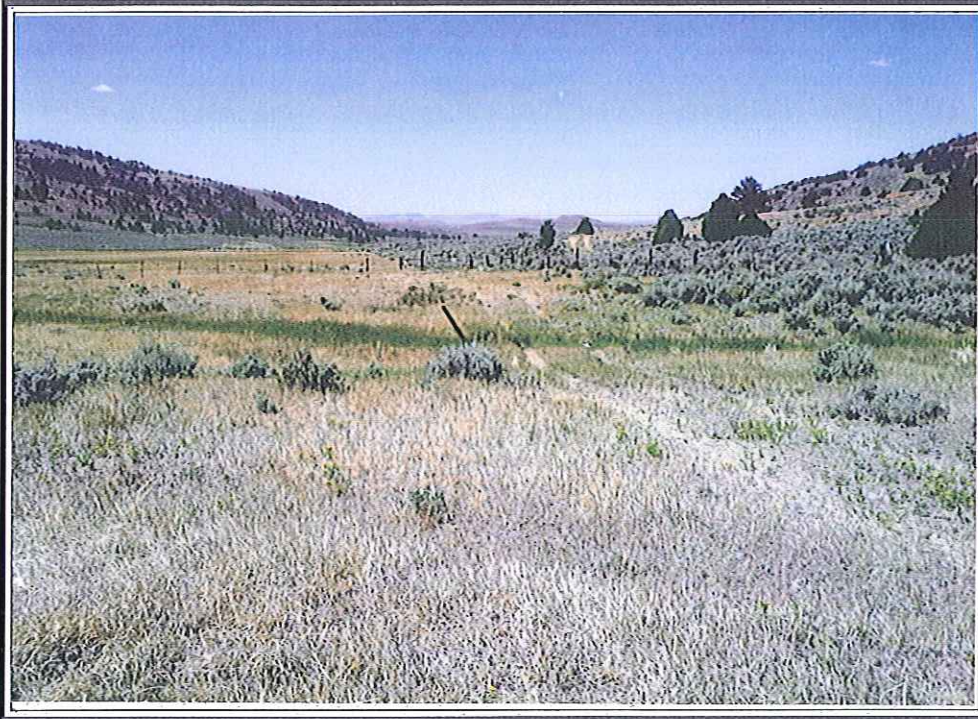
7,349 BLM Grazing Permit

- supporting 1,039 AUM's

Total Public AUM's - 3,299

Total Est. Capacity = 7,156

AUM's



Elevations:

7,700' At the Hanna

Headquarters

7,300' Curry Unit Pasture

8,600' USFS, Mtn Pasture

9,205' Warbonnet Peak

Climate:

Suitable for summer grazing operation. Typical summer temp. mid 80's, winter temp. 30-40's.

Rainfall:

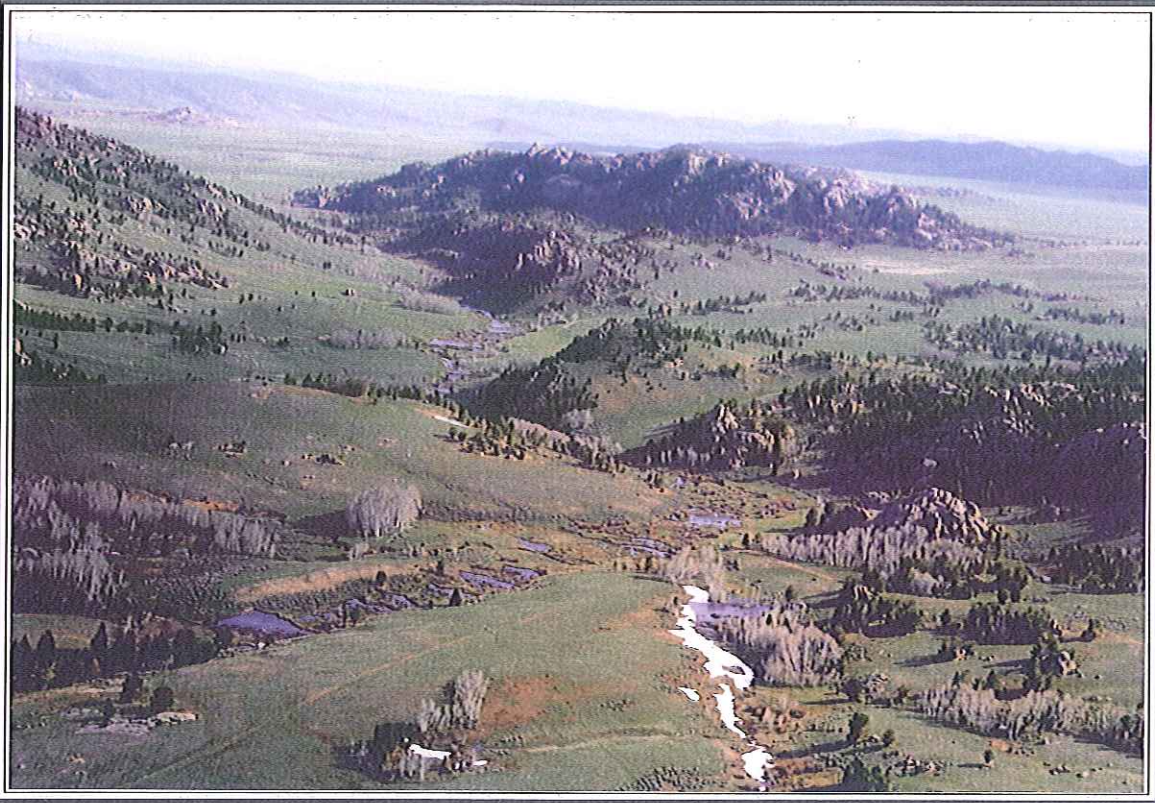
12-18" annual precip.

Taxes:

Both Albany & Converse Counties (2012) \$10,843.36

Water: From the Beaver Dam laced bottoms of Rabbit and Buckhorn Creeks on the North end of the Ranch to the expansive basins of Parsons Creek, Davidson Creek, Pass Creek, Sheep Creek, Beaver Creek, Boulder Creek and Manse Creek the Warbonnet provides much of the headwaters for both the Little Medicine Bow River as well as LaPrele Creek and Labonte Creek flowing to the North Platte near Douglas, while also providing dependable sources of water for livestock and wildlife. The Ranch's many natural springs provide gravity flow water for the Headquarters cabins as well as the Ranch's remote cabins, plus several springs which have been improved on the Curry Unit for Livestock

Water and Mineral Rights: All water rights and mineral rights, if any, owned by the Seller will transfer to Buyer at time of Closing.



LOCATION AND ACCESS:

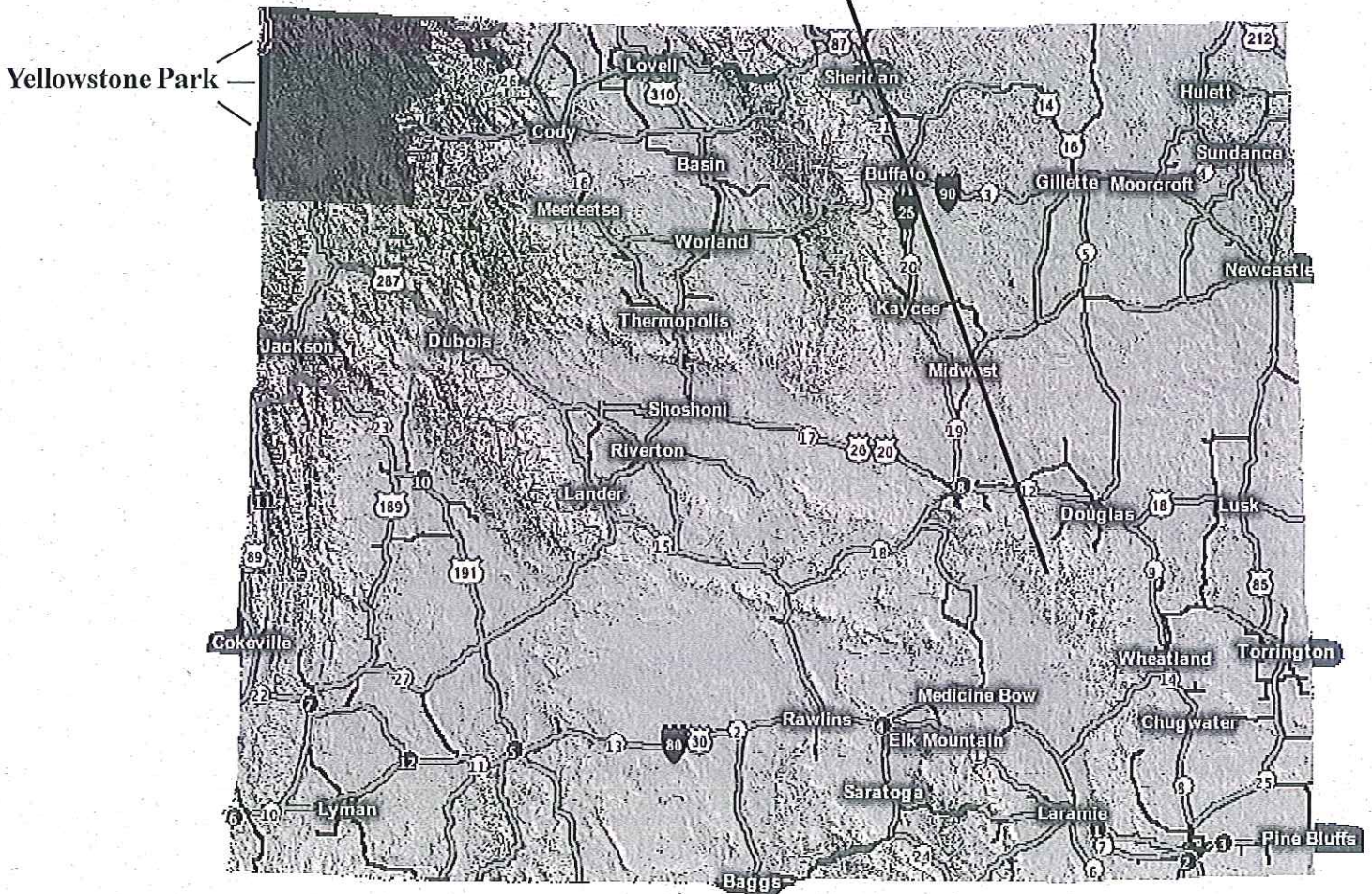
While the Warbonnet Ranch extends on its north end to only 28 miles from Douglas, Wyoming in Converse County, the Warbonnet summer "headquarters" is located in Albany County approximately 51 miles north of Rock River (population 244), and 60 miles north of Medicine Bow (population 277). This is a remote area within the Laramie Range with few people knowing the overwhelming beauty that awaits. With both the Marshall and Holiday gravel County roads providing access from the "Headquarters" to State Highways 30 and 487, it should be noted, the county roads are not maintained daily in the winter.

CASPER: Is approx. 72 miles to the north and is Wyoming's 2nd largest population center at 57,813. Located at the north end of the Laramie Mountains, along the North Platte River, Casper is considered headquarters to world class fishing waters, including the Platte's "Miracle Mile", plus Alcova and Pathfinder lakes, all a short drive from Warbonnet. Casper is home to Casper College plus the College National Finals Rodeo each June. With its true western flair, Casper is the area's center for financial, energy and retail businesses, plus cultural activities and medical services. Air service is daily, with Natrona County airport's 10,000' and 8,700' asphalt runways serving Skywest/Delta, Skywest/United and Allegiant commercial flights. Several F.B.O's and car rental companies are located at the Airport. UPS, Federal Express and Powder River Transport provide parcel service to the area.

LARAMIE, WY: Population 30,816, is located approx. 90 miles south and is home to Division I University of Wyoming. With its 5,500 employees, the University is the city's largest employer and Wyoming's only 4 year institution. Its Regional Airport is presently served by Skywest/United to connecting flights in Denver, CO. Laramie offers a 100 bed medical facility, but with Fort Collins and Denver only 56 and 135 miles respectively, shopping, fine dining and major medical facilities are an easy drive.

AREA RECREATION: Fish the Blue Ribbon Trout Streams, hike the wilderness, trophy hunt, whitewater raft, waterski, take some of the world's most scenic drives, snowmobile, windsurf, mountain bike, horseback ride, camp, boat, alpine ski, canoe, kayak, rock climb, golf or attend area rodeos. All of this and more is right out the door of the Warbonnet.

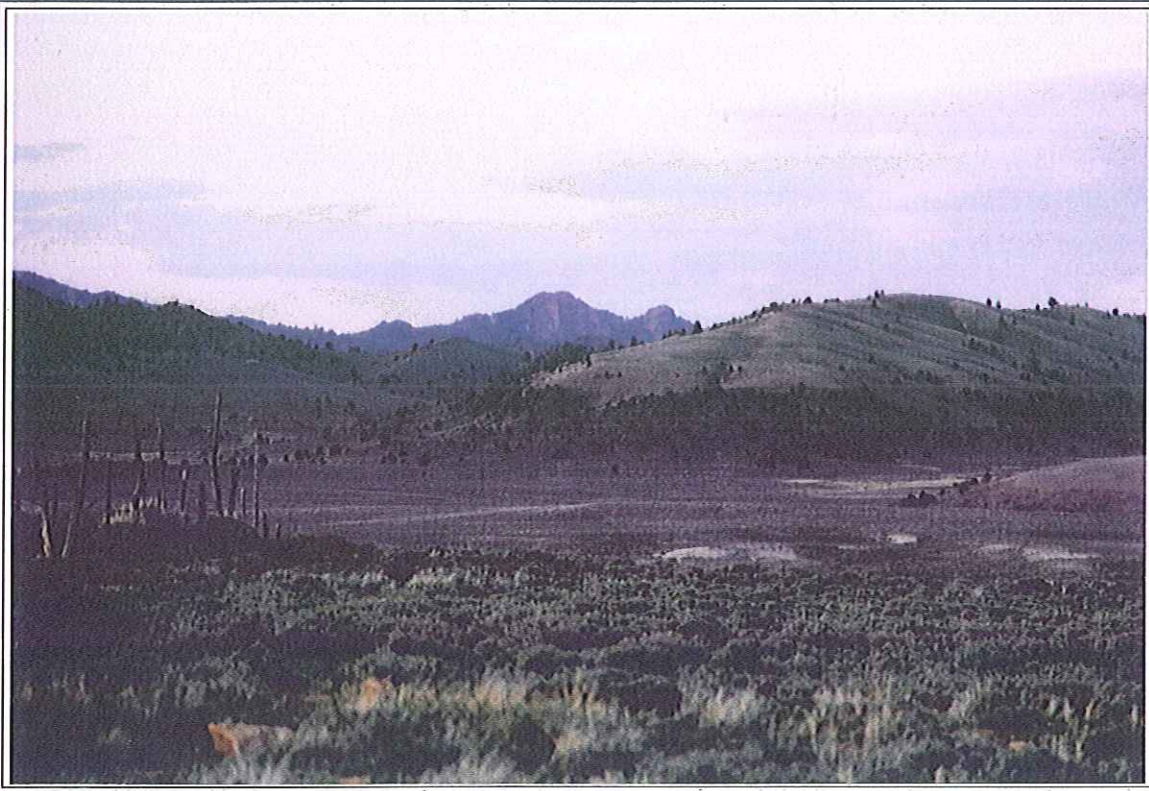
Warbonnet Ranch



WYOMING

"THE COWBOY STATE"

Population -	563,626 (2010)
Motto -	"Equal Rights"
Size -	9th Largest State
State Flower -	Indian Paintbrush
State Mammal -	Bison
State Fish -	Cutthroat Trout
State Bird -	Meadowlark



From its sage and grass covered foothill pastures to its high elevation mountain meadows surrounding Warbonnet Peak, this Ranch creates near perfect habitat for a significant number of Unit 7's elk population, with archery opportunities second to none.

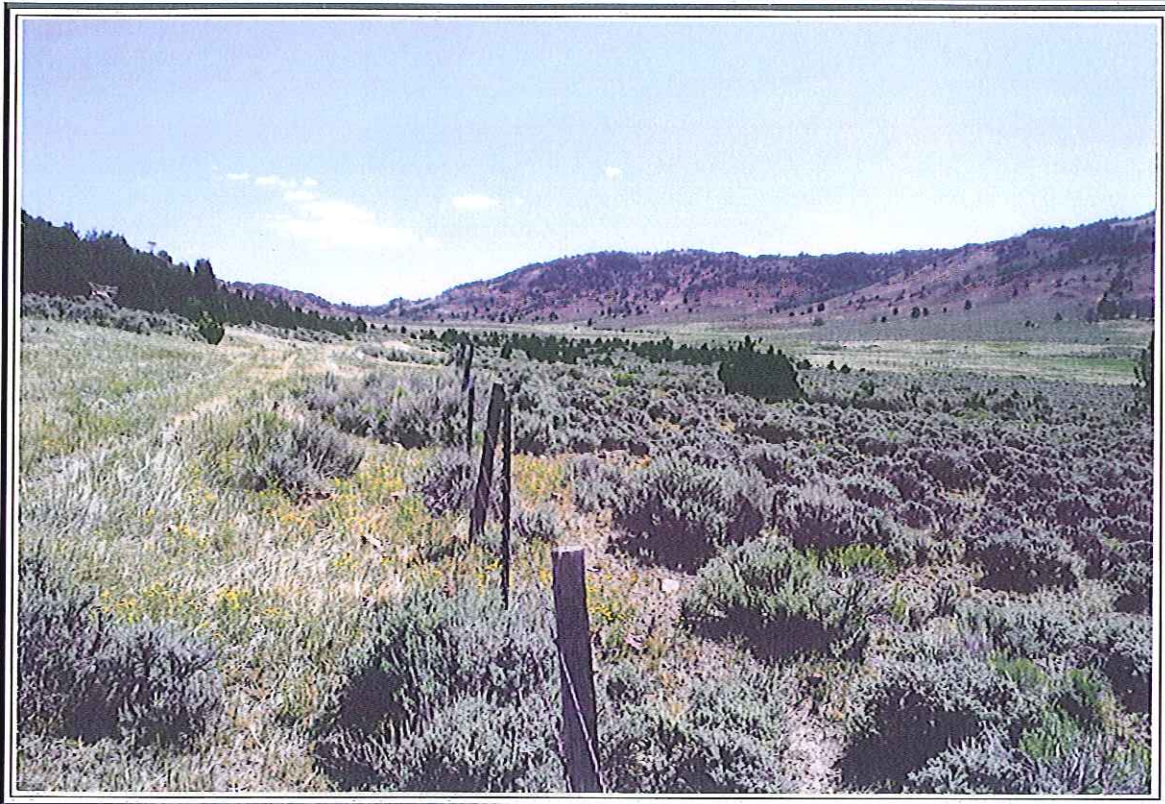
The Ranch's aspen and pine lined meadows surrounding 9,205' Warbonnet Peak, the areas most significant land mark, not only provide high quality/fresh mountain grasses for livestock, but are equally used by very large elk populations.





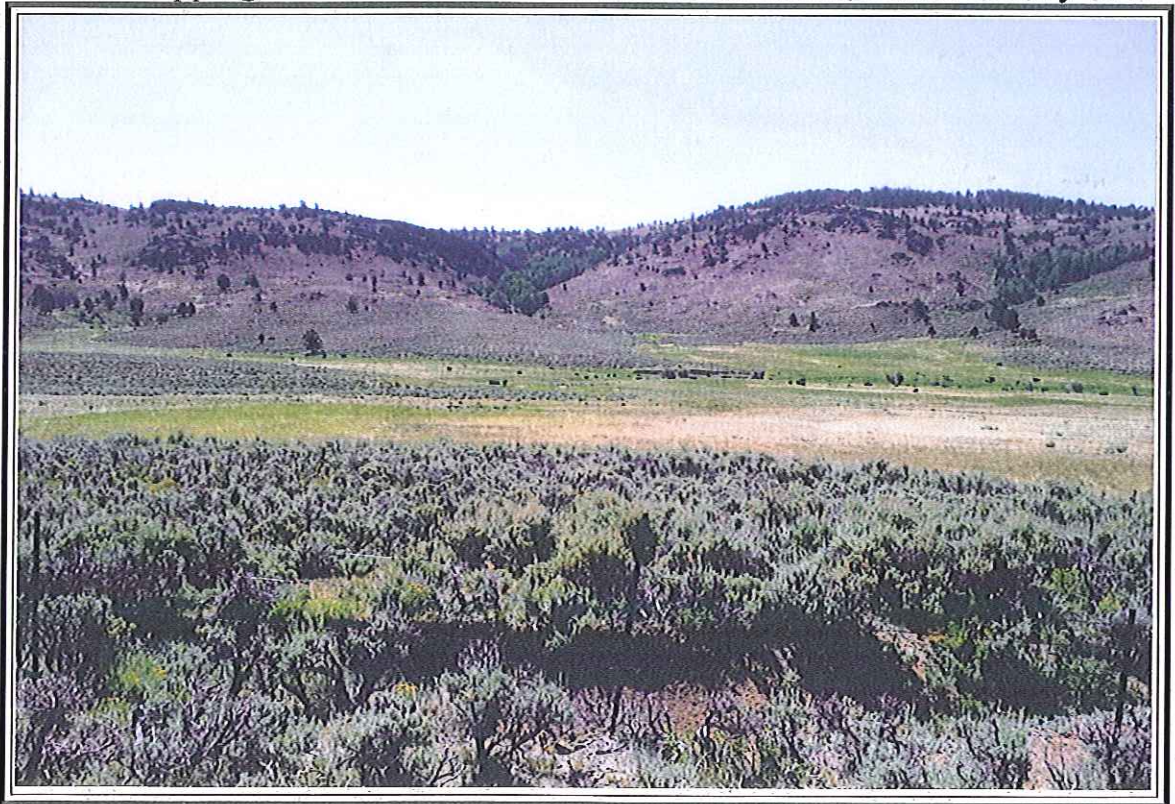
The Hanna Cabin serves at the Ranch's summer Headquarters. Its Historic cabin and barns (early 1900's) step you back in time with its spring fed ponds, surrounding rock outcroppings, expansive vistas providing a truly spectacular mountain setting. It should be noted: currently the cabin, sleep cabin and shower cabin operate on a generator. Power is available approximately 1.5 miles from the Headquarters. There is cell service in the area.

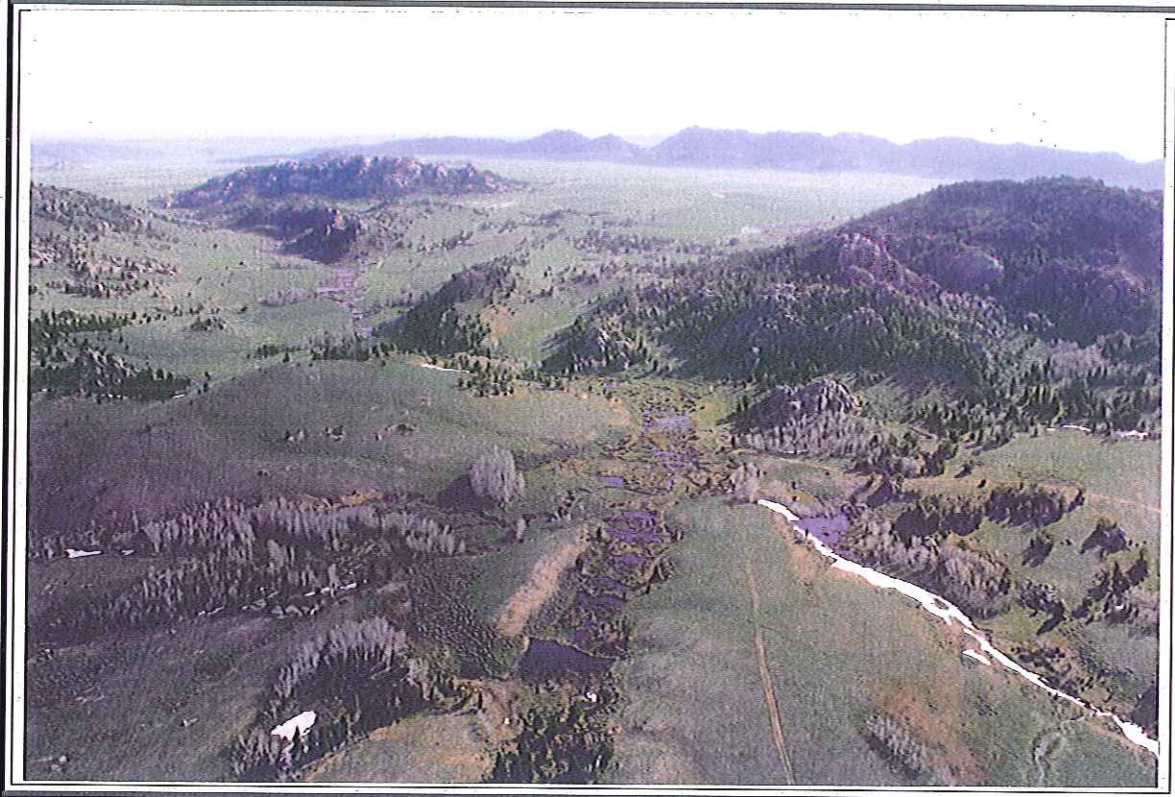




The Ranch's big mountain valleys with seeming endless natural spring and creek flows create near ideal grazing conditions for cattle and wildlife.

Ranch is fenced and cross fenced to allow seasonal pasture rotation, with the ranch's shipping corrals on the west of side of the ranch nearest to Hwy 487.

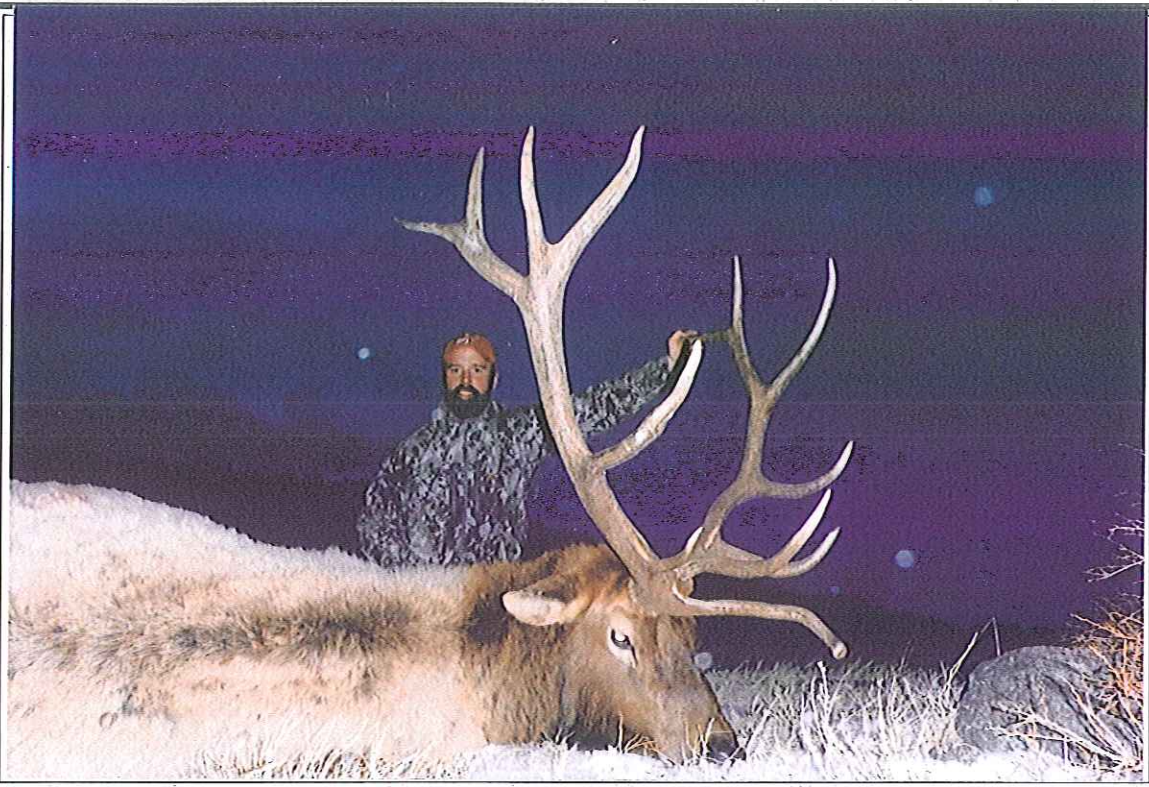




Rabbit Creek, Buckhorn Creek and their many spring fed tributaries have seemingly endless beaver dams creating outstanding resources for fish enthusiasts.

Over 4 miles of Sheep Creek flows through the heart of the Ranch, with countless miles of Parsons Creek, Boulder Creek, Manse Creek, Beaver Creek, Bishop Creek and others also on the Ranch.





Nowhere in WY or surrounding states will you find a Ranch of this size, for sale, with better elk hunting. Without a doubt, a gem to acquire and hold!

Rock outcroppings, aspen and willow-lined mountain streams and expansive meadow pastures that extend for miles. Although not "cruised", there appears to be a substantial amount of merchantable timber available on the Ranch.





SUMMARY & CONCLUSION:

Undoubtedly the best recreation and summer grazing Ranch on the market today! When you add the value of its sheer size and its near exclusive use of thousands of acres of Public Land, plus mountain streams, the quality of the land, and the beauty of this vast mountain holding, you soon recognize the tremendous value represented and why the opportunity to own this highly regarded ranch is so special.

In short, if you are looking for that "one of a kind" and truly appreciate a good hunting Ranch, as well as a large summer grazing operation, we are sure you will be impressed with this offering. I look forward to spending a day or two on the ranch with you, as this one takes awhile to "get around".

P.S. Don't forget your boots, hat and binoculars; we'll saddle up UTV's and ATV's and head into the mountains for a real Wyoming showing, then later load onto an aircraft for an aerial overview.

PRICE: \$24,500,000.

TERMS: Cash

NOTE: *While water rights, forage production and grazing opportunities are reported to be sufficient for current owner's operations, it is suggested that potential Buyers perform their own independent evaluation.*

Notice: The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by Broker. Prospective purchasers are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.