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# Brinkerhoff Ranch

Sheridan , WY

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## EXECUTIVE SUMMARY

Seldom do true working ranches of this scale come on the market in the Sheridan, WY area. The Brinkerhoff Ranch, just a short 15-minute drive east from downtown Sheridan, WY is all set up and ready to go as an owner-rated 600 cow ranch\*.

This is a solid grazing ranch with good soils and good grasses, well known for excellent gains, cow longevity and high retention rates. Stock water reservoirs and piped water from water-wells provide good stock water throughout the ranch; plus good roads provide access throughout, making access and management easy.

The Prairie Dog Creek Valley has some of the best soils in all the region making it a very productive area for growing crops. There are 405± acres irrigated by pivots and side roll sprinklers. Production averages 4± tons/acre of alfalfa hay in 2-3 cuttings, while one circle grows corn for silage used in the 500-hd backgrounding lot at the headquarters.

In addition to agriculture, this ranch has excellent hunting for large mule deer, white tail deer, elk and upland game birds.

This is truly an investment-grade ranch opportunity.

\* Ranch can be purchased turn-key with 500+ cows and equipment if so desired.

## PRICE

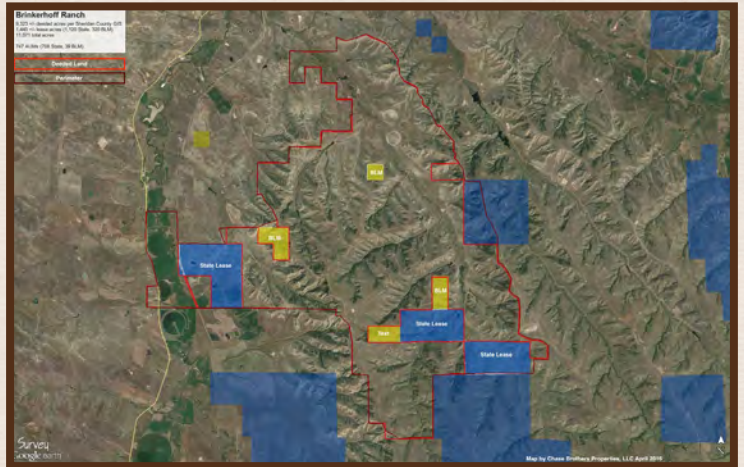
**\$9,500,000**

# CHASE BROTHERS

properties

## FEATURES

- 9,323 ± deeded acres
- 1,120± acres State land
- State Leases: 708 AUMs, Total cost annually-\$3,922.32
- 320 ± acres BLM
- BLM Leases: 39 AUMs, Total cost annually- \$82.29
- 11,071 ± total acres inside fences
- 405± acres under 12 pivots and side roll sprinklers
- 4-5 tons of hay per acre
- 600 AU Ranch
- 500 head feeding/backgrounding facility
- Excellent mule deer and elk hunting
- Good upland game bird hunting
- Within 10 minutes of downtown Sheridan, WY
- 3 well kept homes and two smaller & newer cabins



*Our Brand is Our Reputation*

844-WYO-LAND

CHASEBROTHERSPROPERTIES.COM

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