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# Baker Creek Ranch

Sheridan , WY

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## **EXECUTIVE SUMMARY**

Just 10 minutes west of Sheridan, WY on paved Big Goose Road, Baker Creek Ranch awaits along Big Goose Creek. This 295± acre ranch has a beautiful owners' home, a fishing cabin, indoor arena, shop, equipment/hay storage shed and 100 year-old historic barn. The ranch and all landscaping is meticulously maintained. It's all set up and ready for you in excellent condition, which demonstrates the care and pride of ownership from the current owners. To accentuate the pride of ownership, the fences are all in great condition, the landscaping is beautifully maintained and most roads to the buildings are paved, which makes the ranch very user-friendly.

The beauty of this ranch is that it allows for a very open feeling while also providing comfort of privacy and intimacy with the surrounding environment. One might even say that this is the quintessential Big Horn Mountain foothills ranch, as it allows for the quality of life associated with the "Sheridan Lifestyle".

Enjoy the fly-fishing in Big Goose Creek, riding on the property or in the indoor riding arena, or the hunting or wildlife viewing that this ranch affords.

Furthermore, this ranch has a production side to it with excellent water rights and productive soils. This ranch produces lots of high quality hay.

**PRICE**  
**\$3,900,000**

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properties

## FEATURES

- 295± deeded acres
- Rare opportunity to own and enjoy a tremendous recreation and sporting ranch near Sheridan, WY
- 2,300 ± feet of Big Goose Creek
- Excellent trout fishery
- Incredible Big Horn Mountain Views
- Good water rights, excellent irrigation systems and very productive
- 4,192 sf beautiful 3 BR-3 bath custom home
- 1 BR-1 bath fishing cabin on Big Goose Creek
- 60'X120' indoor riding arena
- Beautiful pond with trout and bass
- Sheridan Area Water Supply (SAWS)
- 10 minutes from Sheridan & 25 minutes to polo facilities near Big Horn
- Wyoming is one of the most favorable states for overall taxes



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