
Williams Ranch

Clearmont, WY



EXECUTIVE SUMMARY

The Williams Ranch is the perfect low overhead, small grass ranch with excellent developed water for anyone looking to expand their operation or start a new one. Its only improvements are a small set of working corrals and a 60' x 80' pole barn and a productive well that supplies a pipeline for water that serves 6 tire-tanks, all distributed around the ranch so that each pasture has 2 tanks. The pipeline is connected to a 16,000 gallon storage tank strategically located at the highpoint of the pipeline, so there is always plenty of water even during demanding times. The terrain is varied and all well suited for prime mule deer habitat, good cattle grazing and with protection for livestock in the winter. The ranch also has a number of large open meadows that at one time were hayed, but are now improved pasture making for excellent grazing. In addition, the Williams Ranch also has a large 150 acre foot reservoir that is permitted for irrigation but is largely used for livestock and habitat enhancement. The ranch is capable of putting up around 65 tons of dry-land hay in normal moisture years, and certainly more if the irrigation rights are exercised.

The Williams Ranch is conveniently accessed by a well maintained county road and is located just a short drive to Clearmont, WY or about 35 minutes to Sheridan, WY and 25 minutes to Buffalo, WY.

PRICE

\$1,953,500

CHASE BROTHERS

properties

FEATURES

- 2,587± acres (all deeded)
- Good native grasses and improved pastures
- 60± acres of dry-land hay meadows
- Currently leased for grazing
- Deer and antelope hunting
- ±150 acre foot reservoir that has irrigation rights associated with it
- 17 gpm water well with timer and control box
- Buried water pipeline
- 16,000 gallon storage tank on hill for gravity-flow water delivery system
- 6 rubber tire stock tanks
- 60'x80' Cleary post-frame, metal barn



Our Brand is Our Reputation

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