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# C Bar B Ranch

Buffalo, WY

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## EXECUTIVE SUMMARY

The C Bar B Ranch is an exceptional property offering traditional ranching operations combined with the finest in sporting features and equestrian amenities. Historically, this ranch hosted hunter-jumper events and has a 32,000 square foot indoor arena and barn that includes 19 large stalls, washroom, feed room, tack room, restrooms and office. The sporting features include 3.75± miles of private trophy trout fishing on Clear Creek, private game bird farm, skeet shooting range, prime riparian and upland habitat for game bird and waterfowl hunting, dog kennels, pheasant pens and trophy mule deer and white tail deer hunting. Consisting of 1,043 deeded acres, the C Bar B Ranch has over 360 acres under seven center pivots while 40 acres are flood irrigated. 219 acres are sub-irrigated and 300± acres are bottom land. The fertility of the land combined with early priority water rights provides excellent productivity and produces 1,400± tons of alfalfa hay annually. In addition to the equestrian facilities, this ranch has excellent livestock facilities. The 5,800 square foot 4-bedroom, 5-bath executive home boasts refined modern elegance and comfort. Furthermore, the ranch has a separate guest-house and corporate office in addition to a manager's home and additional bunkhouse.

This ranch does have a Wyoming Stock Growers Association Land Trust Easement on it. Please inquire.

## PRICE

**\$6,400,000**



# CHASE BROTHERS

properties

## FEATURES

- 1,043± deeded acres
- 3.75± miles of Clear Creek (private fishing)
- Executive home- 5,800 sf (4 BR, 5 Baths)
- 32,000 sf indoor arena (19 large stalls)
- 7 center pivots for 360 acres
- 40 acres flood irrigated
- 1,400± tons premium alfalfa hay/year
- 312 acre feet stored water in Healy Reservoir
- 2.86 CFS and 8.85 CFS from Clear Creek
- Skeet range and pheasant pens
- Manager's home
- Guest cabin
- Office/bunkhouse
- Excellent trout fishing in Clear Creek and large mouth bass & carp fishing in private pond
- Hunting for upland birds & waterfowl, deer, antelope, and (elk on adjacent State Land)
- 10 miles north of Buffalo, WY
- No Wyoming capital gains tax
- No Wyoming corporate income tax
- No Wyoming personal income tax



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