

# OPEN LOCK RANCH

MEETEETSE, WYOMING

**UC**  
**RANCH**  
PROPERTIES  
A DIVISION OF UNITED COUNTRY REAL ESTATE

**YELLOWSTONE**  
**LAND CONSULTANTS**





# **Open Lock Ranch Details**

Total Acres: 16,175

Deeded Acres: 4750

Irrigated acres: 200

Grazing Leases: 11,425 BLM: 9,187 acres State: 2,238

Elevation: 5,300

Improvements: owners homes, barn, shop, equipment building

Carrying Capacity: 250 cow/calf pairs, 250 Sheep

Borders: BLM and State

Hunting: deer, antelope, pheasant, grouse, turkey, lion. Landowner tags for deer and antelope.

Live Water: 2.25 miles of Gooseberry Creek and 1.3 miles of Buffalo Creek.



# Introduction

The Open Lock Ranch is located in the heart of the Bighorn Basin in northern Wyoming. Comprised of 16,175 acres, the ranch is a combination of 4,750 deeded acres, 9,187 acres of BLM, and 2,238 acres of State grazing leases.

The Open Lock Ranch is one of the few operations running both cattle and sheep. Currently the ranch supports 250 cow/calf pairs and 250 ewes year-round. The semi-arid climate and mild winters (compared to other areas of the Rocky Mountain region), provides ideal conditions for native grasses and high-quality forage. The private lands, BLM and State grazing leases are complimented by approximately 200 irrigated acres producing high quality hay which supplements the grazing. In May 2020 the owners installed over 2.5 miles of buried irrigation pipeline and a new pivot covering 66 acres.

Ranch improvements include the modest, very comfortable owner's home, a 1,862 sqft equipment shop, 1,680 sqft pole barn, outbuildings, and well-designed working corrals.

The deeded land on the Open Lock Ranch is divided into rangeland pastures, irrigated hay fields, and riparian corridor along 2.25 miles of Gooseberry Creek. With rolling topography, the scenery is spectacular. Centrally located in the Bighorn Basin, the ranch commands breath-taking views of the Absaroka Mountains to the west and the Bighorn Range to the east.



Wildlife is abundant with whitetail, mule deer, pronghorn antelope, mountain lions, pheasants, grouse, and turkeys. For hunters Open Lock Ranch offers a large variety of species on the ranch, and qualifies for Wyoming Game and Fish Landowner tags for deer and antelope. There are even more big game such as elk, moose, bighorn sheep and bear in nearby Shoshone National Forest.

With its cattle and sheep operation, scenery, wildlife and location, the Open Lock Ranch offers a quality of life which is hard to find anywhere else.



## Location

Open Lock Ranch is located in the heart of the Bighorn Basin in northern Wyoming. With land in Hot Spring and Park Counties, the ranch is just 20 minutes south of the small town of Meeteetse and 40 miles west of Worland. Shoshone National Forest is just 30 minutes west, offering endless recreation, including hunting, world class fly fishing, camping, horseback riding, snowmobiling, skiing, and ATV trails.

An hour away is the famous cowboy town of Cody. Considered one of the most popular gateway communities to Yellowstone National Park, Cody is county seat of Park County. The Yellowstone Regional Airport is the commercial airport in Cody, and it is serviced by Delta and United with connections to Salt Lake City and Denver International airports. In addition to being the eastern gateway to Yellowstone National Park, Cody provides everything a resort community has to offer. Amenities include state-of-the-art medical facilities, excellent cuisine and lodging, art galleries, museums, including the prestigious Buffalo Bill Center of the West, summer concerts, world-class trout fishing, rafting and one of the largest contiguous tracts of national parks, forest and wildlife management areas in the country.

For big city amenities, Billings, Montana, is 150 miles north, with commercial air service.





# Improvements

Ranch improvements include the modest, very comfortable owners' home, 1862 sqft equipment shop, 1,680 sqft pole barn, outbuildings and well-designed working corrals.





## Acreage/Operation

For decades the Open Lock Ranch has been operated as a productive cattle and sheep operation. The ranch carrying capacity is owner rated at approximately 250 cow/calf pairs, with bulls and replacement heifers and 150 ewes. The total deeded acreage of 4,750 acres is strategically divided into 6 parcels in Park and Hot Springs Counties, allowing for year-round grazing with minimal feeding required. The main ranch is secluded along 2.25 miles of Gooseberry Creek.

The deeded land is complemented by the 9,187 acres of BLM grazing with 1452 AUMs and 2,238 acres of State lands offering an additional 450 AUMs. The permits allow for ten and a half months of grazing. Nearly year round grazing on BLM and State is rarely seen on Wyoming grazing leases.





## Acresage/Operation Continued

Open Lock Ranch is very well watered with year-round sources of Gooseberry Creek, two reservoirs on deeded land, and an extensive system of stock tanks and reservoirs on the BLM and State leases. These water resources are crucial to livestock and wildlife open grazing lands that could not be utilized otherwise. With fully adjudicated water rights dating back to 1900, the ranch has approximately 200 irrigated acres including a new pivot system covering 66 acres, with 2.5 miles of new irrigation pipeline.







## **Wildlife/Hunting**

Bordered by Bureau of Land Management lands and State sections, Open Lock Ranch and surrounding public land are home to many different species of wildlife. Most notable are the ranch's mule and whitetail deer, and antelope populations. Bear, elk, mountain lion, wolves, and bobcats can all be found on the property or in the nearby National Forest. Bird species include sage grouse, turkeys, Canada geese, mallards, teal, wood ducks, sandhill cranes and pheasants. This Wyoming ranch provides plenty of viewing opportunities for various types of hawks, eagles, owls and songbirds. The ranch qualifies for land Owner Tags for deer and antelope.







## **Live Water**

Originating in the Shoshone National Forest at 9,000 feet Gooseberry Creek is a cold-water mountain stream, which meanders through the main ranch for 2.25 miles, providing brook trout habitat. Although a small fishery, Buffalo Creek flows south from the BLM and bisects the west parcel for about 1.3 miles. To compliment the creeks, the ranch has abundant water resources, including multiple ponds, reservoirs, and stock tank system.



# **Conservation Easements**

Open Lock Ranch is one of the few ranch properties left in the northern Wyoming not encumbered by a conservation easement. These easements offer significant tax benefits to the land owner, which protect ranch lands in perpetuity.



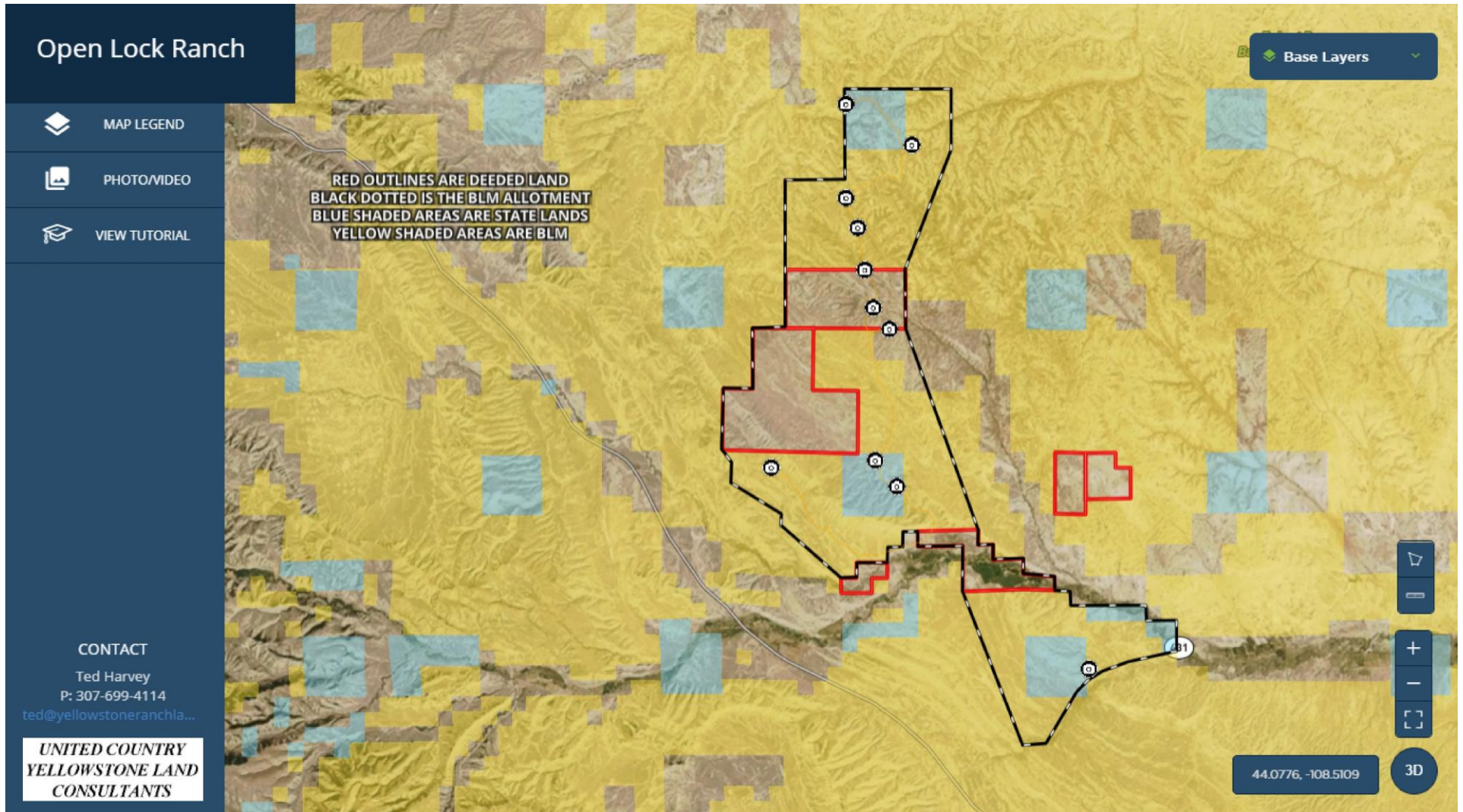




## **History**

Hot Springs County is named for the Mineral Hot Springs in the County Seat of Thermopolis. Originally inhabited by Northern Shoshone Indians the first white settlers came to the area in the in the late 1870s. Hot Springs and southern Park Counties have long been known for the rugged terrain, wildlife, and scenery. In spite of the terrain, settlement began early. The first cabin in the Bighorn Basin was built by John Woodruff who in 1878, trailed his cattle to a homestead on Owl Creek, the largest Bighorn tributary. Other early cattle ranchers were Capt. R. A. Torrey, who started the Embar Ranch; Vincent Hayes, who started the Hayes ranch; and John McCoy with the Keystone Ranch.





**Yellowstone  
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## **Property Taxes 2019: \$6,721.15**

### **Summary**

Open Lock Ranch is an exceptional cattle, sheep and hay operation, ideally located in northern Wyoming. With public lands and private grazing, water resources and water rights, operations of this quality are hard to find. The ranch is secluded and private, yet accessible by county road with amenities in Cody, Worland and Thermopolis. The location, scenery, wildlife, and ranch operation all combine to offer a ranching lifestyle not available in other parts of the country.

**List Price: \$3,900,000**



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# The Wyoming Advantage

Wyoming is the #1 Friendly Tax State in America.

Below is a list of tax advantages for buyers considering Wyoming versus other parts of the country.

1. No state income tax on personal or corporate income
2. No state inheritance tax or estate tax
3. No state excise taxes on gas or food
4. No tax on the sale of real estate
5. No state capital gains tax
6. Dynasty trusts are permitted to shelter assets from generation to generation
7. Wyoming Close LLC statute
8. No tax on out-of-state retirement income
9. No state gift tax
10. No intangible taxes on financial assets
11. No personal property tax on property held for personal use
12. No tax on individual mineral interest
13. Lower property taxes based on the assessed value

