

Aspen Springs Ranch

Merna, Wyoming

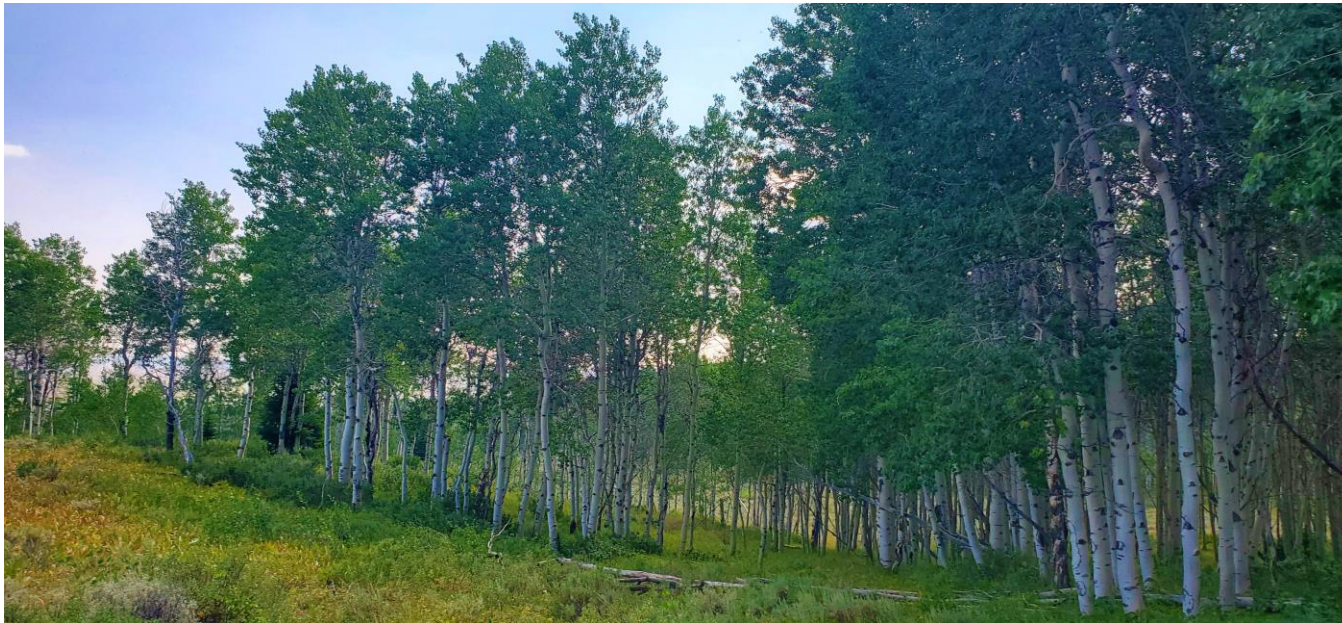


YELLOWSTONE
LAND CONSULTANTS



Aspen Springs Ranch Details

- List Price: \$3,400,000.
- Total Acres: 1026 Deeded Acres
- Elevation: 8000 Feet
- Improvements: 1019 SQFT, 2 Bed, 2 Bath Cabin, Swiss Style Barn, Vintage Carpenter's Shop, Working Corrals
- Abundant Wildlife
- Borders: Bridger-Teton National Forest
- Recreation: Hiking, Horseback Riding, Wildlife Viewing, Snowmobiling, ATV, Gravel Riding, Mountain Biking.
- Two Creeks and Numerous Springs
- 40 Minutes from Pinedale. 1.5 Hours from Jackson, WY



Introduction

Welcome to Aspen Springs Ranch. This spectacular mountain property is located in northern Sublette County, Merna, Wyoming. At an elevation of 8000 feet, the ranch boasts 1026 deeded acres, of spectacular spruce and aspen groves, pristine mountain pastures, and creek bottom grazing. The property borders Bridger-Teton National Forest, which is renowned for abundant wildlife. Elk, mule and whitetail deer, big horn sheep, bears, pronghorn antelope, Moose, Sage Grouse, and Eagles, can all be found on the ranch or in the National Forest. In fact, Aspen Springs Ranch is part of the longest remaining migration corridor for pronghorn antelope and mule deer.

Aspen Springs Ranch is currently utilized during the summer months for cattle grazing, and is owner rated at 200 cow/calf pairs. With excellent mountain grazing, the ranch has springs throughout, and is bisected by South Beaver and Chall Creeks, providing water for both livestock and wildlife.

Opportunities for recreation on Aspen Springs Ranch and in the National Forest are limitless. Just to the west of the ranch is the Wyoming Mountain Range. This area of Wyoming is world renowned for snowmobiling and off-road vehicles. With an average snowfall of 19 feet at the ranch, all the major snowmobile companies conduct new snowmobile tests in the area and even on the ranch itself. Right from the cabin there is direct access to several trailheads, and more than 330 miles of groomed trails right from the ranch. These same trails are great for off road vehicles in the summer and fall. Winter or summer there is a variety of terrain, from flat to rolling sagebrush prairies to robust mountain trails climbing above 10,000 feet, accessing spectacular scenery, mountains, lakes and streams.

With breath taking scenery, the summer months offer hiking, backpacking, horseback riding, and mountain biking at 8000 feet should not be missed. With no light pollution here, the stargazing is spectacular. Within a short drive, there is access to world class fishing on the Green and Hoback Rivers. Aspen Springs Ranch improvements include a modest 1000 ft, 2-bedroom cabin, Swiss-style barn, vintage carpenters shop and working corrals. The ranch offers multiple exceptional building sites. If you are looking for a mountain lifestyle, with spectacular scenery, and access to world class recreation, this is it. Aspen Springs Ranch is offered in two parcels or as a whole.



Location

Aspen Springs Ranch is located in northwestern Sublette County, Wyoming, where you can get away from the crowds and find ample room to play. With only 9,880 residents in a county the size of Connecticut, and over 80% of the land part of the National Forest or BLM, you have space for adventure and relaxation. With elevations reaching 11,000 feet, there are several small mountain towns, which provide all the civilization you need. These communities have a rich culture of ranching, outdoor recreation, wildlife, and a desire to preserve the land.

Pinedale is about 40 minutes southeast of the ranch, with great restaurants, shopping, an aquatic center, summertime concerts in the park, hospital, and the famous Green River Rendezvous. For private air service, Pinedale has a 8900 foot airstrip, with hangers and services. For commercial air service, Jackson is about an hour and a half, with flights to most major US cities.



Ranch Improvements.

Aspen Springs Ranch remains one of the few large acreage properties in western Wyoming that is mostly untouched. Homesteaded in 1919 by legendary local Buck Baker, there is a 1019 SQFT cabin, located in the middle of the property. The cabin is modest with two bedrooms and one bath. The water to the house is spring fed (sweet water). From the front porch there are spectacular views of the sprawling ranches to the south, and mountains in the distance. To compliment the cabin there is a Swiss style barn, vintage carpenter's workshop, out buildings with hand hewn logs and working corrals.





Acreage

With 1026 deeded acres, the land is varied. Along the southern portions of the ranch, there are two creeks lined with willows and sage flats. South Beaver Creek and Chall Creek both originate high in the mountains in the National Forest, and then converge on the ranch.

Going north, the land is rolling hills, with an ideal combination of open areas populated with sage, wildflowers and mountain grasses, to spectacular, towering aspen groves, and dense spruce timber. Throughout the ranch there are numerous natural springs providing water to livestock and wildlife.

The highest elevations of the ranch are along the northern border shared with Bridger-Teton National Forest (BTNF), which has 3.4 million acres. The BTNF is part of the largest intact ecosystem in the lower 48 states. The Forest is characterized by high elevation coniferous forests, sage/grass steppes, mountain ranges and deep valleys, large expanses of wild lands and three wilderness areas, abundant wildlife, and internationally recognized scenic and natural features.

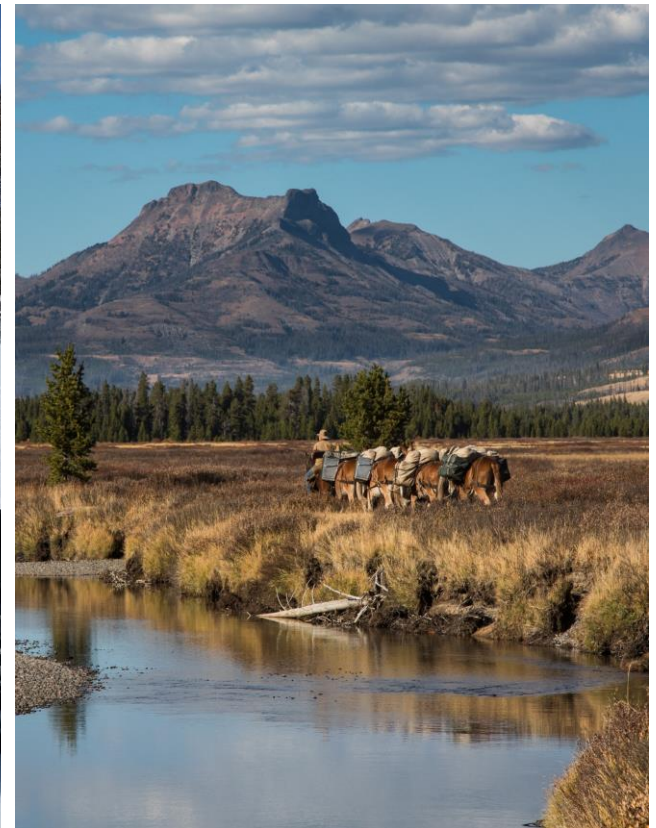
To the east the ranch is bordered by one of the County's larger cattle ranches. This property is protected in perpetuity with a conservation easement. Currently leased for grazing, the ranch is owner-rated at 200 cow/calf pairs for the summer months.

Recreation

The off-road vehicle and snowmobile manufacturer Polaris, named Pinedale, Wyoming “Ranger Country USA”. Sublette County is the second least populated county in Wyoming, and the county is more than 80 percent public lands. This is the land of outdoor recreation. Whether you are touring in off-road vehicles during the summer or snowmobiling in the winter, Aspen Springs Ranch offers access to several trailheads, and more than 330 miles of trails, in some of the most scenic mountains in the Rocky Mountain region. The closest to the ranch is the North Horse Creek Winter Trailhead, which provides access to some of the best snowmobiling in the country. From the trailhead riders can jump on the Blind Bull/North Horse Creek Snowmobile trail and head to the top of the Wyoming Range and down into the Grey's River. For more adventurous off trail riders the North Horse Creek area offers open powder fields and challenging climbs.

The area is well known for horseback riding, pack trips, hiking, and camping, all of which is right out the door of the cabin on Aspen Springs Ranch. With direct access to the Bridger-Teton National Forest from the ranch, owners enjoy limitless recreation.

For skiers, White Pine Ski Resort is just 45 miles from the ranch. This is a small local ski resort with 30 runs, 2 lifts and 1100 feet of vertical drop. This is a great ski area for families and beginners, wanting to avoid the crowds at the bigger resorts. Jackson Hole's Teton Village and Snow King Resorts are within a two-hour drive of the ranch. Jackson is world renowned for its over 4000 foot vertical drop and 2500 acres of skiable terrain.



Recreation Continued

Gravel riding or gravel grinding, which refers to bike riding on gravel or dirt roads, is rapidly becoming one of the most popular ways to enjoy a sense of freedom and adventure in biking. Free of the stresses of hugging the side of an urban road while breathing in traffic fumes, it offers a relatively laid-back way to enjoy breathtaking scenery without needing the technical skills to navigate a single-track mountain biking trail.

Aspen Springs Ranch provides access to some of the purest, rock and roll, mixed terrain gravel and dirt road biking experiences in the world right out of the front door. Over 100 miles of US Forest Service Roads are accessible a short ride from Aspen Springs Ranch. Seven miles away, the North Horse Creek Trailhead gives access to over 300 miles of ATV trails in the Wyoming range. Sublette County offers hundreds of miles of additional dirt and gravel roads traversing high desert plains, rolling foothills and mountainous regions on County, Forest Service and BLM roads.





Wildlife

Sublette County is in the northern end of two of the longest migration corridors in the United States. For thousands of years Wyoming Pronghorn Antelope have been migrating twice a year from their winter range in the Green River Valley, south of Pinedale, to the summer range in Grand Teton National Park North of Jackson.



Mule Deer migration follows some of the same paths covering more than 150 miles from the Red Desert, north of Rock Springs to the Hoback River, north and west of Aspen Springs Ranch. In fact, the ranch is in the middle of this migration corridor. This is the longest recorded migration corridor in the United States for mule deer and the second longest for all big game.



Aspen Springs Ranch and the surrounding National Forest is home to a number of other wildlife species, including elk, moose, big horn sheep, black and grizzly bears, eagles, grouse, hawks, and blue heron.



Live Water

Aspen Springs Ranch is aptly named for its numerous springs scattered though out the property. These provide water for both cattle and wildlife. There are also two creeks on the ranch. Chall Creek and South Beaver Creek originate high in the mountains, west of the ranch, in the National Forest. Entering the Ranch from the west, these creeks converge together just southwest of the cabin. Meandering through the Ranch for over two miles, the creek bottom is lined with willows, providing habitat for a variety of wildlife. There are excellent possibilities for creek enhancement and building ponds.



Near By Live Water

Within a short drive of Aspen Springs Ranch, is the Green River. Which is filled with a variety of trout species including rainbow and cutthroats, but this river is best known for its healthy and plentiful brown trout population. That probably has something to do with the resilience of the brown trout in adverse water conditions. They're predatory, aggressive, and can put up with warmer water than a lot of other trout. These browns can range from 10 to 22 inches.

The Hoback River is another great trout fishery nearby. It begins in the Wyoming Range and slowly winds its way down through the Hoback River Canyon on its way to the Snake River. The Hoback River is one of the better places in the area for the beginner fly fisher to cast a fly. The river has a stable population of Snake River Cutthroat which range from 9 to 16 inches. The Hoback River Canyon is very scenic and worth the drive in itself, making this a great place to relax and enjoy the spectacular scenery.



History

The first people in the area naturally were the Native Americans. Roaming tribes of Plains Indians hunted and made war in the area including Shoshone, Crows, Cheyenne, Arapahos, Blackfeet, and Sioux. They were summer residents, leaving for warmer climates in the fall. The Native Americans came in contact with the white men when trappers, prospectors, pioneers, and fur traders came through starting in the early 1800s.

Cattle ranching in the area began in the 1870s. A surplus of cattle in other regions combined with the completion of the transcontinental railroad to help make the cattle business possible in Wyoming. Cattle were turned out and fattened on Wyoming grass and shipped by rail to eastern markets. Some of the earliest Sublette County cattle ranches still operate today with fifth or sixth generations running the businesses.

Originally from Oklahoma, Buck Baker moved to Wyoming for its wide-open spaces and abundant wildlife. Traveling on trains to Opal, WY, Buck then headed north to Merna, where he settled on South Beaver Creek. He Homesteaded the ranch in 1916. In those days, you could claim a piece of land just by moving there, building some fence and taking care of it. A homestead was 640 acres. The government gave you those acres for free if you “proved up” – if you proved, you had moved there, built the fence and did the work.

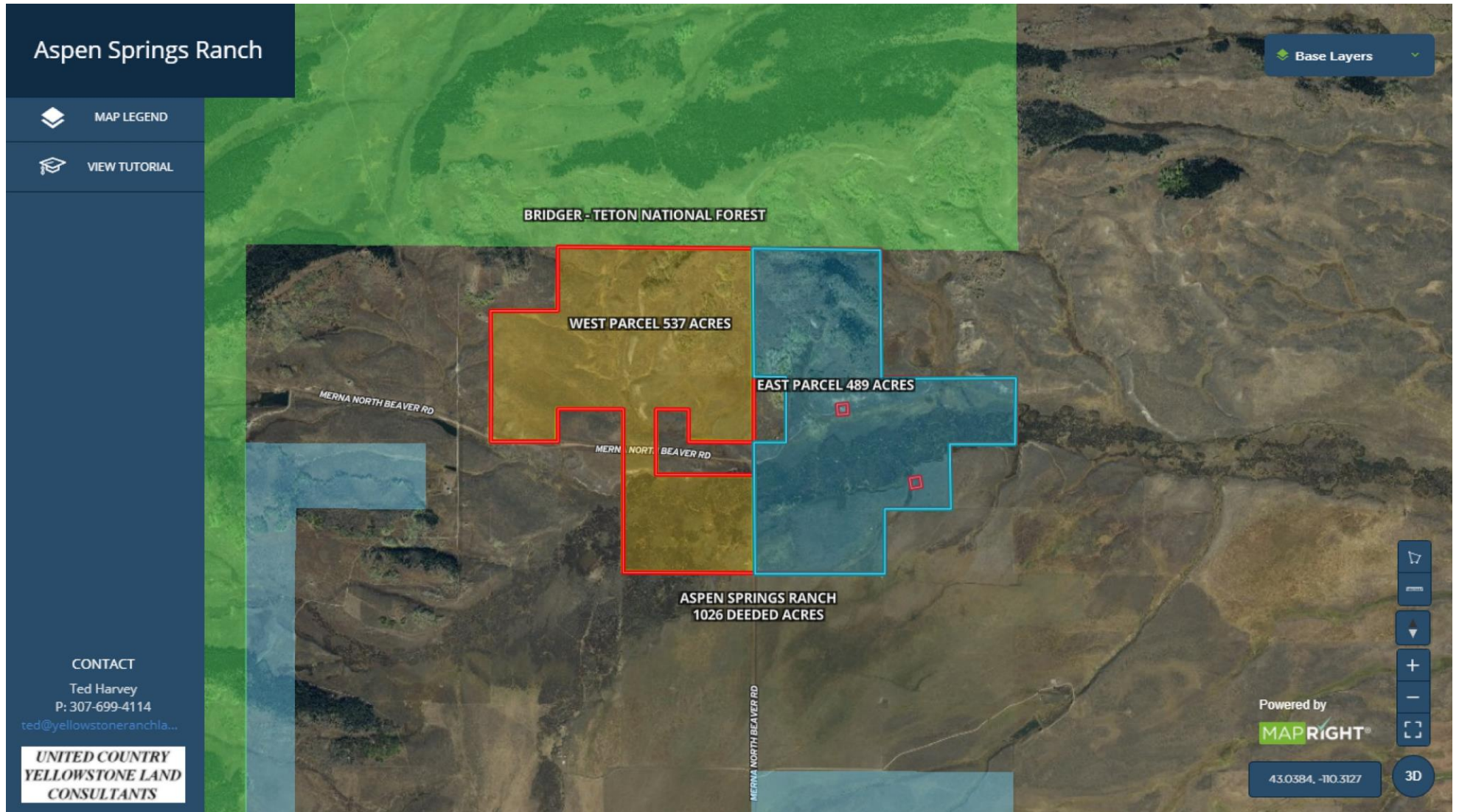


Conservation Easement

Aspen Springs Ranch is one of the few ranch properties left in Sublette County not encumbered by a conservation easement. These easements offer significant tax and financial benefits to the land owner, which protect ranch lands in perpetuity.



Aspen Springs Ranch Aerial Map



Summary

Aspen Springs Ranch is an exceptional property, with spectacular scenery, wildlife, and access to National Forest. This is a chance to own one of the best recreation lifestyle properties in the Rocky Mountain Region. Contact us for more information.

Property Taxes 2020. \$1,760.54

Offering:

Whole Ranch: \$3,400,000

East Parcel with 489 Acres, Cabin, Barn and Corrals: \$1,700,000

West Parcel with 537 Acres: \$1,800,000

For more information Contact:

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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 purchasing ranch property in Wyoming.

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

