

Red Canyon Ranch

SHELL, WYOMING



**Yellowstone
Land Consultants**



Red Canyon Ranch Details

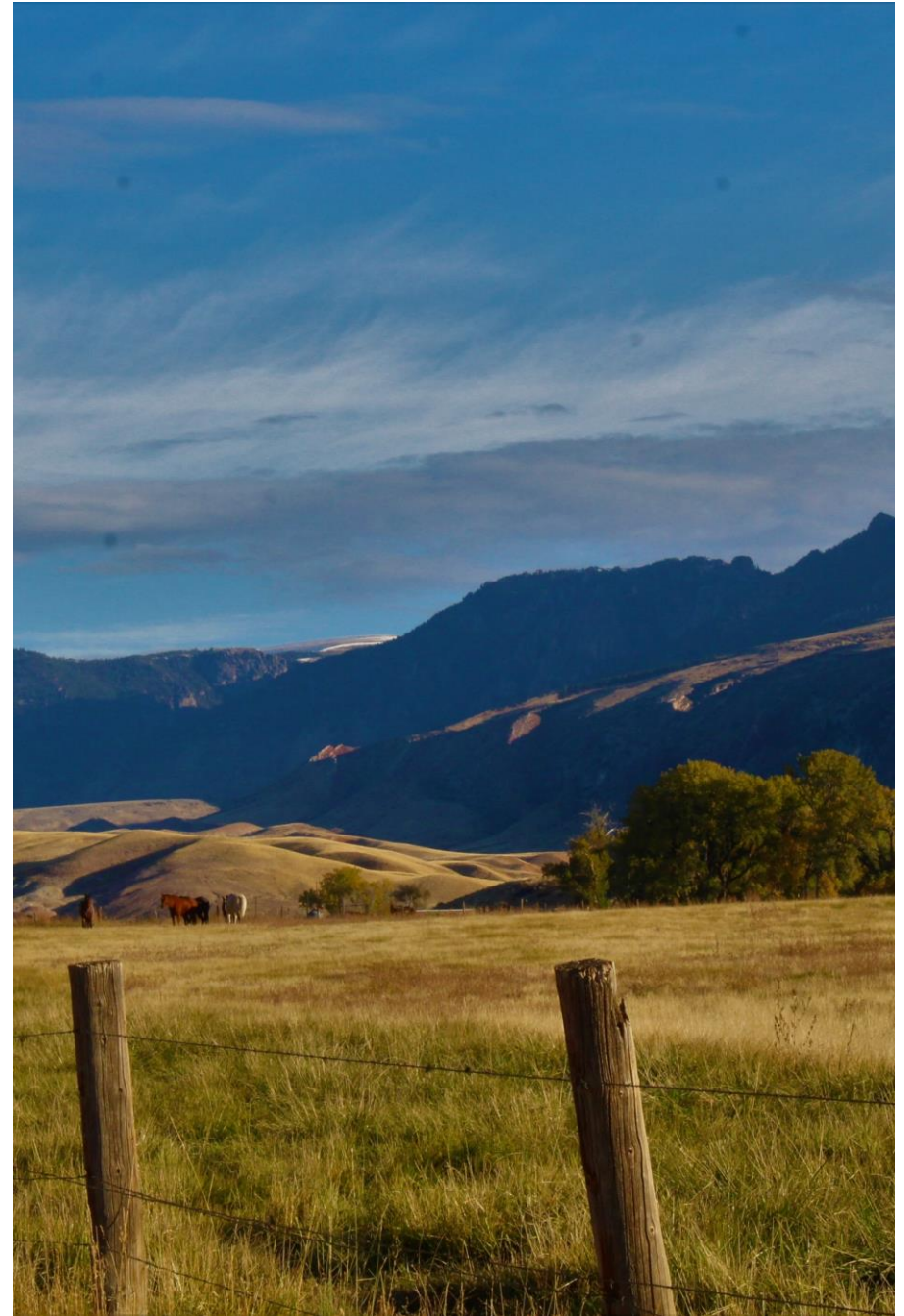
- Total Deeded Acres: 2079
- Irrigated Acres: 640
- Grazing Leases: Nearly 23,000 Acres of BLM, State, USFS
- Elevation: 5100
- Improvements: 2 Homes, Barn, 2 Shops, Equipment Building
- Carrying Capacity: 300 Animal Units
- Borders: BLM, State. Adjacent to Big Horn National Forest
- Hunting: Elk, Deer, Antelope, Pheasant, Grouse, Turkey, Bear, Lion, Moose. Landowner tags for Elk, Deer, and Antelope.
- Live Water: 4.5 Miles of Red Canyon Creek.
- Farm Production: 1000 Tons Alfalfa, Beans, Wheat, Corn



Introduction

The Red Canyon Ranch is located in Shell, Wyoming, in the shadow of the Big Horn Mountains. Comprised of 2079 deeded acres, this is one of the finest cattle ranch operations in Northern Wyoming. The scenery, wildlife and awe-inspiring beauty of the ranch and surrounding mountains is hard to beat, anywhere in the Rocky Mountains. The operation is divided into three parcels, each of which compliment the others. The ranch is set up to easily run 220 cow/calf pairs year-round, plus replacement heifers, and bulls. The ranch combines quality rangeland pastures with State, BLM and highly coveted National Forest grazing leases, which allows for an exceptional grazing program. Unlike most ranch properties, the Red Canyon Ranch's year-round grazing minimizes the need for feeding hay through the winter months. As a result, the current owners sell most of the 1000 tons of high-quality alfalfa hay produced on the ranch each year. With senior water rights, all irrigation is gravity fed including two pivot irrigated fields. Originating high in the Big Horn Mountains, Red Canyon Creek bisects the length of the ranch for about four and half miles. The cottonwood tree lined riparian corridor provides irrigation water, stock water for cattle and habitat for the abundant wildlife.

For the hunting minded buyer, this Wyoming Cattle Ranch has some of the best elk, deer and antelope hunting in the state, and qualifies for land owner tags for each species. Other wildlife on the ranch and in the surrounding public lands are black bears, moose, turkeys, pheasants, and grouse. The land on the ranch varies from lush irrigated pastures and hay fields to rolling rangeland pastures, to high mountain passes on the Big Horn National Forest grazing lease allotments. Many cattle ranches of this size and capacity in Wyoming start at much higher prices. The quality of the cattle and farming operations, wildlife, hunting and recreational opportunities and quality of life in northern Wyoming found on the Red Canyon Ranch simply cannot be found anywhere else. Call today for more information.



Location

Red Canyon Ranch is located in the shadow of the Big Horn Mountains just north of the ranching community of Shell. Big Horn National Forest is just minutes from the ranch offering endless recreation, including hunting, world class fly fishing, camping, horseback riding, snowmobiling, skiing, and ATV trails. The Ranch enjoys all the amenities of small town living with the town of Greybull just twenty minutes away. A town with a rich history of ranching and farming, Greybull has a population of 1800 with easy access to shopping, museums, dinning, and historic hotels. Greybull also offers a 7000 ft, municipal runway for private air service.

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 in 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 140 miles north of Shell, with commercial air service.





Improvements

The Upper Ranch sits in a private valley with mature cottonwood trees framing the modest ranch house. With a new metal roof, the house has three bedrooms and 2 baths. To compliment ranch operations, there is a shop, barn, equipment sheds and working corrals.

On the 79-acre parcel there is a historic two-story home built in 1920. Well maintained, this house offers comfortable living, with spectacular views of the Big Horn Mountains. Adjacent to the house is a heated/insulated shop with equipment shed attached.

The Lower ranch has working corrals for the cattle operations. There are no other structures on this parcel. There are several ideal building sites.



Acres/Operation

For more than three generations the Red Canyon Ranch has operated as a productive cattle operation. The ranch carrying capacity is approximately 220 cow/calf pairs, with bulls and replacement heifers. The total deeded acreage of 2079 acres is strategically divided into three parcels, allowing for year-round grazing, with minimal feeding required. The upper ranch is comprised of 900 acres and is surrounded on three sides by BLM and State grazing leases. Beginning in June, the cattle spend the summer months in the Big Horn Mountains on a National Forest grazing permit. These permits are next to impossible to get, partially due to the very high-quality grazing in the mountains. In the fall the herd comes back down to the Upper Ranch to graze on the rangeland pastures and hay fields before moving to the lower ranch in mid-December.





Between the Upper and Lower Ranch there is a 79-acre parcel which has year-round live water and 77 acres of flood irrigated hay fields. These acres are also utilized for grazing through the winter months as needed.

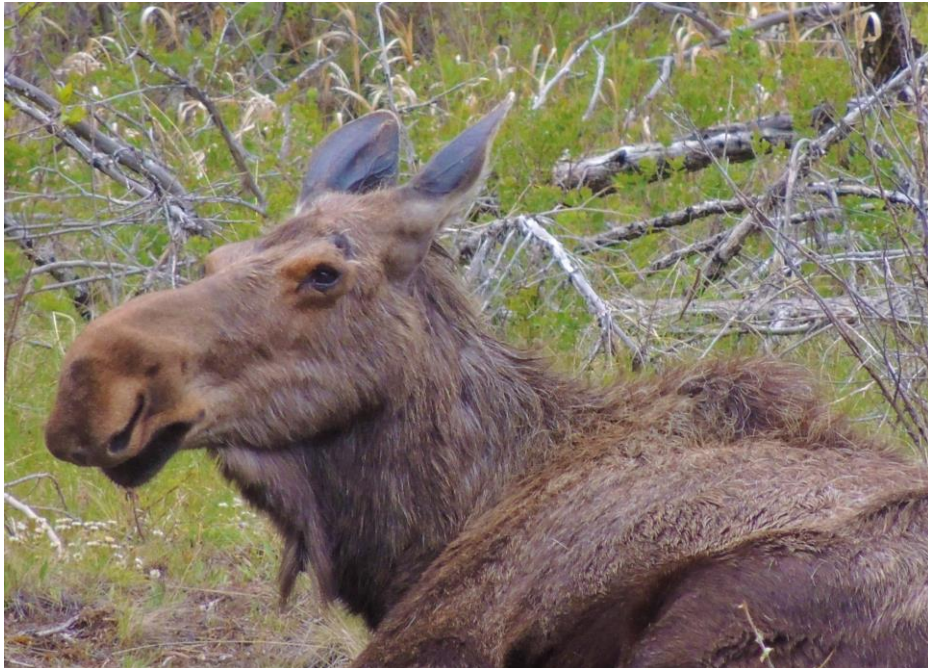
The Lower Ranch is 1100 deeded acres surrounded by BLM and State grazing leases. With approximately 270 acres of water rights, the Lower Ranch is further from the base of the Big Horn Mountains, with less snow and harsh winter conditions, providing excellent grazing through the winter months and additional crop production in the summer.

Red Canyon Ranch is very well watered with year-round sources from springs and streams, including 4.5 miles of Red Canyon Creek. With fully adjudicated water rights dating back to 1894, the ranch totals more than 640 irrigatable acres. All irrigation is gravity fed, eliminating the need and expense of pumping. The gravity fed irrigation water even includes two pivots covering 115 acres. With rich soils and ideal climate conditions, the ranch farming operations produce beans, wheat, corn and hay. In recent years production has included 1000 tons of dairy quality alfalfa hay, the majority of which is sold to area ranchers.



Wildlife/Hunting

Bordered by Bureau of Land Management lands and public lands and a stone's throw from the Big Horn Mountains, this area is home to many different species of wildlife. Most notable are the ranche's big game species that include elk, moose, mule and whitetail deer and antelope. Bear, mountain lion, wolves, bobcats can all be found on the property and in the nearby National Forest. Bird species include Sage Grouse, 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.



Located in hunt areas 47 and 51 for deer and 40 and 41 for elk, Red Canyon Ranch qualifies for landowner tags for both species. The Ranch qualifies for Antelope Tags in area 79.



Near By Live Water

Beginning high in the Big Horn Mountains, Shell Creek, Horse Creek and Beaver Creek all converge into the Big Horn River providing some of Wyoming's best Cutthroat, Brown and Rainbow trout habitat. This area is still undiscovered, and anglers often bring in trophy quality Rainbows and Cutthroats.



Conservation Easements

Red Canyon 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 protecting ranch lands in perpetuity.



Dinosaur Dig

A notable and unique characteristic of Red Canyon Ranch is the dinosaur dig, located on the Upper Ranch. Paleontologists have discovered and excavated two intact skeletons, which proved to be financially lucrative to the ranch owners. It is not known if there are more skeletons to be found on the ranch, but given the specimens already found and the abundance of dinosaur history in the area, there is a reasonable possibility for future finds.





History

The Shell Valley is named for the abundance of fossil shells located in the area. Nearby formations have yielded numerous dinosaur fossils. Located to the west of Shell is the Red Gulch Dinosaur Track site, a rare collection of dinosaur tracks. Situated at the base of the Big Horn Mountains and at the mouth of Shell Canyon the Shell Valley served as the winter hunting grounds for Shoshoni and Arapaho.

In 1886 Irish and English Cattlemen moving west to get away from the fenced in prairies of Nebraska moved into the valley. During the 1890's more settlers on the Oregon Trail chose to make Shell their home attracted by the rich soil, abundant wildlife and sheer beauty of the Big Horn Mountains. With large ranch families the Lower Shell schoolhouse (pictured above) was built in 1903, and was one of the first buildings in the area that did not use log construction. The school functioned as a church and Sunday school, and as a community meeting place.

Red Canyon Ranch with Gr...



MAP LEGEND



PHOTO/VIDEO



VIEW TUTORIAL

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Property Taxes 2018: \$9,574.00

Offering

The Red Canyon Ranch is offered for sale as a whole or separate parcels.

The Whole Ranch: 2079 Deeded acres with all BLM, State and National Forest grazing permits. \$4,275,000.

The Upper Ranch: 900 Deeded acres with BLM, State and National Forest grazing permits. \$2,600,000.

79 Acre Parcel: \$550,000.

The Lower Ranch: 1100 Deeded acres with BLM grazing permits. \$1,400,000.

Upper and Lower Ranch together with all grazing permits:
\$3,800,000

The ranch currently owns approximately 200 Black Angus cow/calf pairs, bulls and approximately 30 replacement heifers, which can be negotiated for separately from the land. All irrigation equipment owned by the ranch and used in current ranch operations is included with the purchase price. Other farming equipment is also available.



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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

