

Triple R Bar Ranch

Tracts	Acreage	Price Per Acre	Tract Price	Description	Notes
1	37.90	\$5,100	\$193,290	Under Contract	PENDING
2	40.79	\$3,900	\$159,081	Under Contract	PENDING
3	41.70	\$4,900	\$204,330	Under Contract	PENDING
4	55.86	\$3,800	\$212,268	Easy access off the county road. It has some great views and lots of nice trees. There are always deer on this tract.	
5	51.81	\$4,900	\$253,869	Direct access off the county road. It also has some very nice trees. This tract offers some amazing 360 degree views. On a clear day you can see the Bighorn mountains.	
6	47.82	\$6,700	\$320,394	Under Contract	PENDING
7	37.27	\$3,300	\$122,991	Under Contract	PENDING
8	36.24	\$5,700	\$206,568	This tract has direct access to the county road. It also has the existing 40x60 drive thru metal building with concrete floors that you could store your RV in when your not on the property or simply build living quarters in this existing building.	PENDING
9	45.02	\$4,650	\$209,343	Direct access off the county road. It has nice trees and fantastic views.	PENDING
10	39.85	\$4,650	\$185,303	Direct access off the county road. It has nice trees and fantastic views.	PENDING
11	37.53	\$4,900	\$183,897	Easy access off the county road. It has some great views and lots of nice trees. There are always deer on this tract.	
12	39.19	\$4,800	\$188,112	Direct access of the county road with nice trees and very good views.	
13	43.44	\$5,200	\$225,888	Direct access of county road, with multiple build sites, plus it has a small pond. This one has some very good grass. It would be a perfect tract if you had some livestock. Deer, antelope and turkeys on this one as well.	
14	36.18	\$4,500	\$162,810	You get a lot of mature trees and some fantastic views from this tract. You will have mulies, whitetails and turkey on this tract.	
15	42.64	\$4,500	\$191,880	This is a beautifull tract with a lot of mature trees and a great building site with fantastic views. You will have mulies, whitetails and turkey on this tract.	
16	47.01	\$4,800	\$225,648	Lots of mature trees with some fantastic views. This one will hold mulies, whitetails and turkey as well as an occasional elk. Your over the ridge from the county road so this tract also has great privacy as well.	
17	47.82	\$4,400	\$210,408	This is the most heavily treed tract we have. There are some some fantastic 360 views of the surrounding mountains from the ridge. This one will hold mulies, whitetails and turkey as well as elk from time to time.	
18	79.25	\$4,995	\$395,854	This is a unique end of the road piece that corners approximately 640 acres of land-locked WY State land. The topography gives you maximum privacy on these tracts. The north, east and south boundaries are already fenced. There are two small ponds which could easily be enlarged for wildlife or livestock. Lots of mature trees to provide cover for wildlife. This is a great tract for a hunter. This secluded piece will have mule deer, whitetails, turkey and elk.	

There are no covenants in this small development.

PLEASE NOTE: PRICING IS SUBJECT TO CHANGE WITHOUT NOTICE. PLEASE CALL FOR CURRENT PRICING.

4/5/23