

YELLOWSTONE L & R RANCH

Tracts	Estimated Acreage	Price Per Acre	Tract Price	DESCRIPTION
1	36.78	\$5,950	\$218,841	Has power. Nice topography with some trees on the creek and ridge lines. Has great views of the surrounding mountains and rim rock as well as great pastures for livestock. This would be an excellent horse property.
2	39.59	\$5,950	\$235,561	Nice topography with trees along the creek and on the ridges. It also has great views of the surrounding mountains and red rim rock as well as tillable farm/hay ground for horses. This would be an excellent horse property.
3	43.88	\$6,650	\$291,802	Has New Water Well - Sellers already drilled a well on this tract. Flow is 20+ gallons per minute. Some trees but mostly open meadows with gently rolling hills. This tract offer some outstanding views of the mountains and red rim rock. Plenty of good grass for livestock.
4	50.51	\$5,950	\$300,535	Has power. Some trees on the ridges but mostly open meadows with some truly beautiful views of the surrounding mountains. This one has plenty of pasture for livestock.
5	38.81	\$6,650	\$258,087	Has power and a pond. Also has tillable farm ground currently planted in alfalfa that yeilds an average of 40 round bales a year. It has a nice mix of trees and rolling hills. This is a perfect tract for a horse property with beautiful views and multiple locations for a home, outbuildings and corrals.
6				SOLD
7				
8				SOLD
9A	63.83	\$7,700	\$491,491	Has power. This tract has lots of nice mature trees and really unique topography. The Mule Deer really like this part of the ranch. Amazing views to watch the sunrises and sunsets.
10	54.15	\$7,900	\$427,785	This is a unique end of the road tract that is heavily wooded. It provides great privacy and the perfect spot for a hunter. You're tucked into a secluded private canyon.
11A	62.21	\$7,900	\$491,459	Has power. This is a REALLY nice large tract with the perfect mix of trees and open meadow offering incredible views. You could watch your horses grazing in your 20+ acres of grass right in your front yard.
12A	38.11	\$7,900	\$301,069	This is a REALLY nice tract with mature trees and open meadow. It has incredible views on both sides of the valley to enjoy the sunrises and sunsets. The views looking east are truly amazing from this property.
13	35.95	\$7,000	\$251,650	of the surrounding mountains and red rim rock cliffs. This one also has some tillable farm ground in hay production.
14	41.15	\$6,950	\$285,993	Has power. Nicely treed along Sourdough creek that runs sesonally through the property. Also has some tillable farm ground currently planted in alfalfa with great views. This would be a perfect property for a horse lover.
15				SOLD
16				SOLD
17	77.70	\$7,900	\$613,830	Has Power. This is our largest tract and it has it all. Total privacy, incredible views of the red rim rock cliffs, lots of mature ponderosa pines and oaks, wildlife, including deer, elk and turkey.
18				SOLD
19	53.92	\$8,500	\$458,320	Has power on adjacent tract for easy access. Lots of mature trees with a perfect place for a home. This tract always has lots of turkeys and deer. It also has a large meadow currently planted in alfalfa.
20	67.44			NOT AVAILABLE
21	61.53	\$8,500	\$523,005	This nice large tract is heavily treed and offers total privacy. The deer and turkey really like this one. It has very cool topography and a beautiful home site offering great views of the adjacent rim rock.
22				SOLD
23				SOLD
24	38.25	\$8,900	\$340,425	INCREDIBLE VIEWS! - You're on top of the ridge with truly stunning 360 degree views. You can see the distant mountains in Montana from this amazing property. You also border 958+- acres of land locked WY State Land which you would have access to for hunting and hiking.
25				SOLD
26				SOLD
27	35.95	\$7,500	\$269,625	This tract has a nice mix of mature trees and open meadow. It offers great views across the valley and you can see all the sunrises and sunsets.
28	35.08	\$6,950	\$243,806	Has power. This one has a lot of nice mature trees and offers great views looking across the valley. There are always deer on this tract.
29	39.17	\$6,950	\$272,232	Has power. There are a lot of nice mature trees, with great views looking across the valley. There are always deer on this tract.
30				SOLD
31	39.53	\$7,000	\$276,710	Has power & Livestock well. Great Horse Property. It has an existing barn with a small corral and livestock well. It has lots of mature ponderosa pines and oaks and has very nice views over looking the pond and down the valley to see the sunsets. It also has an upper meadow that would be great for hunting.
32	67.63	\$7,900	\$534,277	Has power. This is a nice large tract with unique topography and incredible views across the valley. It has a nice mix of ponderosa pines and oak trees. Lots of good grass for livestock, plus it has an existing shed for horses.
33				SOLD
34				SOLD
35				SOLD
36				SOLD
37				SOLD
38				SOLD
39				SOLD
41	55.08	\$8,900	\$490,212	HUNTERS! This is a very unique tract that borders approximately 958+- acres of land locked WY State land you would have access to for hunting deer, elk and turkey. You have a very secluded 4.5+- acre meadow with plenty of room to build a cabin/house and out buildings. This parcel provides ultimate privacy in a secluded meadow with very nice views. You could walk out the cabin door to hunt elk, deer and turkey.
42	53.03	\$8,900	\$471,967	INCREDIBLE VIEWS & HUNTING OPPORTUNITIES! - You can see the distant mountains in Montana from this amazing property. You also border 958+- acres of land locked WY State Land which you would have access to for hunting elk, deer and turkey.

PLEASE NOTE: PRICING IS SUBJECT TO CHANGE WITHOUT NOTICE OR WARNING. PLEASE CALL TO CONFIRM CURRENT PRICING.

THE DEVELOPER WILL BE BRINGING POWER TO THE PROPERTY LINE OF ALL TRACTS THAT DO NOT CURRENTLY HAVE POWER.