



Spring Creek Ranch

Spring Creek Ranch

Crook County, Wyoming
1,623± Acres – \$4,700,000

Maps and Brochures

[Topo Map](#)

[Aerial Map](#)

[NE Wyoming](#)

[70 acre Covenants](#)

[Brochure](#)

[Interactive Map](#)

Interactive maps are for a visual aid only, the accuracy is not guaranteed

Video Tour

[Video Tour](#)



Introduction:

This premier northeastern Wyoming ranch is located in a picturesque setting southwest of Sundance. The ranch combines live water and unparalleled privacy, with an impressive Black Hills landscape, excellent wildlife habitat, and incredible views.

Property and Current Operation:

1,623.96 ± deeded acres

40.00 ± acre State of Wyoming Grazing Lease

1,663.96 ± total acres

The ranch has historically been leased for summer livestock grazing of pairs or yearlings. The property is also enjoyed as a family retreat where many wonderful days have been spent exploring the countryside and watching wildlife.

Water:

Numerous water sources are distributed throughout the property. Houston Creek, with year round live water, runs along the southwesterly boundary of the ranch with $\frac{3}{4}$ of a mile of creek bottom. Other creeks include Spring Creek, Little Houston Creek, and the South Fork of Little Houston Creek.

Other water resources include two solar water wells, four reservoirs and one undeveloped spring.

Terrain:

This private setting has incredibly diverse terrain ranging from the riparian areas along the creeks to hidden valleys, secluded draws, high plateaus with never-ending views and rugged wooded hills. The hills are covered with ponderosa pine forest intermingled with quaking aspen, cedar, and bur oak trees. Rolling meadows and creek bottoms with lush vegetation lead to open parks edged with trees and to concealed canyon lands, which provides secluded habitat for game to thrive. A good trail system runs throughout the ranch connecting the higher hills to the valley areas. Elevations range from 4,440 to 4,880 feet above sea level.

Covenants:

The majority of the ranch does not have any covenants. A 70 acre portion of the ranch that lays in Bear Lodge Hills Subdivision does have covenants.

Wildlife:

With the combination of live water, seclusion, plentiful cover and feed, the wildlife habitat is tremendous. The area is home to Mule Deer, Elk, Wild Turkey, and trophy Whitetail Deer. You'll also find Beaver, Bald Eagles, Golden Eagles, Bobcats, Mountain Lion, Coyote, and Fox. The ranch is currently in a general elk hunt area.

Location & Access:

The ranch is situated in a picturesque Black Hills setting between Sundance and Keyhole Reservoir. There are two separate entrances into the property. On the east side, access is via Bear Claw Trail and on the west side via a private access easement. It's approximately 11 miles to Sundance, WY; 57 miles to Gillette, WY; and 45 miles to Spearfish, SD.

Interactive Map

Interactive maps are for a visual aid only, the accuracy is not guaranteed. The boundaries are approximate. Road names and public road locations may not be consistent with public records. Buyers may wish to do further research regarding the actual property boundaries and location of public roads.

To access the 3D maps, click the blue “view full screen” button, then toggle the 3D button.

Arnold Realty, Inc.

505 W. Main Street

PO Box 98

Newcastle, Wyoming 82701

www.arnoldrealty.com

Phone 307-746-2083

Fax 307-746-4882

Licensed in Wyoming, South Dakota & Montana



NOTE: Information throughout this site is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which the owner of this site is licensed. Information presented by Arnold Realty, Inc. has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by Arnold Realty, Inc or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker. Maps are provided for illustration purposes only, the accuracy is not warranted.