



# Sunny Divide Meadows

## Sunny Divide Meadows

Sundance, Wyoming  
263 acres – \$2,000,000

### Maps and Brochures

[Topo Map](#)

[Aerial Map](#)

[Aerial Map of Buildings](#)

[Northeast Wyoming Map](#)

## [Interactive Map](#)

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

### **Introduction:**

Custom brick home in a private Black Hills setting between Sundance and Devils Tower. End of the road location, yet just one mile from pavement. Exceptional quality throughout. The property offers picturesque scenery, wonderful long-range views and unending recreational opportunities.

### **Property:**

This private Black Hills setting is on Sunny Divide with views of a wide expanse of the Bear Lodge Mountains. The headquarters is situated at the edge of the meadow with a native pine tree backdrop on 263 acres. There are about 100 acres of fields that are currently in grass hay, which have been grazed in recent years. The natural landscape includes ponderosa pine, cedar and oak tree-lined hills and draws plus rolling meadows.

### **Home:**

The beautiful custom brick home was built in 2006 with comfort and low-maintenance living in mind. It has three levels with a total of approximately 4,000 square feet on the main level and loft plus a partially finished basement with 3,300 sq. ft.

The home has three bedrooms, one full bath, one  $\frac{3}{4}$  bath and two powder rooms.

A chef's dream kitchen with cherry wood cabinets, Cambria aggregate stone counter tops, ample work space, double ovens, gas Jenn Air range, center island with snack bar, walk-in pantry, and a sunny breakfast area. Spacious living room with a cozy wood stove, formal dining room, four-season sun room, TV room, huge rec room. A large mud room next to the kitchen has more storage space and even room for your motorcycle. Many extras including African tiger hardwood floors on the main level, oak floors on the upper level, several double-entry

doors, interior French doors, arched entry ways, nine-foot ceilings, backup generator and much more.

### **Outbuildings:**

A deluxe shop building has a cement floor the full length. The east 40'x36' portion is an insulated workshop heated with wood stove, work benches. The west 48'x96' portion of the shop has two overhead doors and ample space for equipment storage. There is also a 48'x34' open front shed with lights and electrical outlets.

### **Water:**

A deep water well, at a depth of 1,553 feet, supplies water for the property.

### **Wildlife & Recreation:**

The surrounding area of northeastern Wyoming and the Black Hills has prime habitat for a variety of wildlife including deer, elk, turkey, mountain lion, bobcat, coyote, fox, eagles and hawks. This is an excellent location from which to enjoy the beauty and recreational amenities of the Black Hills. The property joins a parcel of State land. Nearby destinations include the Bear Lodge Mountains with thousands of acres of National Forest, Keyhole State Park & Reservoir, and Devils Tower Monument.

### **Access & Location:**

This western Black Hills location is 15 miles from Sundance. Other nearby towns include Hulett, Moorcroft, Gillette, WY and Spearfish, SD. It's about a 1.5-hour drive to Rapid City, SD. The entrance to the ranch is less than one-half mile off of Highway 14 on a private gravel road that is shared with neighboring properties. It's one mile from the buildings to the highway.

## **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.

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