

Ball Sage Ranch

517.43 Acres | Sublette County, WY | \$1,750,000



HAYDEN  OUTDOORS.

Ball Sage Ranch

TOTAL ACRES:

517.43

PRICE:

\$1,750,000

COUNTY:

Sublette County

CLOSEST TOWN:

Big Piney, WY

Activities & Amenities:

Cattle/Ranch
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Irrigation
Mineral Rights

Land Details:

Address: TBD Jalapa Rd., Big Piney, Wyoming 83113, USA
Closest Town: Big Piney/Marbleton
Total Acres: 517.43
Deeded Acres: 517.43
Leased Acres: 0.00
Zoning: Agricultural
Elevation: 6860
Irrigated Acres: 157
Water Rights: Yes
Estimated Taxes: \$620 - 2021
Source of lot size: Survey

Property Summary

This property is 521 acres of ranch land with 157 acres of water rights allocated to the property, and a significant amount of range land with access to live water for livestock. It borders the town of Marbleton, and is accessible from Jalepa road, or the town of Marbleton itself.

Land

The property has a good portion of Muddy creek running through the east side of the property, which also borders BLM lands to the east. The west side of the property features approximately 157 acres of irrigated ground next to the town of Marbleton, and plenty of access from Jalepa road on the South side of the property.

Agriculture

157 acres of irrigated ground, the remainder in good range land for grazing.







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