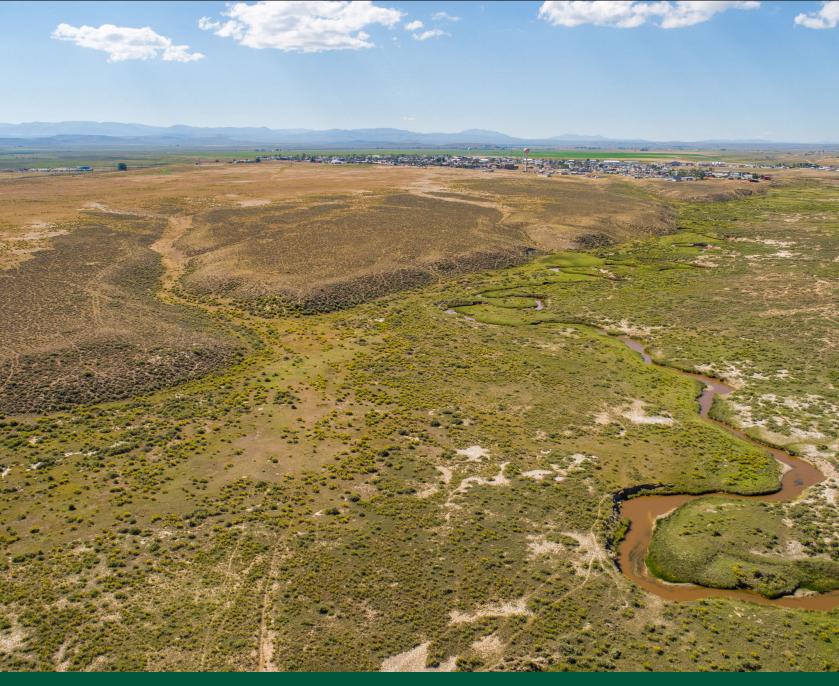
Ball Sage Ranch

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





Ball Sage Ranch

TOTAL ACRES: 517.43

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

PRICE:

\$1,750,000

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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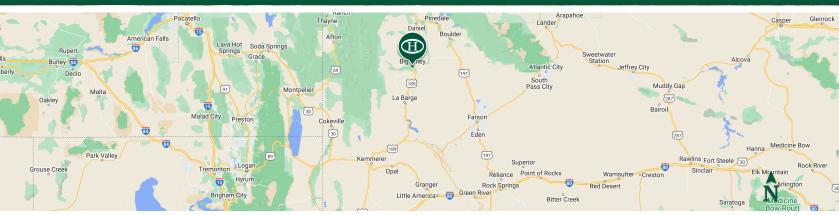














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