

# The Jamerman Ranch

1,282.00 Acres

Fremont County, WY

\$1,899,000



HAYDEN  OUTDOORS®

## Activities & Amenities

ATV/Off Road  
Cattle/Ranch  
Cycling/Mountain Biking  
Equestrian/Horse Property  
Fishing  
Hiking/Climbing  
Hunting - Big Game, Predator/Varmint,  
Small Game, Upland Birds & Waterfowl  
Irrigation  
Natural Spring  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Stream/River  
Water Access  
Water Rights  
State Hunting Unit: Antelope area  
106, Deer area 97, Elk area 128.

## Land Details

Address: 354 Ore Road, Jeffrey  
City, Wyoming 82310, USA

Closest Town: Lander

Total Acres: 1,282.00

Deeded Acres: 1,282.00

Zoning: Agricultural

Elevation: 6300

Irrigated Acres: 83

Water Rights: Yes, 83 acres of adjudicated  
right out of the Sweetwater river  
for irrigation and livestock use.

Estimated Taxes: \$1,763 - 2023

Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1

Style of Home(s): Ranch

Finished Sq. Ft.: 936

Bedrooms: 4

Full Bathrooms: 2

Basement: Full finished

Outbuildings: 5

Fence Type: Rail, three wire and  
four wire barbed wire.

Heating Systems: Boiler-  
HWBB & Wood Stove



## Property Summary

The Jamerman Ranch is located about five miles north of Jeffrey City, Wyoming just north of the Sweetwater river. The ranch has been a small cattle operation, that represents the way ranching life was in the past. The property is split in two parcels on both the east and west sides of a granite mountain, featuring plenty of room for livestock, and hosts game of all sizes! Whether it be hunting and fishing, raising cattle, this one delivers!





## Land

The two parcels making up the total deeded acreage are of similar size, with the one to the west having a lake close to the main ranch house and out buildings, while the one to the east has the Sweetwater river flowing through it. The parcel to the east also has adjudicated water rights for approximately 83 acres being pulled out of the Sweetwater river directly..

## Improvements

The property has a single dwelling on it that has a little over 1800 square feet of total living space on both the main level and the basement. There is an original homesteaders cabin, several smaller out building and a barn which ws used as a calving facility.

## Recreation

The ranch has a number of Antelope, Deer and other large game from time to time. With the Sweetwater river close by, fishing is easily available also. Hiking, and exploring is also very easy to do in the area surrounding the ranch as well, and a number of historical areas are also very near by as this area is along the Oregon trail, and many others.

## Agriculture

The Jamerman ranch also has two BLM leases, one with 633 AUM's for 110 head of cattle, and the second with 113 AUM's for 111 head of cattle. There are numerous places along the base of the granite mountain between the parcels that have springs and a well for livestock use.





## Water/Mineral Rights & Natural Resources

The ranch also has 83 acres of adjudicated water rights out of the Sweetwater river to be used for growing hay, or livestock use.

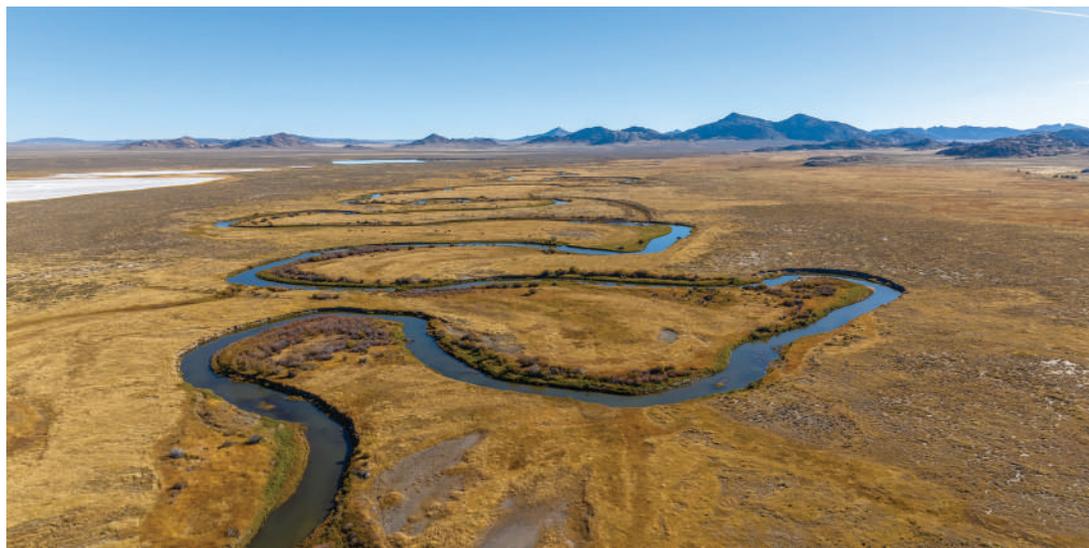
## Region & Climate

The ranch house itself sits at 6300 feet of elevation, featuring rock formations, steep hills, open plains, game trails, and views that expand for many, many miles. Summers are mild, and the area certainly experiences four full seasons in a year!

## Location

Located five miles north of Jeffrey City, Wyoming, the property does have a solitude and peace that is hard to find in the ever expanding world today. It would be easy to be at the ranch for days or weeks on end and not encounter another person if that were your desire.

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## Hayden Outdoors

# Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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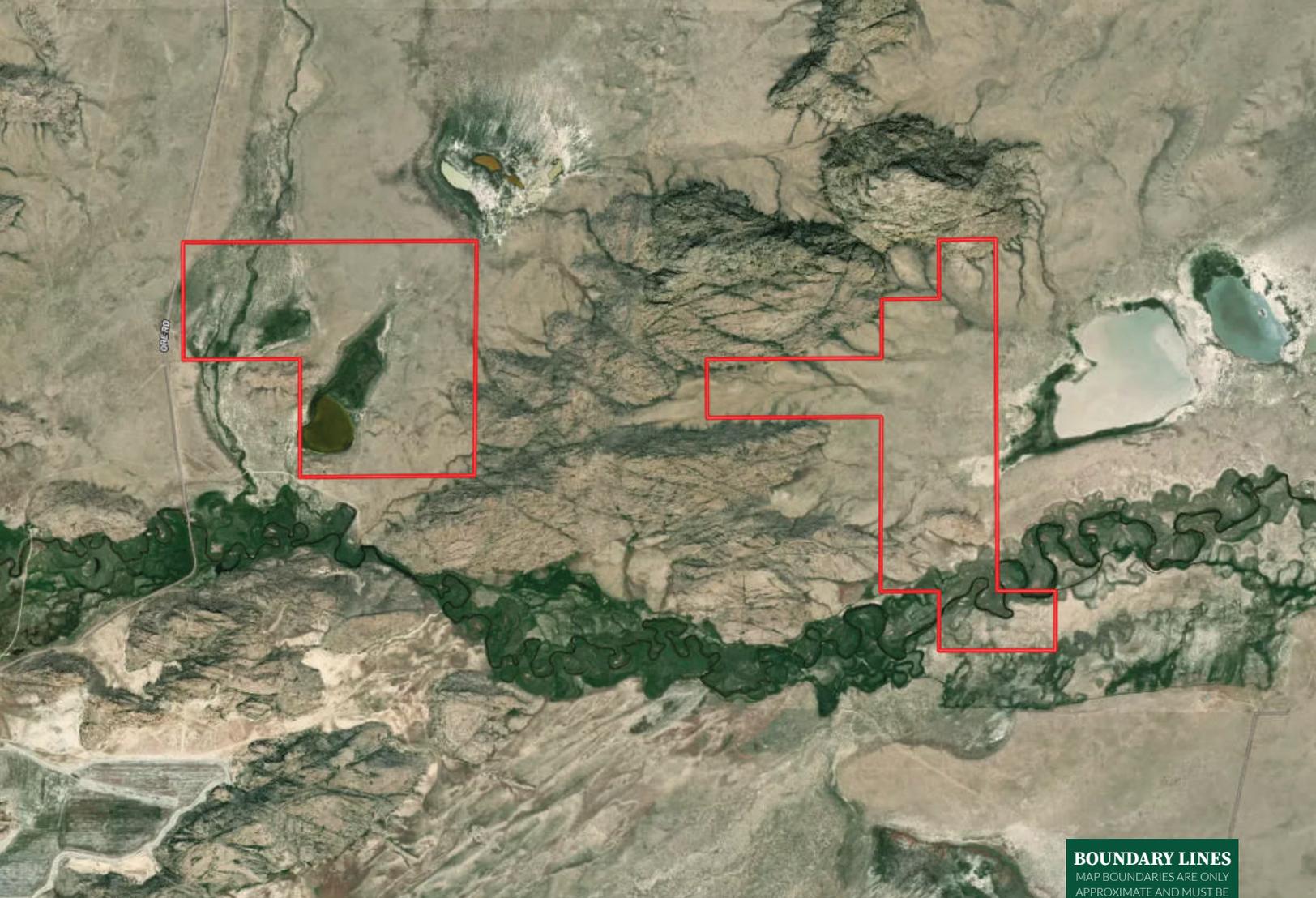


*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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 Boundary

**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



## Steve Lucas

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