

Circle Double S Ranch

2,173.00 Acres

Park County, WY

\$4,990,000



HAYDEN  OUTDOORS

Circle Double S Ranch

TOTAL ACRES:

2,173.00

PRICE:

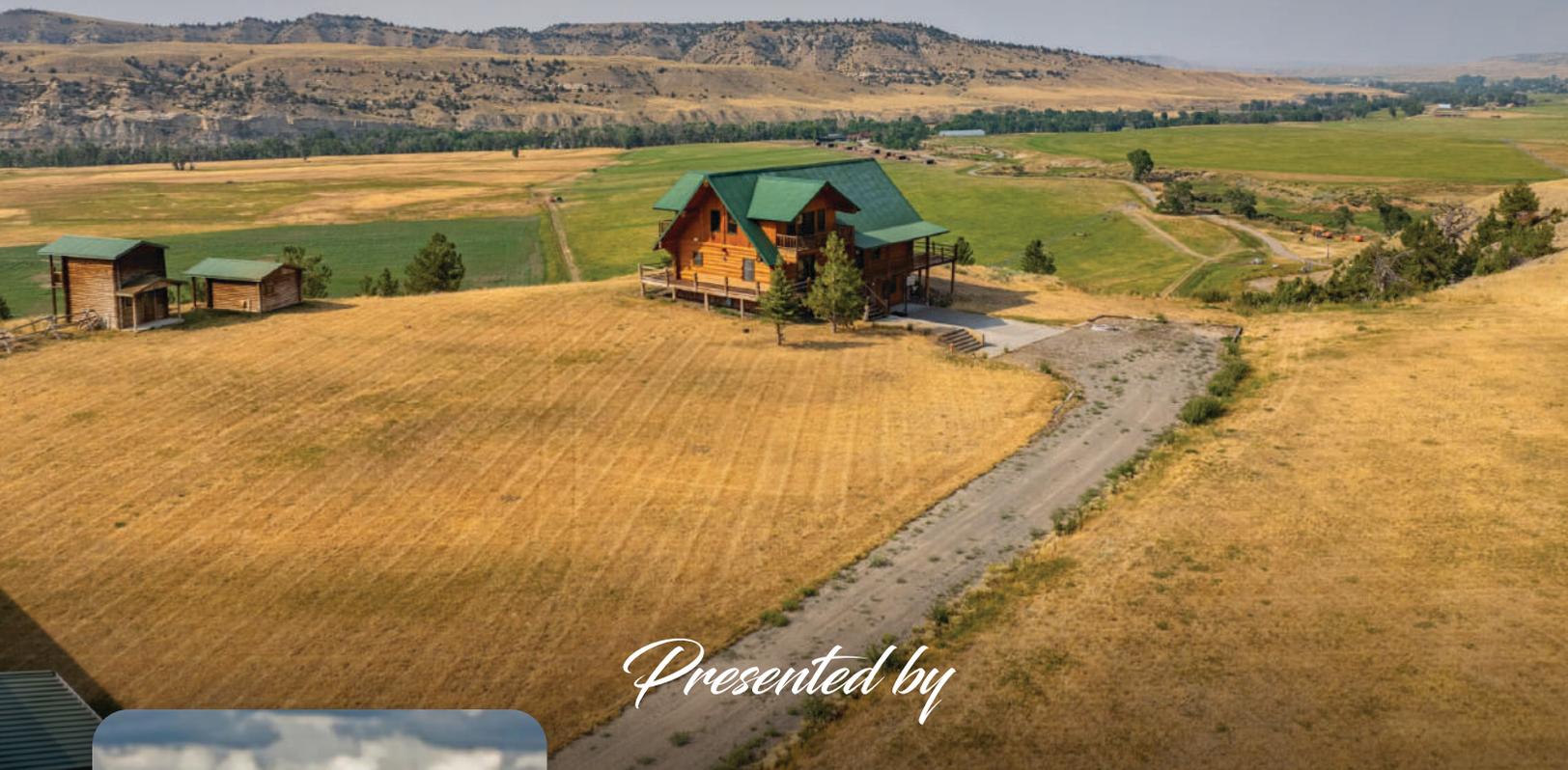
\$4,990,000

COUNTY:

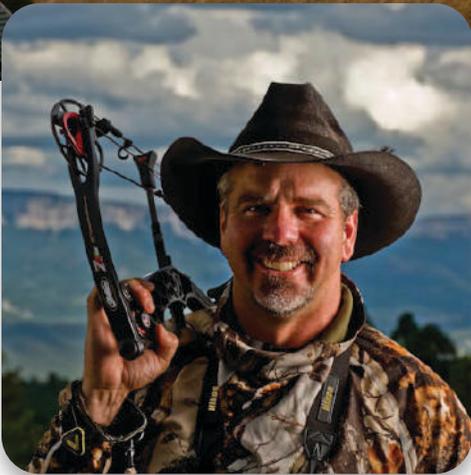
Park County

CLOSEST TOWN:

Meeteetse, WY



Presented by



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Property Summary

Experience the stunning scenery and natural wonder of this all-around Cowboy State hunting and cattle ranch spanning 2,173 +/- acres in the heart of the American West. Take advantage of fantastic big-game hunting and year-round recreational opportunities on a property that is located just 30 miles from the historic town of Cody and the Cody Airport and 80 miles from Yellowstone National Park.



Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Natural Spring
Outbuilding/Barn/Shed/Shop

Land Details

Address: 45 Rocky Butte Rd.,
Meeteetse, Wyoming 82433, USA
Closest Town: Meeteetse
Total Acres: 2,173.00
Deeded Acres: 1,453.00
Zoning: ag
Elevation: 6,000 to 6,700
Topography: Rolling
Estimated Taxes: \$6,405 - 2023

Building Details

Homes: 1
Homes: Log
Style of Home(s): Lodge
Bedrooms: 5
Basement: None
Outbuildings: 3
Fence Type: Barbed wire



Land

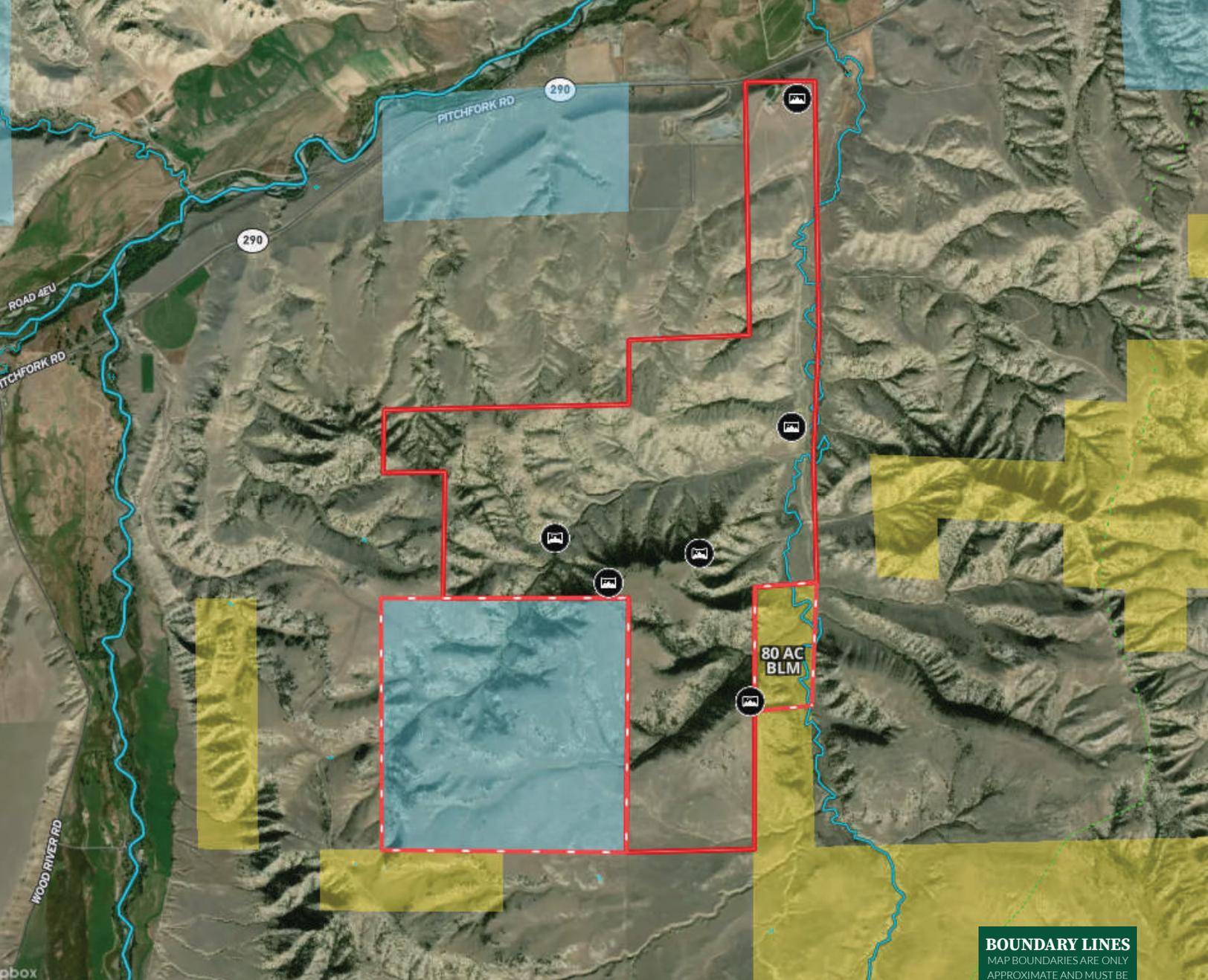
Situated three miles outside the town of Meeteetse, this 2,173 +/- acre ranch boasting amazing views in all directions comprises 1,453 +/- deeded acres, 640 +/- acres of State of Wyoming lease and 80 +/- acres of BLM lease to meet the needs of you and your family, your ranching and/or hunting operation, and the region's wildlife. Hunting is outstanding in this outdoor paradise as the ranch's healthy ecosystem draws quality elk, mule deer, whitetail deer, antelope, bear, turkey and upland game birds, yet you are only a half hour south of Cody, offering additional shopping, restaurants and the Cody and Yellowstone Regional Airports.

The north end of the ranch features a large bench where the home and three outbuildings are located, providing incredible, unrestricted views of the mountains and the Greybull River Valley below it by day and clear, starry skies by night. Going to the south, the natural landscape includes high ridges and steep canyons offering ample bedding cover ideally suited for mule deer and elk, with open grassland providing forbs, shrubs and water tanks drawing antelope. Enjoy views of the Lower and Upper Sunshine Reservoirs where some fantastic trout fishing is available. In addition, the Wood River, just over a mile west of the ranch, and the Greybull River, which runs a half mile from the ranch through the town of Meeteetse, offer some of the best fishing for pure Yellowstone cutthroat trout anywhere.

This private piece of cowboy country features two small ponds, an eight-tank pipeline system and multiple springs that offer supplemental water for livestock and wildlife. Adding more value, the deeded landowner also is eligible to draw Wyoming big-game landowner tags.







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

- Boundary
- Forest Service
- State Land
- BLM





Improvements

The ranch features a 2,900 sq. ft. custom five-bedroom, three-bath log home with a walk-out basement, a wrap-around deck on the main floor and decks on two sides of the home on the top floor delivering additional unbelievable views. The home is in the process of a major remodel so most of the interior has been stripped, leaving the custom log shell that has just been re-chinked and sealed. The buyer can choose all inside finishes, including cabinets, countertops and flooring. Rarely do you get the opportunity to customize an existing home to meet your needs.

The property features three steel outbuildings, including a 60' ft. X 104' Morton shop, a 40' x 60' WedgCor storage facility and a 40' X 80' insulated Morton livestock barn with stalls and well-built pipe corrals that also would be perfect for horse enthusiasts.

Recreation

If you can dream it, you can do it here. Enjoy the backdrop of the rugged, unspoiled Absaroka Mountains, a sub-range of the Rocky Mountains, as you tap into numerous recreational opportunities on your own private ranch and throughout the region where everything is a picture. Hit the backcountry in your ATV, go horseback riding, hiking, rafting, rock climbing, camping, mountain biking, hunting or fishing, or simply relax and enjoy a scenic drive while taking in the memorable views.

Of course, a visit to Yellowstone National Park is well worth the trip, or venture a bit further to the Shoshone National Forest—America's first national forest—home to 2.4 million acres of public land, historic areas and pristine alpine lakes that are an integral part of the 10-million-acre Greater Yellowstone Ecosystem.





Region & Climate

As part of the Greater Yellowstone Ecosystem, this region of Wyoming offers breathtaking views topped off with a sense of community unique to the Cowboy State. Meeteetse has a semi-arid climate with cold winters and hot summers, averaging some type of precipitation 72 days per year. While the United States averages 205 sunny days per year, Meeteetse averages 213.

History

Meeteetse is the Shoshone word for “meeting place”—a fitting name for an area that remains a popular place to meet up with family and friends for year-round outdoor adventures. This town of a few hundred residents became a community in 1881, with popular modern-day attractions including the Kirwin Ghost Town, the historic western Cowboy Bar where infamous outlaw Butch Cassidy was once arrested, and the Meeteetse Chocolatier, owned by a former rodeo competitor turned chocolatier who now serves up fine, artisan chocolate to travelers from all over the country.

To experience more Old West adventure and cowboy culture, visit the famous nearby frontier town of Cody, named for founder Col. William F. “Buffalo Bill” Cody. It houses the Buffalo Bill Center of the West—a complex of five museums and a research library—and borders the East entrance to Yellowstone National Park, the world’s first-ever national park. Shooting sports enthusiasts will be pleased to know that in July 2024, Cody was chosen as the site for a \$10 million-dollar, 2,000-acre Wyoming state shooting complex that is scheduled to open in the spring of 2026. Fans of old Westerns will embrace the fact Cody is also the burial place of mountain man John “Liver-Eating” Johnson on whom the movie “Jeremiah Johnson” was based.



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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 regard 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.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"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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testimonials





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REAL ESTATE**

THE BRAND THAT SELLS THE *Land*[®]

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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