

# *RIVER BEND RANCH*

*Manderson, Wyoming*



*Some Place Very Special!*



*Proudly Offered By Bob Bole*

*[Bob@CowboyRealty.net](mailto:Bob@CowboyRealty.net)*

*307.587.8014*

*Cowboy Realty*

*Bob Bole, Broker*

*1737 Sheridan Ave., #302*

*Cody, Wyoming 82414*

# General Information

## Manderson, Wyoming:

Manderson is a town in Big Horn County, Wyoming. The population was 116 at the 2010 census. The town was originally called Alamo, but it was renamed in 1889 in honor of Charles F. Manderson, chief counsel for the Burlington Railroad.

The ranch is about 12 miles from Basin- the County seat. Not far to the west is Cody, Wyoming- the Rodeo Capitol of the World, and Yellowstone National Park- the first and largest National Park. Also, just about 45 minutes away is Powell- home to Northwest College. Should the needs of a bigger city hit you- Billings, Montana is only a couple of hours to the north.

## Big Horn River

Some of the state's biggest trout have been pulled from the Big Horn River. It's no wonder that it is considered, by some, to be the best trout stream in the Continental U.S. (It has both Rainbow and Brook), as well as the best brown trout fishery in the world (Of course when using such superlatives to describe any fishing area, there is always lively dispute).

So, what's so special about this river? For starters, it's a tail-water fishery. That means that it is down- stream of a dam, that the water is cool in the summer, and that the water is ice-free in the winter. This allows for a longer growing season of the trout, allowing for a large population of mayflies and fresh- water crustacians, which are excellent food sources for the fish, so there are lots of fish. Top these large numbers of large fish with a small number of anglers, and you have one of the best trout streams.

## Air Service

Quality Air Service is available from Cody- an hour away from Billings, MT. Both have regular commercial flights as well as services for the private pilot.

## Education

Public Education in the town of Manderson is provided by Big Horn County School District #4. The district has four campuses- Laura Irwin Elementary School (Grades K-4), Manderson Elementary School (Grade 5), Cloud Peak Middle School (Grades 6-8), and Riverside High School (Grades 9-12).



*Where The Deer and Antelope Play... And Eat...And Sleep*

# Ranch Information

*290 Deeded Acres*

*160 Irrigated Acres*

*\*70 +/- Acres Irrigated By Pivot*

*\*Remainder Irrigated By Gated Pipe*

*Nowood River Frontage- With Great Fishing*

*Includes Barn/Loafing Shed*

*Borders a Large Chunk of Government Land- No More Neighbors!*

*Very Nice Custom-Built Home with a Walkout Lower Level*

*About 2,495 Total Square Feet*

*\*Three Bedrooms and Three Bathrooms*

*\*Big, Big Family/ Trophy Room*

*\*Living Room With A Fireplace*

*\*City Water- REALLY!*

*\*Two- Car Attached Garage*

*Neighbors include: Mule Deer, Antelope, Pheasants, Ducks, Geese, Turkeys, White Tail Deer, and Lots More!*

*Price: \$995,000*



*Call Bob Bole- Cowboy Realty*

*1737 Sheridan Ave. #302*

*Cody, Wyoming 82414*

*307-587-8014*

*[Bob@CowboyRealty.net](mailto:Bob@CowboyRealty.net)*



*An Occasional Visitor... But What A Treat!!!*



*Way More Spacious Than It Appears...  
... Big Horn Mountains In The Distance*



*Great for Seasonal Use Or Year-Around... What A Place!*

*Wyoming... A Very Special Place*



*Back of Custom-Built Home...  
...Looks Over The Entire Ranch*



*Look Out Any Of These Windows And See The Entire Ranch!*

*Cowboy Realty...Bob Bole*



*Custom Built Home-Very Efficient  
Kitchen Area With Breakfast Bar*

*Living Room With  
Energy Efficient Wood Burner  
-----  
BIG Windows*



*Office/Den/ Library...  
...Or Even A Bedroom When Needed*

*Wyoming... "NO State Income Tax!"*

*Master Bedroom With Bath*

----

*Corner Location And  
Lots Of Natural Light*



*Dining Area And Stairs  
To Walk Out Lower Level*

----

*Vaulted Ceiling*

----

*Great Trophy Display Area!*

*IMAGE #19*

*Extra Bedroom...*

*...Lots of Light*



*Wyoming... Very Low Property Taxes*

# *Wyoming- Someplace Special*



*Many Young Trees- Off To A Great Start!*



*Irrigated Pasture...*

*... Looking West At The Big Horn Mountains*



*Old Homesite...*

*...Could Hide A Guest House in the Trees!*



*From The Deck- Barn and Storage*

*Fresh Air...*

*...Very Few Neighbors*



*Family Room...  
... Trophy Room...  
... Game Room...*

*Just A Lot of Great  
Open Area*

*Large "L"-Shaped Room  
With All Kinds of Uses...*

*Direct Outside Access!*



*One of the Extra Bedrooms  
on the Lower Level*

*Few Neighbors... Low Taxes*

*Enjoy All The Natural Light  
Of The Walkout Basement!*



*Game Room...  
...TV Room...  
... You Decide...*



*Just Lots and Lots of Space!*

*Kitchen/Dining Area-  
Walk Out to the Deck And  
Look Over the Entire Ranch!*



*A Piece of Paradise!!!*

*Borders Lots and Lots  
of BLM and State Land*



*Owner Shows Off Of The Nice Bucks Taken This Year*



*Waterfowl Paradise!*

*"No Wood" River- Great Fishing and Maybe Some Rafting*

# Notes



*Cowboy Realty*  
*Bob Bole, Broker*  
*1737 Sheridan Ave., #302*  
*Cody, Wyoming 82414*

*Bob@CowboyRealty.net 307.587.8014*