

RANGER CREEK GUEST RANCH IN THE BIG HORN MOUNTAINS
SPECTACULAR WYOMING!



Main Lodge—Big Horn National Forest



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Cabins hidden in the trees
Beautiful
Peaceful
Really Special!!

RANGER CREEK GUEST RANCH

“TOP OF THE BIG HORN MOUNTAINS” Shell, Wyoming

THE RANCH— *“Where the Spirit of the Old West Remains”*

The Ranger Creek Guest Ranch is located in the Big Horn National Forest, at an elevation of 8,300 feet, where on a clear night you can see forever. Forests of quaking aspen, lodge pole pine and spruce overlooking meadows of wildflowers, with plenty of deer, elk, moose and other wildlife in the Cloud Peak Wilderness area.

The lodge houses the kitchen, main dining area, and the great room, where you will be surrounded by antiques, family heirlooms and trophies reminiscent of the Old West. Relax and enjoy a cozy fire, read a good book, or plunk out a tune on the piano. Sitting on the porch of the main lodge you will enjoy magnificent views unlike any you have ever experienced.

Weekly activities could include meals cooked outdoors. Activities can include breakfast, lunch along Shell Creek, overnights and campfires.

After a day enjoying the Ranch activities, retire to one of the log cabins named after local landmarks and characters of the Old West. Each of our cabins will accommodate 4 to 6 guests.. They all have private bathrooms, western accents, antiques, and handmade quilts, creating a comfortable and very livable atmosphere.

Sprinkled among the trees behind the main lodge, the cabins provide a quiet place to retreat to. As one guest commented, “It’s so quiet, I can’t sleep!”

LOCATION:

The Ranger Creek Guest Ranch, overlooking Shell Canyon, is deep within the Big Horn National Forest. Historically, horseback riding is the main activity for guests who have come from all over the world to enjoy the charm and western hospitality Ranger Creek has to offer. Trails directly out of the ranch explore the Big Horn National Forest and Cloud Peak Wilderness areas, which offer spectacular views, and numerous opportunities for photography and wildlife viewing. Guests may also enjoy a trip to Cody, Wyoming, the Buffalo Bill Center of the West and the Cody Nite Rodeo, only 2 hours to the west. Sheridan, Wyoming is only an hour to the east, and Billings, Montana is 2 hours to the north.

OTHER ACTIVITIES:

For those who don’t like to ride or just want to take a break from riding, Ranger Creek is only minutes away from some of the best trout fishing in the Big Horns. From the high country free flowing streams full of rainbow and brook trout to the lower elevations where brown and cutthroat trout prosper, the Ranch offers a variety of fishing for the serious angler’s enjoyment.



Guests could also have the option of arranging a guided tour for visiting many of the historical sites near the Ranch. Or, for the adventurous, get ready for whitewater rafting or just floating down the beautiful Yellowstone River or Shoshone River.

In the early fall, hunters can take to the mountains to pursue a wide variety of big game, including black bear, mountain lion, elk (wapiti), mule and white-tail deer and moose.

Winter brings on the adventure of experiencing the mountains on snowmobiles or cross-country skis. The Ranch is located on the Big Horn Mountains/North Central Wyoming trail system, 363 miles of trails, of which 270 miles are groomed snowmobile trails. Located along the Paint Rock Trail connecting the Burgess Junction Trail System with the Buffalo/Ten Sleep Trail System, the combined systems make for plenty of off-trail riding.

Located on the P Trail, Ranger Creek is a central location for easy access to the lodge loop in the north and the lodges in the south. Since Ranger Creek sits in a more secluded area of the mountains, many guests prefer the less hectic atmosphere created here. In addition, this area provides for less traveled trails and untouched meadows to play in. Fuel and other supplies are available at the ranch.

Other winter activities include cross-country skiing and snow shoeing, or just relax in the lodge and read a good book or watch a movie.

AIR SERVICE:

Cody, Wyoming offers good regional connections. Billings, Montana is somewhat larger and has an even broader selection of flights.

SPECIAL USE PERMIT:

The Big Horn National Forest has permitted this lodge for about 70 years. The permit runs for 20-year segments. The buildings and corral area are on a specific 22-acre site. The lodge owner has use of hundreds of thousands of acres, spectacular, unique, remote; they all apply to the wonderland. There is also a grazing permit on the land surrounding the ranch for ranch horses.

REMINDER:

The offering does not include any real property at the ranch site. Personal property and special use permits are being purchased. The Big Horn National Forest must approve the transaction. This, obviously, involves some extra paperwork, but it will be worth it.

BROKER'S NOTE:

This very special business opportunity will make a great family operation. Well-established and fully equipped to help get a new owner off to a good running start.

Recent years have seen numerous family reunions, weddings and company retreats and parties. It would take only some small additions to be fully back into the guest ranch business.

Contact BOB BOLE for further details on this wonderful property.

307-587-8014 or email Bob at Bob@CowboyRealty.net

PRICE: \$899,000 US FUNDS

Information on this property was obtained from sources deemed reliable but is not guaranteed by either Bob Bole, Cowboy Realty, or the seller. This offering is subject to correction, withdrawal, prior sale, or price change without notice.

Ranger Creek

The location of Ranger Creek Ranch—in the Big Horn Mountains of Wyoming—is such a very special place. Fresh air, unbelievable views, great fishing, superb hunting, truly fantastic snowmobiling... The list goes on! Enjoy the true west and its fantastic people.

The following photos help you get a feel for the area surrounding the ranch. This is truly a mountain setting. The ranch experiences real winter and the Sno Cat becomes a very valuable ranch asset.



Area Photos



Bob Bole—Cowboy Realty
307-587-8014

Ranger Creek

Although not an operating guest ranch for the last few years, Ranger Creek Ranch has a rich history of providing memorable stays for many, many families for lots of years. In addition, this location has provided great memories of weddings, reunions and company retreats.

The new owner needs some horses, a website, brochure and a desire to make this place work! Riding—hiking—cross country skiing—snowmobiling—hunting—fishing—and more are just out the door in the Big Horn National Forest.

Bighorn Mountains—North Central Wyoming

This trail system is maintained through cooperative efforts of the Wyoming Department of State Park and Cultural Resources—Division of State Parks, Historic Sites and Trails, the U.S. Forest Service and local snowmobile clubs.

North

One hundred ninety miles of well-marked and groomed trails; additional 14 miles of ungroomed trails and thousands of acres of unbroken powder meadows. Gas, food and lodging available in most trail areas. Complete facilities and services in Sheridan, Greybull and Lovell. Rentals available in Sheridan and at Bear Lodge Resort. Snow depths vary from 1 to 10 feet.

Elevations: 7,500 feet to 10,000 feet

Grooming Season: Mid-December through Mid-March, depending on snow conditions and funding.

South

Seventy-eight miles of well-marked and groomed trails and 81 miles of ungroomed but signed trails; international signage. Route closely follows U.S. 16 over Bighorn Mountains. Food and limited lodging at both ends of trail system. Complete facilities and services available in Buffalo and Worland. Snow depths average 1 to 6 feet.

Elevations: 6,000 feet to 10,000 feet

Grooming season: Mid-December through Mid-March, depending on snow conditions and funding.

Season temperatures: + 30° F to - 20° F.



TOTAL MILES: 363
GROOMED: 270
UNGROOMED: 96



One of those very special
cabins

Rustic—Modern

Lodge Dining Area

Looks out over a
spectacular
mountain meadow.



See the Lodge?
It's there!

You are truly
In the mountains!

Wyoming— Someplace very special

Cowboy Realty—Bob Bole



Newly built bar

Warm and comfortable
setting

RANGER CREEK
GUEST RANCH



Lodge—Upstairs
Living Quarters

Can be one or two rooms



Cowboy Realty—Bob Bole



SNOWMOBILES READY TO GO!

FOOD—LODGING—

WHAT MORE COULD BE ASKED?

**SPECTACULAR MOUNTAIN
SCENERY—
- PERFECT FOR SNOWMOBILING
OR OTHER
WINTER OUTDOOR ACTIVITIES.**



**THE BIG HORN
MOUNTAINS**

Go & Go & Go ...

WINTER WONDERLAND

RANGER CREEK GUEST RANCH



**HORSES AND MOUNTAINS -
WHAT A FANTASTIC COMBINATION!!!**

**YOU CAN LEASE OR PURCHASE
HORSES DEPENDING UPON YOUR
BUSINESS PLAN.**

**ENJOY MOUNTAINS AND MORE
MOUNTAINS!**

..."A VERY SPECIAL PLACE."



NEAR THE RANCH

**RANGER CREEK
GUEST RANCH**

RANGER CREEK GUEST RANCH



ENTRANCE TO PARADISE

**MAGNIFICENT FIREPLACE IN LODGE
GREAT PLACE TO MEET,
KICK BACK AND RELAX.**



COMMERCIAL KITCHEN

**FULLY EQUIPPED AND CAN
REALLY PUT OUT A LOT OF
QUALITY MEALS...**

RANGER CREEK GUEST RANCH

Some interesting information and common questions

Basic Ranch Information:

Located in the Bighorn National Forest, west of Sheridan, WY, and 3 hours east of the entrance to Yellowstone National Park. There is a main lodge and 5 guest cabins (accommodating 5-6 guests). The elevation of the ranch is 8,300 feet. Several creeks run through the area and many lakes are located nearby.

Paradise in the Fall!!!



Near the Ranch

LOOKING AT THE RANCH
SETTING FROM THE
CORRAL/BARN AREA.





Prettiest Drive Around

Wind Your Way Through Wyoming's Old West

Saddle up for sweeping vistas and cowboy towns in the Bighorn Mountains.

By Larry Javorsky, Field Editor
Hamilton, Montana

FOR MOST FOLKS, Wyoming conjures up romantic images of cowboys, cattle ranches, Native Americans and rugged landscapes. And if you take a scenic drive through the Bighorn Mountains in the north-central part of the state, you'll see why!

The small town of Buffalo is a great place to start. Located in the Bighorn foothills, Buffalo is along the historic Bozeman Trail and was frequented during the late 1800s by gold miners, cattle barons, outlaws—like Butch Cassidy and the Sundance Kid—and settlers looking for a better life.

You can immerse yourself in this history at the Johnson County Jim Gatchell Memorial Museum in downtown Buffalo. It boasts over 15,000 artifacts from the area's past, including a collection of frontier wagons on the front lawn.

After a healthy dose of the Old West, it's time to head west on U.S. Highway

16 into the Bighorn Mountains. Called the Cloud Peak Scenic Byway, it certainly lives up to its name.

Via switchbacks and windy roads, the highway climbs up to an elevation of 9,666 feet at Powder River Pass. There are plenty of peaks to see along this road, and you might even drive *through* a cloud like we did.

If you don't get your fill of scenic vistas from the road, take an easy hike

to the High Park fire lookout, 7 miles west of the pass. It offers even more magnificent views.

Farther west on Highway 16, you'll find Meadowlark Lake Recreation Area, with developed campsites, picnic areas and Meadowlark Lake Lodge.

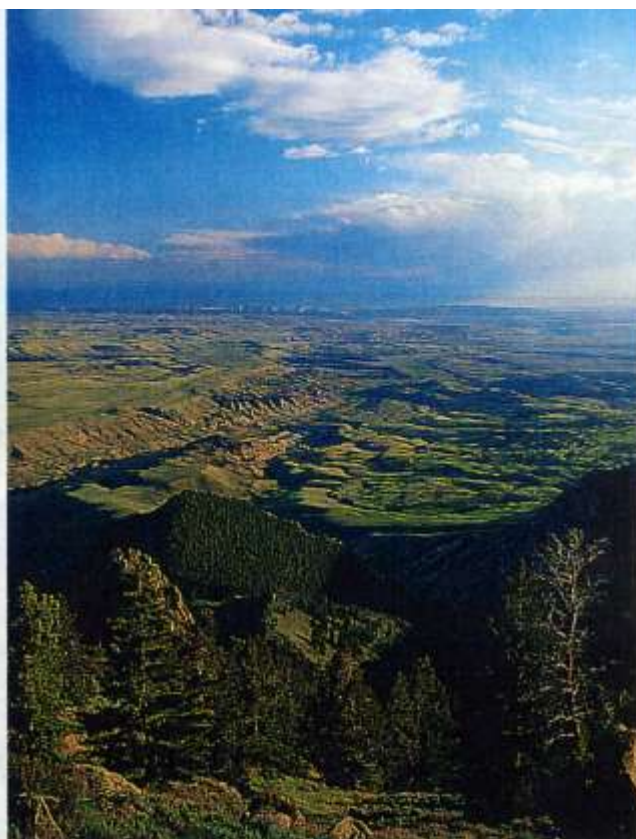
Just beyond Meadowlark Lake, Highway 16 descends into Ten Sleep Canyon. The name is a Native American reference to a creek crossing in the canyon that was a 10-day (or "sleep") journey to two major Indian camps.

There are two rustic U.S. Forest Service campgrounds along Ten Sleep Creek, and the Ten Sleep fish hatchery was one of our kids' favorite stops.

Driving into the town of Ten Sleep, you'll feel like you're back in the Old West again. With businesses like the

DYNAMITE DRIVES. U.S. Highway 14A takes you through the breathtaking Bighorn Canyon (at left). Along the Bighorn Scenic Byway (U.S. Highway 14), you see fabulous panoramic views (above) from the east side of the Bighorn Mountains.





WHAT A VIEW! Northern Wyoming's Bighorn Valley (above) is an impressive sight from U.S. Highway 14. In Buffalo, the Johnson County Jim Gatchell Memorial Museum (at left) is named after a longtime local drugstore operator. His fascination with local history and reputation for honesty earned him the trust of local Native Americans back in the early 1900s, which helped him gather a priceless collection of Old West memorabilia. Farther west, Ten Sleep (above left) still retains its frontier-town ambience.

Mountain Man Cafe, the Ten Sleep Saloon and Dirty Sally's General Store, we felt as though we should've rode into town on horses! A stop at the Ten Sleep Pioneer Museum is a must.

From there, take Lower Nowood Road north along the Nowood River into Manderson, where you'll hook up again with Highway 16. Follow Highway 16 (also known as Highway 16/20 here) north into Greybull, which is noted for its dinosaur beds and track sites.


From Greybull, there are two ways to return to Buffalo. You can take U.S. Highway 14, known as the Bighorn Scenic Byway, on an 81-mile drive east to I-90, passing through Shell Creek Canyon along the way. Then head south on I-90 nearly 50 miles to Buffalo.

My preference is to head north for 33 miles on U.S. Highway 310 to Lovell, and then take U.S. Highway 14A east over the Bighorns to I-90, a distance of 93 miles. Called the Medicine Wheel Passage, Highway 14A rises sharply after crossing the Bighorn River. The views from this road are magnificent,

About halfway between Lovell and Burgess Junction is the Medicine Wheel National Historic Landmark. Believed to be thousands of years old, the Medicine Wheel is a circle of rocks 80 feet in diameter, with 28 spokes radiating from a central cairn, or memorial, to an outer circle. It's a 1-1/2-mile hike to the site,

which Native Americans consider sacred.

The rest of the drive back to Buffalo is packed with scenic views and fascinating geologic formations. And when your tour is complete, I'll wager that you, too, will think of cowboys, Native Americans and rugged scenery whenever you think of Wyoming!

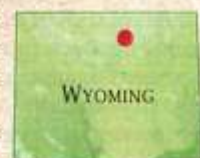
Before You Visit... Buffalo is at the junction of I-25, I-90 and U.S. Highway 16, about 115 miles north of Casper. For more information, call the Buffalo Chamber of Commerce at 1-800/227-5122 or visit www.buffalowyo.com. 

The Johnson County Jim Gatchell Memorial Museum is open from mid-April through December. Admission is \$4 for adults and \$2 for kids ages 6-12. For details, call 1-307/684-9331 or visit www.jimgatchell.com.

To learn more about attractions throughout the Bighorn area, visit www.bighorns.com.

More to See... Cody is 53 miles west of Greybull on U.S. Highway 20. It's home to the fascinating Buffalo Bill Historical Center. For details, see page 40 of the Jan/Feb 2002 issue.

The Salt Creek Museum in Midwest, about 70 miles south of Buffalo, has a wealth of information about the Salt Creek Oil Field, the world's largest light-oil field. For details, see page 29 of the Jan/Feb 2003 issue.



Smile Rodeo a hit



COURTESY

Twenty-one children from 2- to 18-years-old participated in the Smile Rodeo recently at the Ranger Creek Guest Ranch. Each year the ranch grants the wishes of seriously ill children who wish to get a taste of cowboy life.

Ranger Creek Guest Ranch makes wishes come true

By SALLY ANN SHURMUR
Star-Tribune staff writer

Eight Make-A-Wish families from throughout Wyoming enjoyed a three-day weekend recently at the Ranger Creek Guest Ranch near Shell for the 5th annual Smile Rodeo.

Each of the families has a child with a life-threatening illness who was granted a wish by the Make-A-Wish Foundation of Wyoming.

There were 21 children from 2 to 18 years old, including siblings, and their parents who enjoyed a trail ride, fun and games on horseback and a campfire, complete with fiddle playing and cowboy poetry.

Some kids even enjoyed a slumber party in the ranch lodge with staff, giving parents the privacy of their own cabin.

Rodeo wish families included Lacy's family from Casper, Theresa's family from Worland, Greg's family from Torrington, Nicolina's family from Glendo,



COURTESY

Children get a wide range of instruction at the Smile Rodeo including cattle-roping and horse-riding.

Brenden's family from Worland, Nicole's family from Alton, Clayton's family from Casper and Courtland's family from Riverton.

"The kids liked being able to ride a horse," said Clayton's father, Jack Loraas. "He (Clayton) thought that was fun. He had

been on a horse when he was about 2, but he didn't remember it."

Clayton, 6, had a stem cell transplant for AML leukemia on July 12, 2002, and is "doing real well," according to his dad.

His mother and father and sister, 8, accompanied him to the

Ranger Creek Ranch.

"It was kind of nice being able to go along," Loraas said of the family weekend.

The Smile Rodeo was started by the Wild Bill and Sue Cornisford family, owners of Ranger Creek Guest Ranch, as a way to give back what was given to them during their own son's illness several years ago.

Make-A-Wish children and their families are invited to take part in the weekend free of charge. The weekend was created in hopes of giving the families a carefree time away from the worries that often accompany a sick child, the Cornisfords said.

Since an illness affects the whole family, not only the sick child, steps are taken during the weekend to insure that everyone is involved and enjoying themselves. Each of the kids is matched up with his or her own wrangler for the day, who takes care that the child feels comfortable on a horse during all of the events.

Rodeo volunteers included Wild Bill, Sue and Melissa Cornisford; Billy and Nicole Tarleton,

Katie Bohlmann, Tanja Heck and John and Ann Schroeder, all wranglers from the Ranger Creek Guest Ranch; Tom Sharpe, wrangler and cowboy poet from Grand Junction, Colo.; Loren Good, wrangler from Shell; Jeff Grant, wrangler from Atlanta, Ga.; Mike and Caroline Diehl, wranglers from the Hideout Ranch in Shell; Sylvia Landon of the Hideout Ranch in Shell; Dale, JoAnn and Reese Hill, wranglers from Basin; Bruce Keller, wrangler from the Shell Creek Ranch in Shell and Al and Mary Kalbfleisch of Casper.

Contributors to the event included Warehouse Market of Sheridan, food supplies; Snowshoe Lodge of Shell, additional housing; Lou Taubert Ranch Outfitters of Casper, cowboy hats; Bob and Alisa Martin family of Casper, Pepsi products and Make-A-Wish Foundation of Wyoming, which identified the families.

For more information on the Smile Rodeo or the Make-A-Wish Foundation, call 234-9474 in Casper or toll-free 888-996-9474.

**CAUTION: WATCH
YOUR FUEL LEVEL!**

**CAUTION:
YOUR FUEL**

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**NO SNOWMOBILING
Winter Range**

Subject

**Wood Chuck
Safety Shelter**
N 44 deg 37.896°
W 107 deg 24.417°
9,200' Elev.
(GPS Waypoints Are
for Reference Only)

**NO SNOWMOBILING!!
Wilderness Area**



COWBOY REALTY

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VISUAL AID ONLY

Not to Scale
Approximate
Property
Location

The Trails on this map
use by snowmobiles
to the Wyoming C
open to ATV's a
For more information
visit a local Fore

**Paintrock
Safety Shelter**
N 44 deg 24.646°
W 107 deg 23.139°
9,349' Elev.
(GPS Waypoints Are
for Reference Only)

**NO SNOWMOB
Wilderness**

TAKE CARE OF THE TRAIL

Safe riders snowmobile to enjoy the outdoors. They treat their surroundings with respect. They wait for enough snow cover to protect vegetation. They avoid running over trees and shrubs. They appreciate, but don't disturb, animals and other outdoor users. They respect wilderness boundaries and winter wildlife areas. Be respectful trail user!

Thank You...

...for the opportunity to present this property to you. We hope you found the information complete and the property of interest.

However, if this property doesn't meet your needs, please let us know. We will do our best to find one which satisfies your requirements.

Also, if you feel you have no interest in this property, please pass this package along to a friend or associate who might have an interest:

Cowboy Realty

1737 Sheridan Ave., Suite 302/ Cody, Wyoming 82414

The seller is making known to all potential purchasers that there may be variations between the property lines and the location for the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in "as is" condition which includes the location of the fences as they exist.

Visit our web site at: www.CowboyRealty.net

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THIS PROPERTY IS PROUDLY OFFERED BY BOB BOLE.
COWBOY REALTY/ CODY, WYOMING 82414

NOTES

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