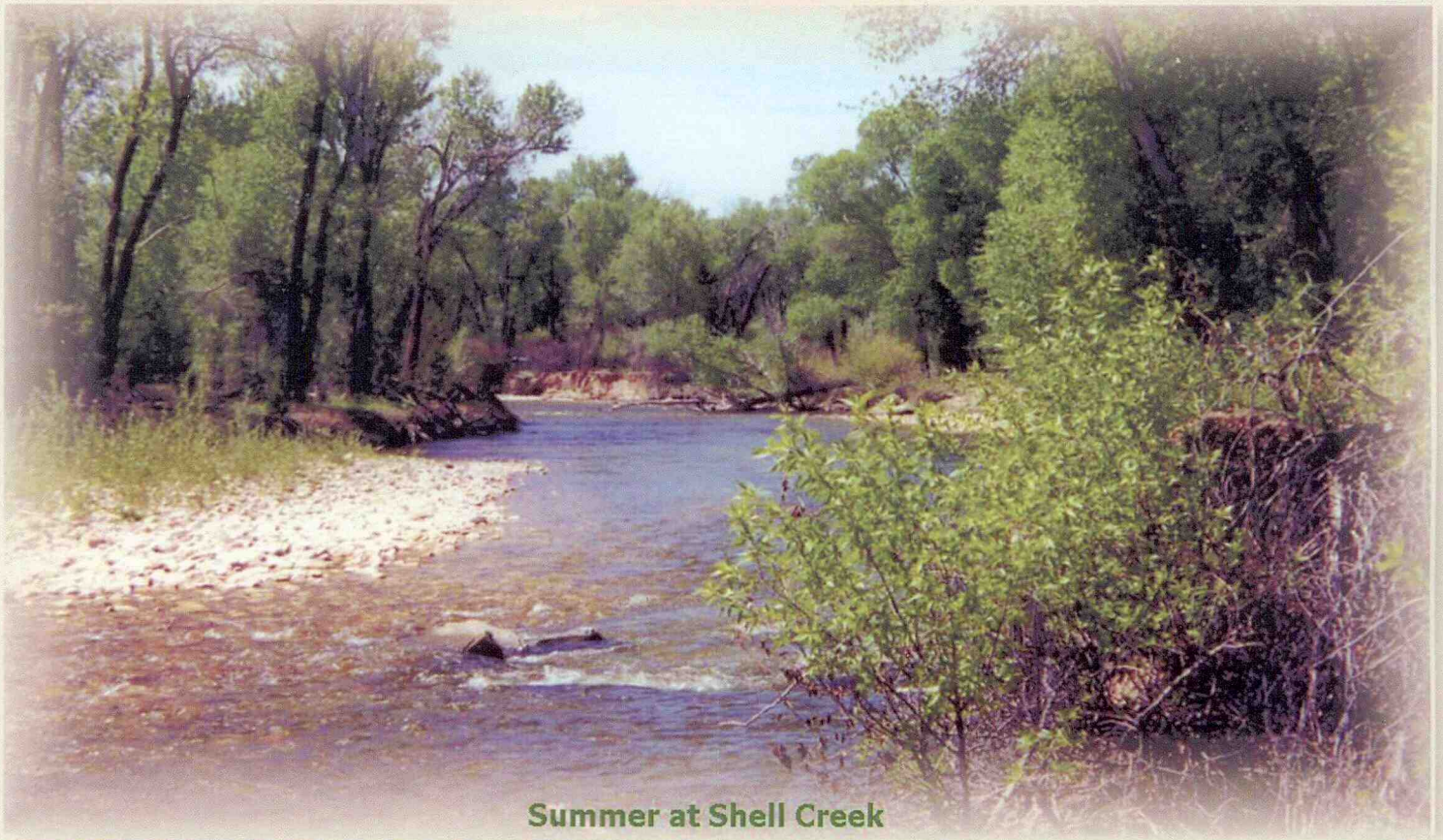


Shell Creek Ranch

**Family Retreat or Operating Guest Ranch
Shell, Wyoming**

Right at the base of the Big Horn Mountain Range



Summer at Shell Creek

Wyoming –

Someplace *very* special!





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SHELL CREEK RANCH NORTHWESTERN WYOMING SHELL, WYOMING

SITE DESCRIPTION: The site is located about 3 miles Northeast of Shell, Wyoming at the western base of the Big Horn Mountains. The property contains about 85 deeded acres and approximately 900 acres of BLM (Bureau of Land Management - U.S. Government owned) leased land. An estimated 50 acres are irrigated from water rights out of Shell Creek. There is an upper and lower ditch that provides water for flood irrigation. The upper ditch is concrete. There are approximately 50 acres of ground that produces 2-3 ton of hay per acre. The remaining irrigated land is used for livestock pasture. The non-irrigated land is grazing land that lies mostly on the north side of the highway and the south side of Shell Creek. Large riding arena and corrals are well designed for various uses. This site has city water.

TAXES: The taxes on the property are assessed in Big Horn County. The taxes for 2013 are about \$4,000.

LEASE: There is a lease from the Bureau of Land Management that involves about 900 acres. There are 64 AUM's (Animal Unit Month - One cow for a one month period) attributable to the lease. The lease land borders the Big Horn National Forest. This allows access to millions of acres of Government land. Cost is about \$400.00/year.

BUILDINGS: See attached description on the last page.

LEGAL DESCRIPTION: 85 acres (approximate) a portion of the property des. as SW/4SE/4 Laying South of Road, Section 24, T.53 R.91 and E/2NW/4 W/2NW/4 W/2NE/4 Section 25, T.53 R.91

CREEK: Shell Creek cuts through the south portion of the deeded lands. It provides superior fishing and great wildlife habitat. On top of that, it is gorgeous! After crossing the creek, enjoy a few thousand acres of BLM land, and from there head on to the Big Horn National Forest.

SCHOOLS: K-12 program is available in nearby Greybull, Wyoming (about 20 miles). Bus service is available. There is also a 2 year college in Powell, Wyoming, only an hour away, and they offer some 4 year programs. World famous Cody, Wyoming is also just over an hour and offers great shopping as well as superb medical services.

UTILITIES: Very unique, this ranch has city water. Propane and electric service comes from local suppliers.

AIR SERVICE: Quality commercial air service available from Cody, Wyoming only 75 minutes to the west, or Billings, Montana, just a couple hours to the north. The Big Horn County Airport is just 30 minutes away and can handle virtually all private aircraft.

OTHER ACTIVITIES: There is top quality hunting and fishing in every direction. In addition to these, the area offers skiing, hiking, snowmobiling, river rafting, golf, off-road adventures, photo safaris, horse pack trips ... The list goes on and on. If outdoor activities are important, then this is a great place to be.



SHELL CREEK RANCH (continued)

WILDLIFE: Sure, and lots of it. Mule deer, antelope, ducks, pheasants, white tail deer, turkeys, geese all call this place home. This list goes on and on.

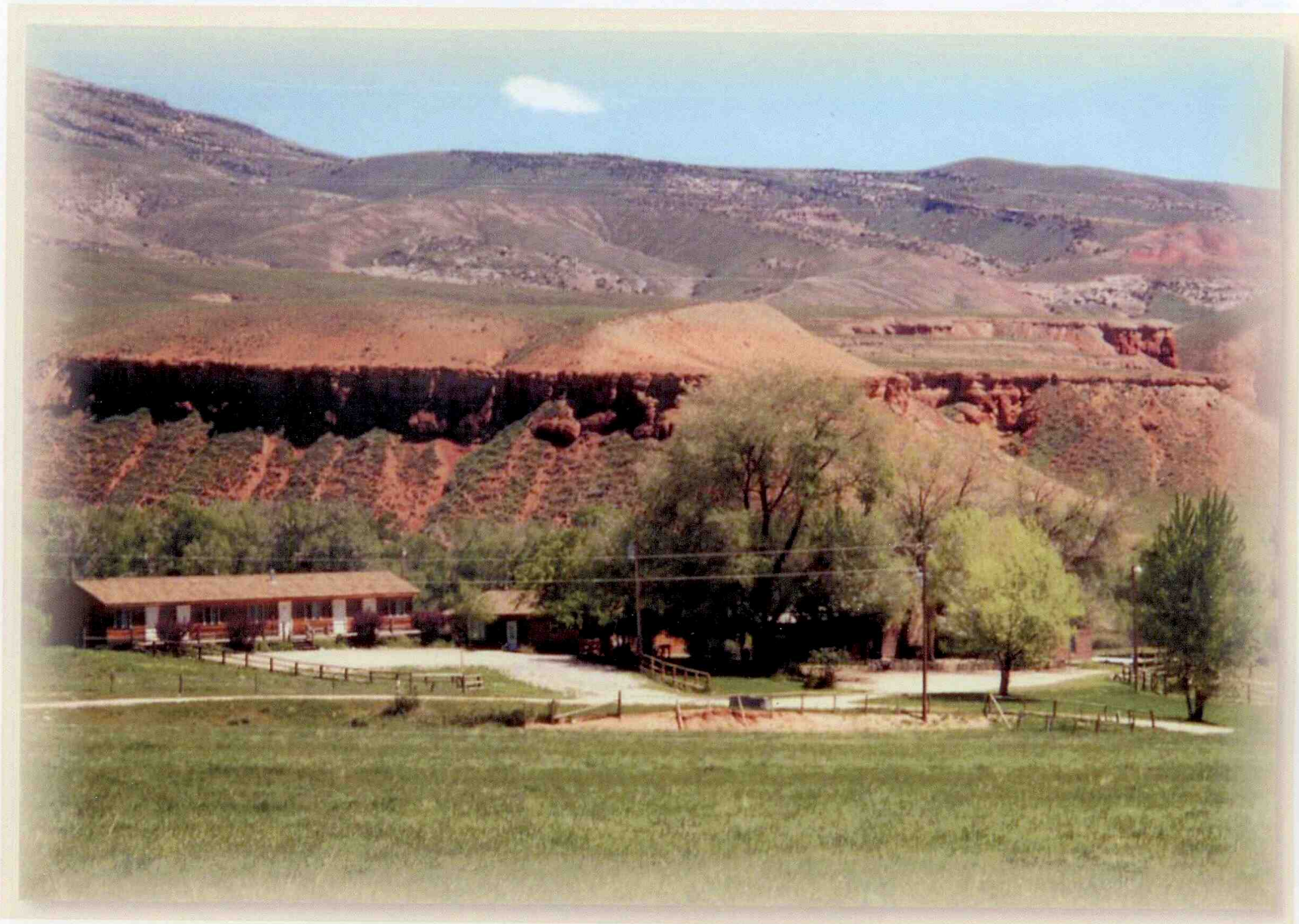
ELEVATION: About 5,000 at headquarters area, and going "up" noticeably as you travel west.

PRESENT USE: The owners have been actively involved in a guest ranch operation. At this time, the owners have chosen to retire and the business is not in operation. This location and facilities will make a great guest ranch operation or a fabulous family retreat. The buildings are well-maintained and ready for immediate use. Virtually all equipment for an operation like this is included.

PRICE: \$1,200,000 US Currency

Seller reserves the right to convey the property via an IRS Section 1031 tax deferred exchange at no expense to the purchaser.

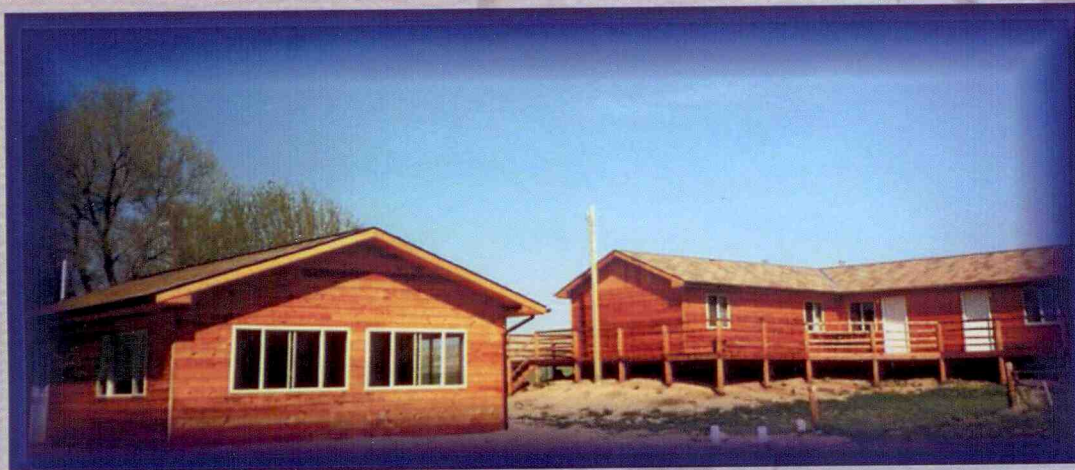
Information on this property was obtained from sources deemed to be reliable, but is not guaranteed by either Bob Bole, Cowboy Realty or the seller. This offering is subject to correction, withdrawal, prior sale or price change without notice.



Lodge - hiding in the trees



Guest or family units
Spacious and very nicely done.
6 units here
plus 3 others nearby.



**Back of recreation/
Dining Hall and
guest units.**

**Can feed up to
50 at one time.**

**Recreation Room/Dining Hall and
more of those mountains in the
background.**

**Includes full commercial
kitchen and basement storage.**

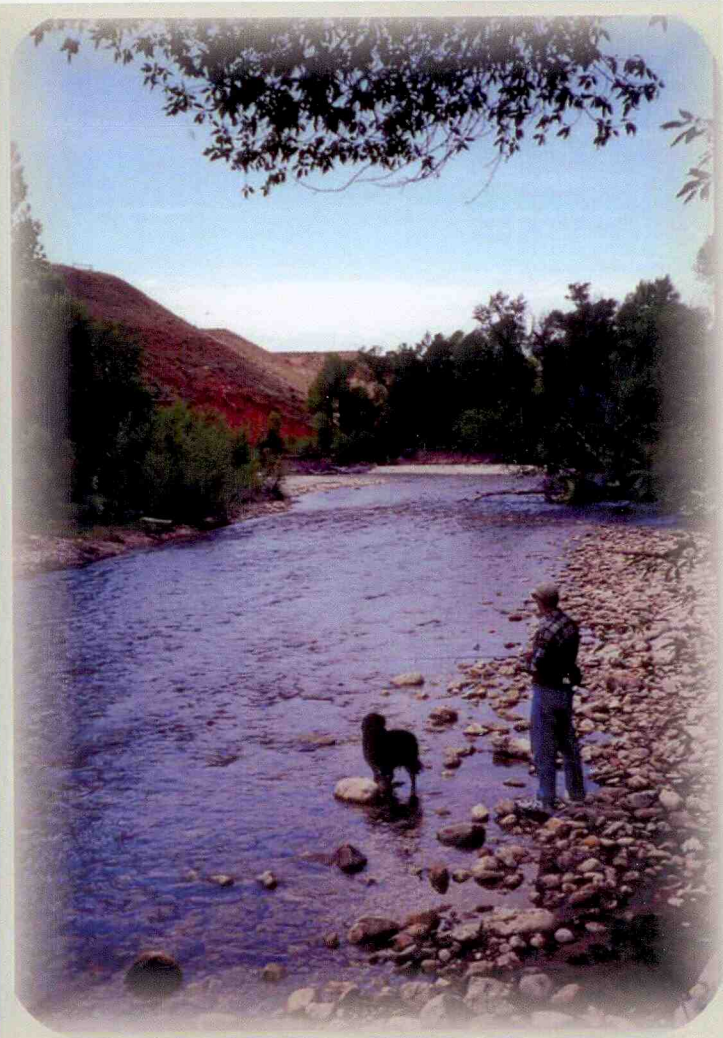


Bob Bole - Cowboy Realty

**Shell Creek -
Man and his best friend - enjoying the challenge**

What A Place!!!

**Icy cold and fast flowing...
and full of fat trout!!!**



**Visitors share
the pasture**

Enjoy the real West...

**Home - Lots of windows to help you
enjoy the views.
Shell Creek is hiding in the trees.**



**Great family home or
another guest unit.**



**Kitchen/Dining Area
at the home**

**Home -
Living Room- Looking toward
Shell Creek.**

**3 Bedrooms Plus Loft
2 Full Baths
Recreation area**

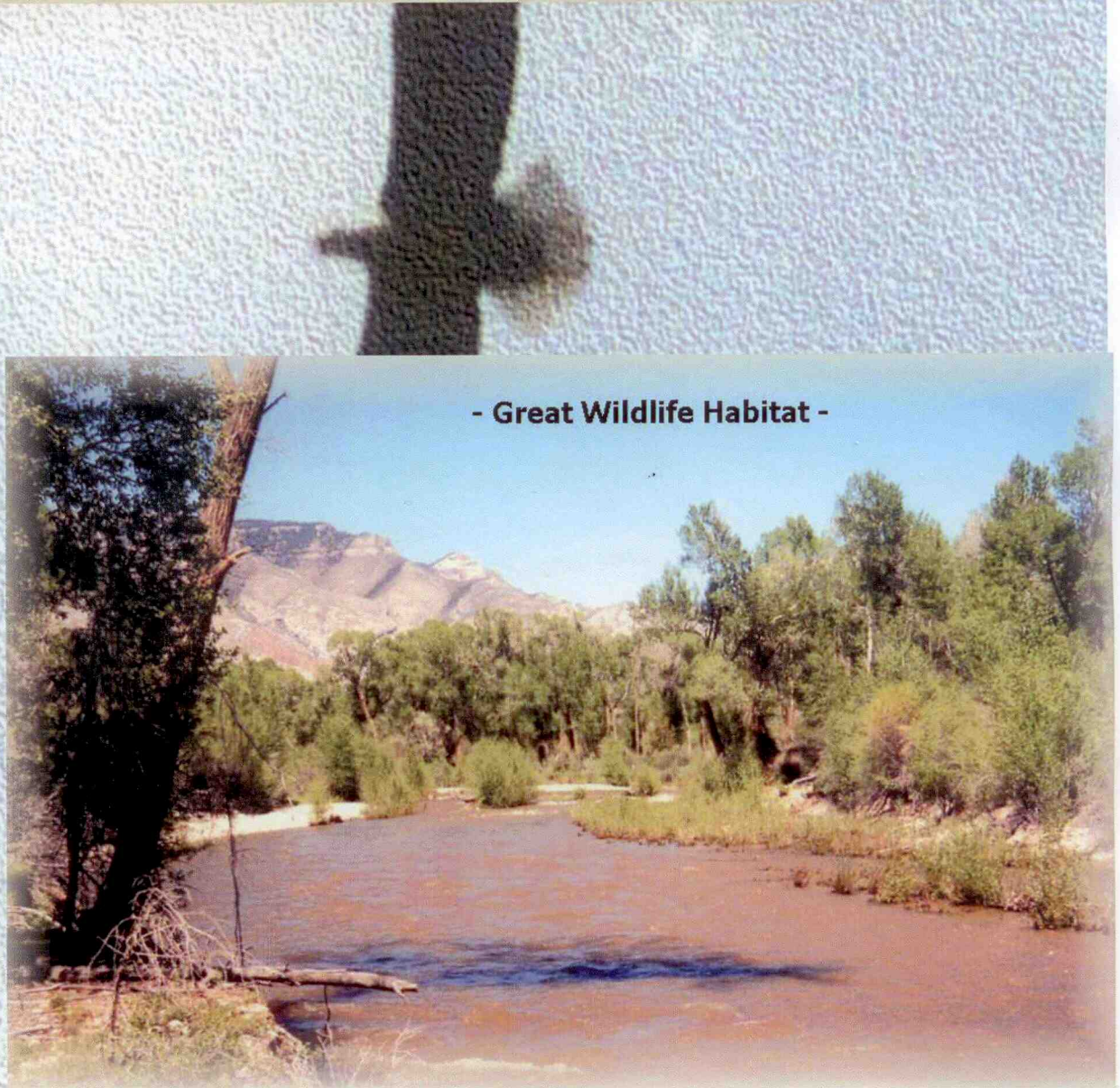




**Looking
Northeast
from the
guest units**

**Big Horn
Mountains**

Paradise



- Great Wildlife Habitat -

**Shell Creek
after a little
rain in the
high country**



Shell Creek Ranch

View from one
of the lower
Pastures

Shell, Wyoming -

Population: 50

Looking easterly - between guest
units and
recreation/dining hall





**Guest quarters at
Shell Creek Ranch**

Now *that's* a blue sky - Just another day in Paradise!

**Shell, Wyoming -
A very special place!!!**

An address you will be proud of!

**Shop/Storage -
Mostly underground
Cool in Summer -
Warm in Winter**





Now this is a
"riding arena"!

Call Bob Bole—Cowboy Realty

Entrance to
Paradise





**"Old" Main Lodge -
Eating area?
Game area?
Staff rest area?**

Sitting area - Main Lodge



**Hot tub on lower level at the
Lodge
Right next to exercise area.**

All with a view.

Views in every direction



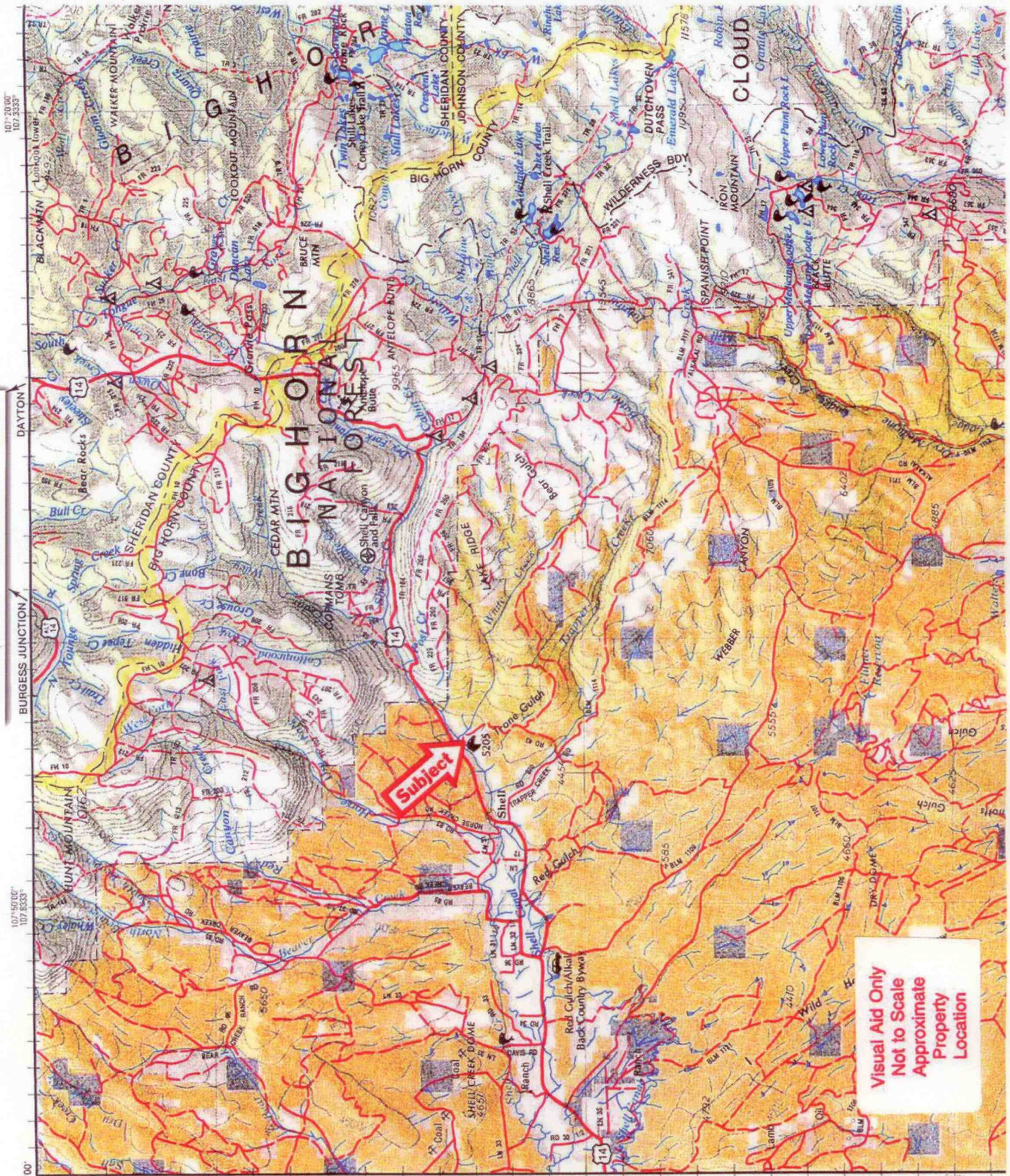
**Looking
southeasterly
From the deck of
the guest units**



**Dining Hall -
Seats 50 or so**

**Room for electronic
games, card party, pool,
ping pong**

Shell Creek Ranch



Visual Aid Only
Not to Scale
Approximate
Property
Location

A

dy, Wyoming

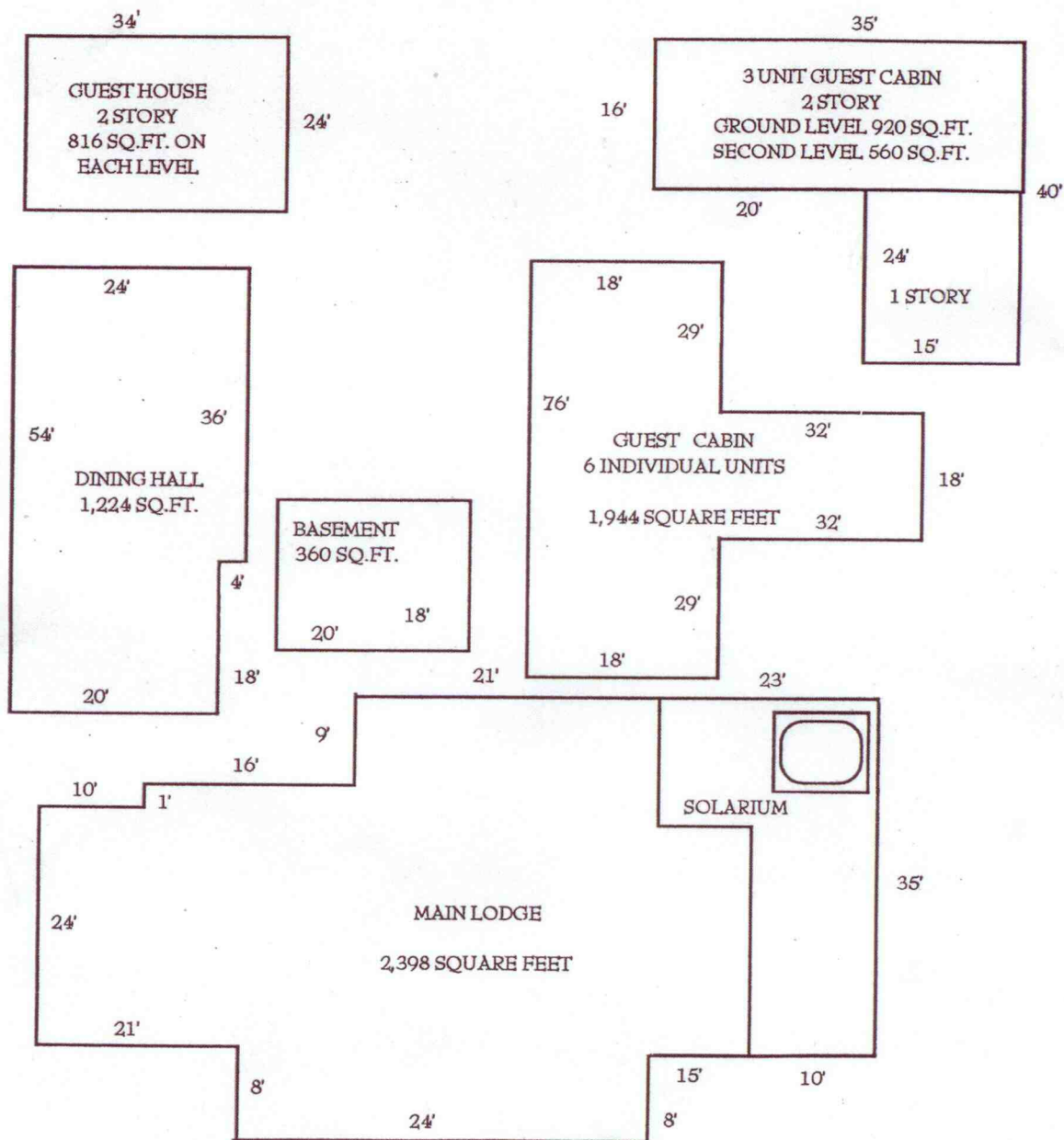
one National
ark

B

44° 45' 00" N
107° 50' 00" W

SHELL CREEK RANCH

SHELL, WYOMING



VISUAL AID ONLY - NOT TO SCALE
THIS IS AN AID TO SHOW APPROXIMATE DIMENSIONS ONLY
NOT LOCATION OF BUILDINGS IN RELATION TO EACH OTHER.