



FAY RANCHES[®] *Inc.*

ROCKING CHAIR RANCH

Dubois, Fremont County, Wyoming

\$17,900,000 | 4,660 ± Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



Rocking Chair Ranch | Dubois, Wyoming

INTRODUCTION

Surrounded by majestic mountain landscape and rich in western history, Rocking Chair Ranch is an outdoor paradise and one of Wyoming's best recreational and working ranches. Encompassing 75,000± contiguous acres of private (4,660±) and leased ground, adjacent to the Shoshone National Forest and overlooking the Absaroka and Wind River Ranges, this legacy ranch is secluded but not remote, only minutes from the welcoming western town of Dubois, Wyoming. Rocking Chair Ranch offers excellent recreational amenities including trail riding, hiking, biking, big game hunting, ATV riding, cross-country skiing, snowshoeing, snowmobiling and 3.5± miles of Horse Creek fishery. Rocking Chair Ranch sits in the Horse Creek drainage with mountain range views in every direction, offering a mosaic of landscapes from rolling grass-covered hills to towering castle-like peaks. The Ramshorn Peak, one of Wyoming's most spectacular elevations, can be viewed in the distance from Rocking Chair Ranch.

An outstanding set of improvements includes an owner's custom log home, a guest house, a manager's residence and 4 additional homes, accommodating a multi-generational family and ranch crew. Rocking Chair Ranch, a working cattle ranch since the late 1800s, is currently operated as a working ranch with an income stream running cow/calf pairs with enhanced irrigation and ample water rights. Jackson Hole is just 80± miles away, offering commercial air service, world-class skiing and accommodations and is the gateway to the iconic Yellowstone National Park.





Photo by Fred Pflughoft www.flickr.com



LOCATION

DUBOIS, WYOMING

Dubois - say it like “cowboys” - Wyoming, is a short, 10-minute drive from the Rocking Chair Ranch. A small town with a large community spirit, Dubois has wooden boardwalks and authentic western charm. Located where the volcanic Absaroka Mountains, trailing eastward from Yellowstone National Park, intersect the Wind River Mountains, the tallest in the state, Dubois sits at approximately 7,000 feet in the Wind River Valley.

Ranging in size from about 1,000 to 2,500 residents (depending on the seasons), Dubois offers a wide range of activities. One of the largest herds of bighorn sheep range the mountains near Dubois and the National Bighorn Sheep Interpretive Center showcases these remarkably adaptive animals’ habitat and habits. For those who cannot get enough reel, the Dubois Fish Hatchery provides an in-person Downtown Dubois, Wyoming crash course on all things trout. Hiking and scenic views abound throughout the nearby Shoshone National Forest. The Town Park and Scenic Overlook host races and concerts. History buffs spend days exploring the Dubois Museum, the National Museum of Military Vehicles and taking a private trek to discover petroglyphs in nearby Whiskey Basin. Locally owned dining and drinking establishments offer everything from comfort breakfast food at the Cowboy Café to custom cocktails and fresh seafood at the Lone Buffalo Steakhouse. Unique names - like El Jarro, Noon Rock Pizza, The Moose Outpost and Two Broke Sisters - make for food, drinks, and entertainment all in one stop.

Shoppers at places like Olsen’s Western Store & Trading Post, Wyoming Wool Works, Welty’s General Store (an original) and High-Altitude Tees & Tackle enjoy local industry. As an artists’ haven, Dubois is also home to multiple galleries featuring all media from photography to paints and sculptures to jewelry.

LOCATION

GRAND TETON AND YELLOWSTON NATIONAL PARKS

The southern gateway to Yellowstone National Park is located just 55 miles or a 1 hour drive away over the wide and scenic Togwotee Pass. Crowned the first national park in 1872 by President Grant, Yellowstone National Park encompasses 2.22 million acres of preserved wilderness “for the benefit and enjoyment of the people.”



JACKSON HOLE, WYOMING

The Rocking Chair Ranch sits just 85 miles from the outdoor recreation mecca of Jackson Hole, Wyoming. Easily identified by the iconic elk antler arch in Town Square, the town of Jackson (population 10,000+) attracts the modest to the millionaires with Western shoot-outs, art festivals, concerts and plethora of dining and shopping options. Jackson Hole is the gateway to Grand Teton National Park, the National Elk Refuge and three major ski resorts in Jackson Hole Valley (base elevation of 6,311') plus myriad outdoor activities, Jackson doesn't really have a “slow” season. With snow enthusiasts as energetic and plentiful as warm-weather rock climbers, this extensive community thrives on activity with a casual but trendy style.



GETTING THERE

Jackson, Wyoming is approximately 85 miles to the west on U.S. 26, offering commercial air service, world class snow sports and fine dining and amenities. Riverton, Wyoming is 78 miles to the southeast via U.S. 26 and is a scenic drive following the Wind River from Riverton, Wyoming. The entire route is a dramatic change in topography, from the rolling prairie lands around Riverton to the towering peaks of the Grand Teton National Park.



AIRPORT INFORMATION

Sandwiched between Riverton and Jackson Hole, the ranch enjoys multiple options for both commercial and private air travel. Riverton Airport, 73 miles to the south east, offers daily flights to Denver and has the added bonus of rental car and local transit systems for their traveler's convenience.

Jackson Hole Airport, located 78 miles west of the ranch, offers a unique and magical travel experience. Located within the boundaries of the Grand Teton National Park, the airport has awe-inspiring landing and takeoff. With a multitude of commercial carriers servicing the airport, daily travel options are broad. Jackson Hole Airport can also accommodate most private jets and planes. Amenities at the airport include a full-service restaurant and bar, gift shops and an impressive art collection spread throughout the entire facility.

Located 3 miles northwest of Dubois, the Dubois Municipal Airport features an asphalt 75' x 6700' strip which can accommodate most charter jets. A courtesy car is available at the airport for trips to Dubois.





AREA HISTORY

From its earliest days, the Dubois area has been home to people who returned seasonally, starting with the Mountain Shoshone tribe. Known as “sheepeaters,” the indigenous people moved from higher elevations in the summer to the valley during winter months.

Explorer John Colter probably traversed Union Pass near the modern-day Dubois in 1807 on his way to what is now Yellowstone National Park. By the late 1870s, permanent settlers arrived after fur traders, explorers like Colter and illustrious “mountain men” paved the way.

The first homestead was filed in 1889; the majority of the first homesteaders started as cattle or sheep ranchers. By 1909, Charles Moore opened one of the first “dude” ranches, east of Dubois, demonstrating that the American dream has deep roots in this community.

Welty’s Store, which still stands today, has a colorful history that started north of the present-town on a dual-homestead claim by Frank Welty. As the story goes, Frank dismantled a store he had built on the property, purchased an existing store on the confluence of the Wind River and Horse Creek, rebuilt his dismantled store to the back of the building and hung out his shingle – figuratively and literally. Welty’s Store stands today as a testament to Dubois’ persistence.

The town itself was incorporated in 1914 and named for an Idaho senator who was on the U.S. Postal Service Committee at that time. In the same year, the Wyoming Tie and Timber Company commenced milling railroad ties, eventually becoming the largest supplier in the country. By 1949 the “tie hack” operations ended. Louisiana Pacific operated a sawmill in Dubois until 1988.

Today, the town of Dubois remains close to its roots, welcoming residents and visitors who appreciate a lifestyle focused on ranching or recreating in the Wind River Valley.



ACREAGE

4,660 ± DEEDED ACRES, 5,320 ± BLM LEASE, 4,786.4 ± STATE LEASE,
AND 60,000 ± FOREST SERVICE PERMIT

Rocking Chair Ranch encompasses 4,660± deeded acres with 700± acres under irrigation. In addition, the ranch acreage includes a 4,786± acre State of Wyoming lease, a 5,320± acre BLM permit and an 800 cow/calf Forest Service Permit allowing grazing from June 26 to October 10. Currently, the ranch runs 800 head of mother cows with bulls being turned in with the cows mid-June. Cows are calved out in mid-March on the lower portion of Rocking Chair Ranch and are held on the lower unit until June, when they are trailed up into the National Forest. During the summer months, livestock grazes on the lush mountain grasses and meadows.

In October, the cows are brought off of the Forest Service permit and calves are sold and shipped out, excepting replacement heifers. The cows and bulls are wintered on the lower unit, with feed produced on the irrigated hay meadows. Replacement heifers are backgrounded in the Riverton area.











IMPROVEMENTS

OWNER'S RESIDENCE

With an authentic western style, handsome and simple, this 2,454 square-foot log home features a great room with windows facing south, framing the Wind River Mountains. This space features an open living room, dining room and reading nook with hardwood floors. West of the dining room is a chef's kitchen with a 6-burner gas stove, double ovens and an iron and stone work table with custom kitchen cabinetry and beautiful granite countertops. To the north of the great room, are three guest bedrooms and two full baths. The second floor is dedicated to the master suite.







IMPROVEMENTS

MANAGER'S RESIDENCE

Blending the old with the new, the manager's residence offers 3,125 square feet of living space with four bedrooms with en suite baths, a dining room, a large living room with fireplace and cozy family room with a second fireplace.





IMPROVEMENTS

GUEST HOUSE

Situated along the banks of Horse Creek, this warm and inviting space offers guests a place to relax and enjoy their stay with a loft area, bedroom, kitchen and bath.



OFFICE

Once the original bunkhouse for Rocking Chair Ranch, this space has been converted to a fully functional office with two separate offices, bathroom and high speed internet, wifi and all the modern amenities needed for a work-at-home area.



GUEST CABIN

Located at the headquarters, this modern guest cabin features two bedrooms, bath and great room with kitchen and living room

IMPROVEMENTS

STAFF HOUSING

- 3 bedroom, 1.5 bath, 1,653 square foot home
- 3 bedroom, 2 bath, 1,400 square foot home
- 3 bedroom, 1 bath, 1,168 square foot home
- Two off-grid mountain cabins



SUPPORT BUILDINGS

- 962 square foot 3-car garage, detached
- 16,000 square foot indoor arena
- 4,000 square foot heated and insulated equipment shed
- 1,920 square foot partially heated and insulated Quonset
- 442 square foot wood-sided utility building
- 504 square foot wood-sided walk-in cooler, wine storage, and freezer
- 2,308 square foot horse barn
- 3,840 square foot open-face pole barn
- 80 square foot scale house with scales
- 576 square foot farm utility building
- 96 square foot farm utility building
- 2- 120 square foot prefab storage sheds
- 1,000 square foot pole barn with hydraulic chute
- 4 grain bins
- 399 square foot original log barn
- 110 square foot farm utility building original
- 128 square foot prefab storage shed
- Corrals
- Calving barn with maternity pens and corrals, heated living quarters





RECREATION

The Rocking Chair Ranch may be the original location for the saying, “there’s something for everyone.” There are opportunities to hike, bike, camp, ride trails, watch wildlife, observe birds, cross-country ski and snowshoe. Those who like more motorized activities will find plenty of space and a myriad of landscapes to ride ATVs and snowmobiles.

For hunters and fishermen, the Rocking Chair Ranch borders on nirvana.







RECREATION

HUNTING & WILDLIFE

With nearly 75,000± acres of diversified landscapes, Rocking Chair Ranch provide healthy habitat for a multitude of wildlife including moose, elk, deer, antelope, bear and bighorn sheep, along with a variety of birds, including ducks, geese, raptors and multiple other species. In addition, with little additional pressure from outside the expansive property, the wildlife remains exactly that - wild.



HUNTING AREAS

- Antelope: Unit 84 - Special Draw - September 19 - October 31
- Deer: Unit 128 - General Tag - mule deer or any white tail deer - October 1 - October 15
- Elk: Unit 67 - General Tag - Antlered Elk - October 1 - October 10; Antlered Elk spikes excluded - October 11 - October 31
- Gray Wolf: Unit 5 - September 15 - December 31 Mortality Limit 4
- Deer: Unit 128 - General



RECREATION

FISHING

With access to approximately 3.5 miles of Horse Creek, anglers young and old land some trout for dinner -- or to catch again another day. The clear, cold mountain stream can make for an exhilarating wading experience and flows year-round.

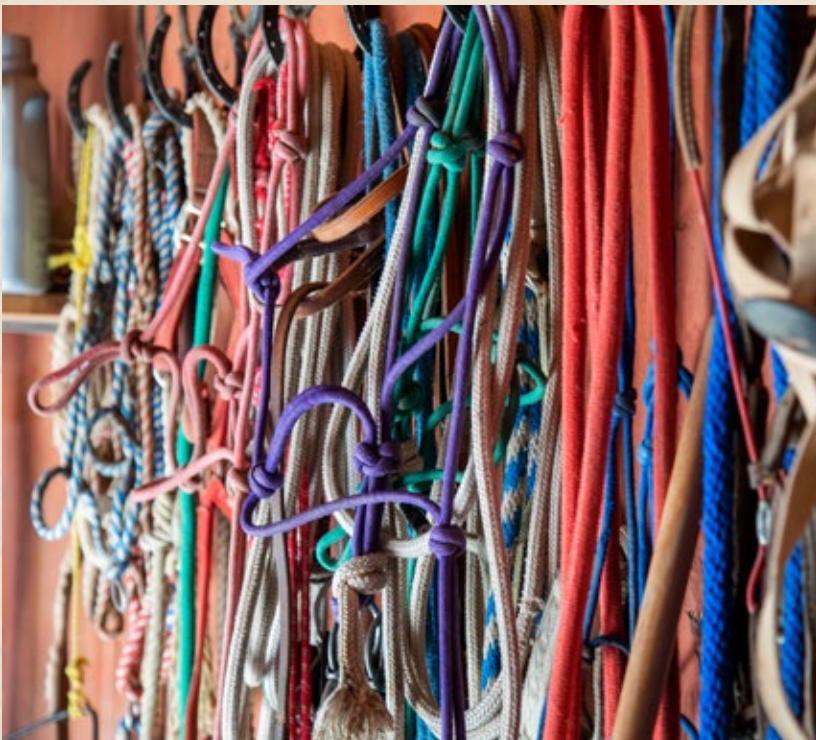


RECREATION

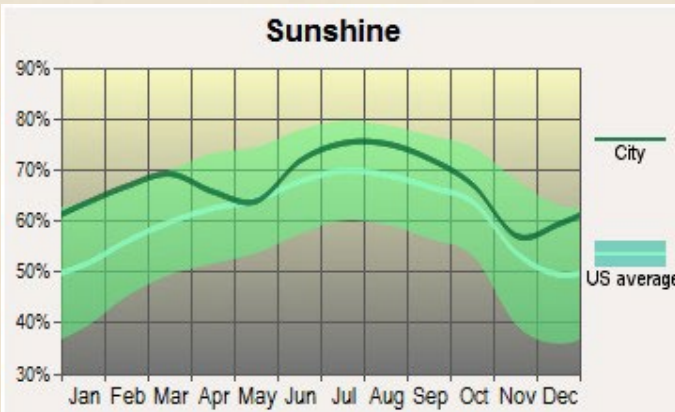
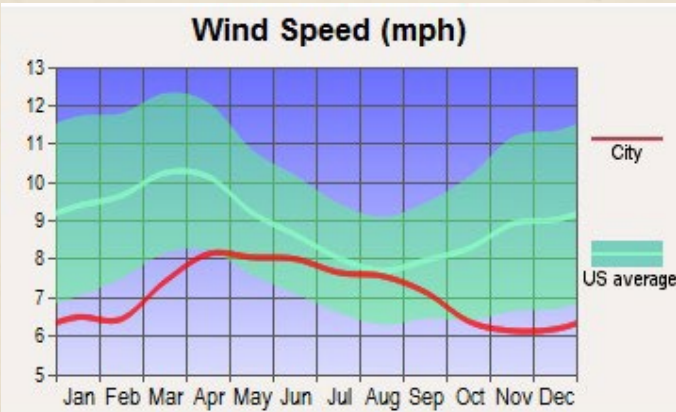
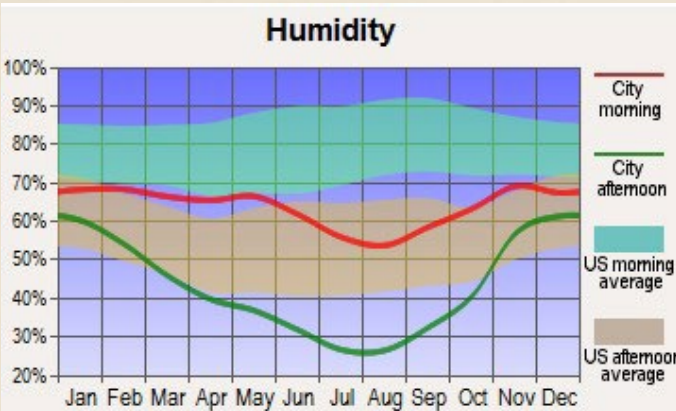
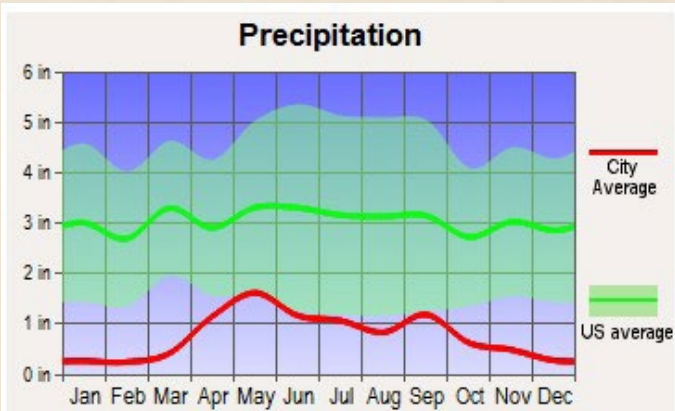
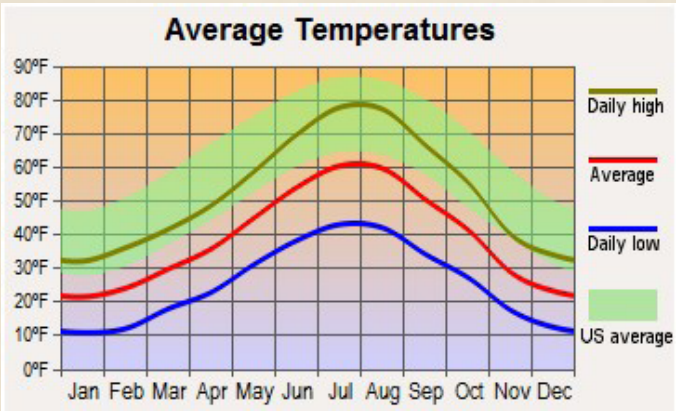
OTHER RECREATION

Outdoor enthusiasts will find a variety of eco-systems all within the ranch and adjacent Shoshone National Forest. Hiking, biking, ATV-riding, horseback riding, bird watching, wildlife viewing, taking photographs, viewing night skies can be enjoyed year-round at Rocking Chair Ranch. Lovers of winter will also like snowmobiling, cross-country skiing and snowshoeing.





CLIMATE



MINERAL & TIMBER RIGHTS

All mineral and timber rights appurtenant to the property and owned by the Seller will convey to the Buyer at closing. Mineral rights are not guaranteed. It is suggested that the Buyer conduct a mineral search with a title company.



WATER SOURCES / WATER RIGHTS

Horse Creek Ranch traverses Rocking Chair Ranch and provides an excellent set of water resources with priority water rights dating back to the late 1800s. The irrigation delivery was recently enhanced by the installation of 5 new center pivots (for a total of 9) providing water for 230± acres with an additional 470± irrigated acres under wheel lines, gated pipe and large gun sprinkler. Hay production for 2020 was approximately 1,350 ton. Domestic water is provided by wells located at the owner's residence, guest house and headquarters. Livestock water is provided by wells, springs, ponds and Horse Creek.



CONSERVATION / STEWARDSHIP

When a property like Rocking Chair Ranch lasts for over 100 years as a productive agricultural property, it is clear that the owners and management have been good stewards of the land. Rocking Chair Ranch has a legacy of conserving wide-open spaces through conservation and land use practices and implementing sustainable agricultural operations. Wildlife habitat and fisheries have benefited and have been enhanced because of these practices.

Each of us at Fay Ranches has a love of the land and a desire to see it remain as productive agricultural ground as well as quality fish and wildlife habitat. Through promoting the use of thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide open spaces, enhancing and creating fisheries and wildlife habitat and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, the landscape on which we work has been significantly enhanced by the conservation ethic and land use practices of our clients.



QUICK FACTS

- Minutes from the warm, western town of Dubois, Wyoming and just a little over an hour from world-famous Jackson Hole, Wyoming
- Stunning views of the Absaroka and Wind River Mountain ranges
- Thousands of additional acres of public lands for hiking, biking, big game hunting, ATV's, trail riding, fishing, and much more
- 4,660 ± deeded acres, 700 ± irrigated acres with senior water rights with Forest Service and BLM permits, State leases
- Many species of wildlife including elk, deer, moose, antelope, bear, raptors
- Situated on Horse Creek, approximately 3.5 ± miles of excellent fishing
- Beautiful 2,454 square foot 4 bedroom, 3 bath owner's custom log home
- 3,215 square foot 4 bedroom, 4 bath manager's log home
- Four additional guest/staff residences
- 16,000 square foot indoor riding arena
- Numerous support buildings and corral system





SUMMARY

The Rocking Chair Ranch, a legacy property, checks all the boxes on your investment property list with multiple residential dwellings, a working ranch and expansion options - all within a majestic setting that is rarely available in today's intermountain West. The property's expansive and varied landscape near the Absaroka and Wind River ranges provides year-round recreational activities for all ages and interests, making the Rocking Chair an ideal option for multi-generational or expansive families.

Its secluded, yet easily-accessible, location in Wyoming allows for an authentic Western experience in which owners can be as involved or hands-off as desired. In terms of acreage, adjacent national forest access and water rights, the Rocking Chair Ranch is self-contained with potential for a conservation easement. This property's flexibility and variety, coupled with the investment potential, creates a hard stop for your investment property search.

PRICE

\$17,900,000

TERMS

Cash, Conventional Financing, 1031 Tax Exchange

CONTACT

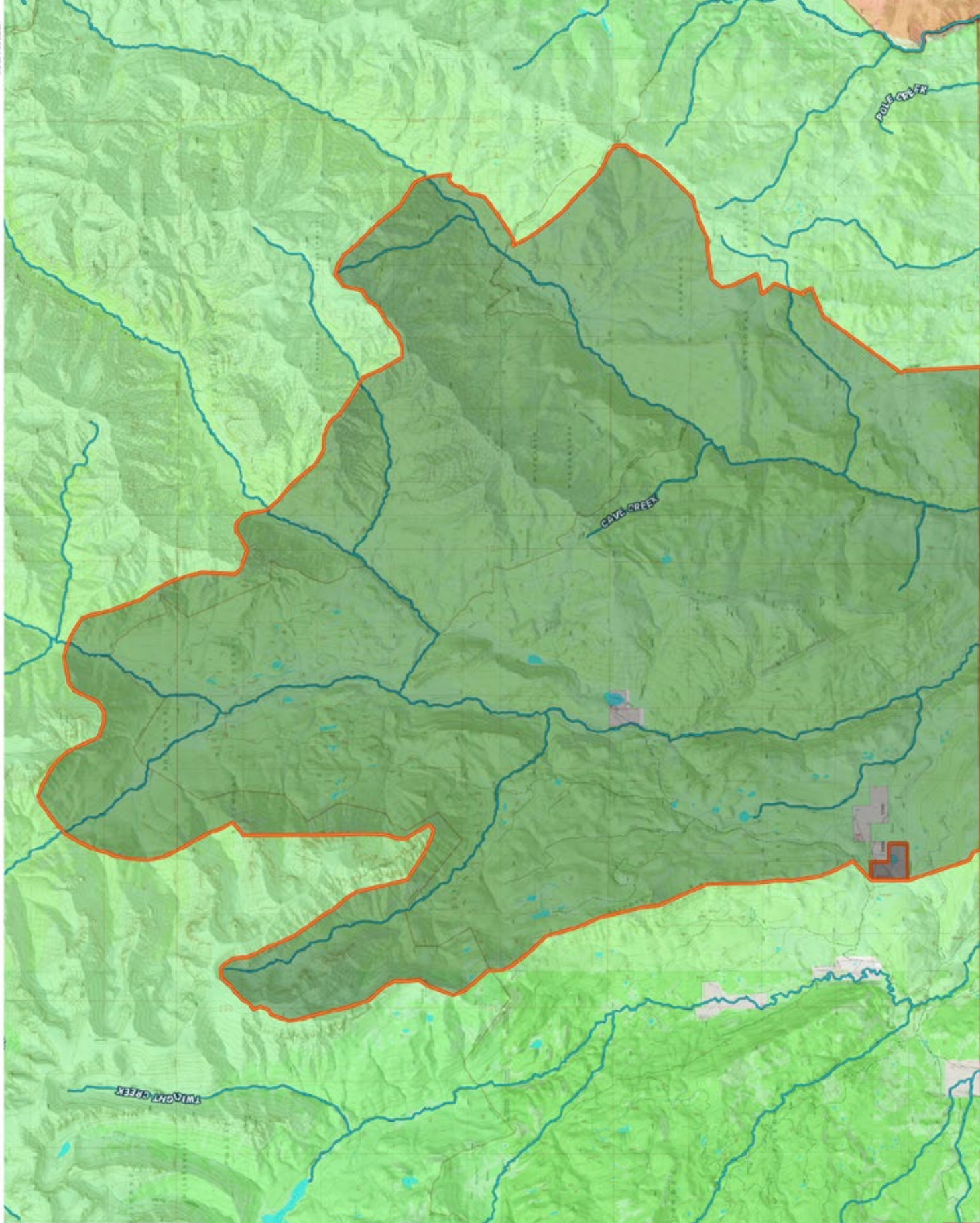
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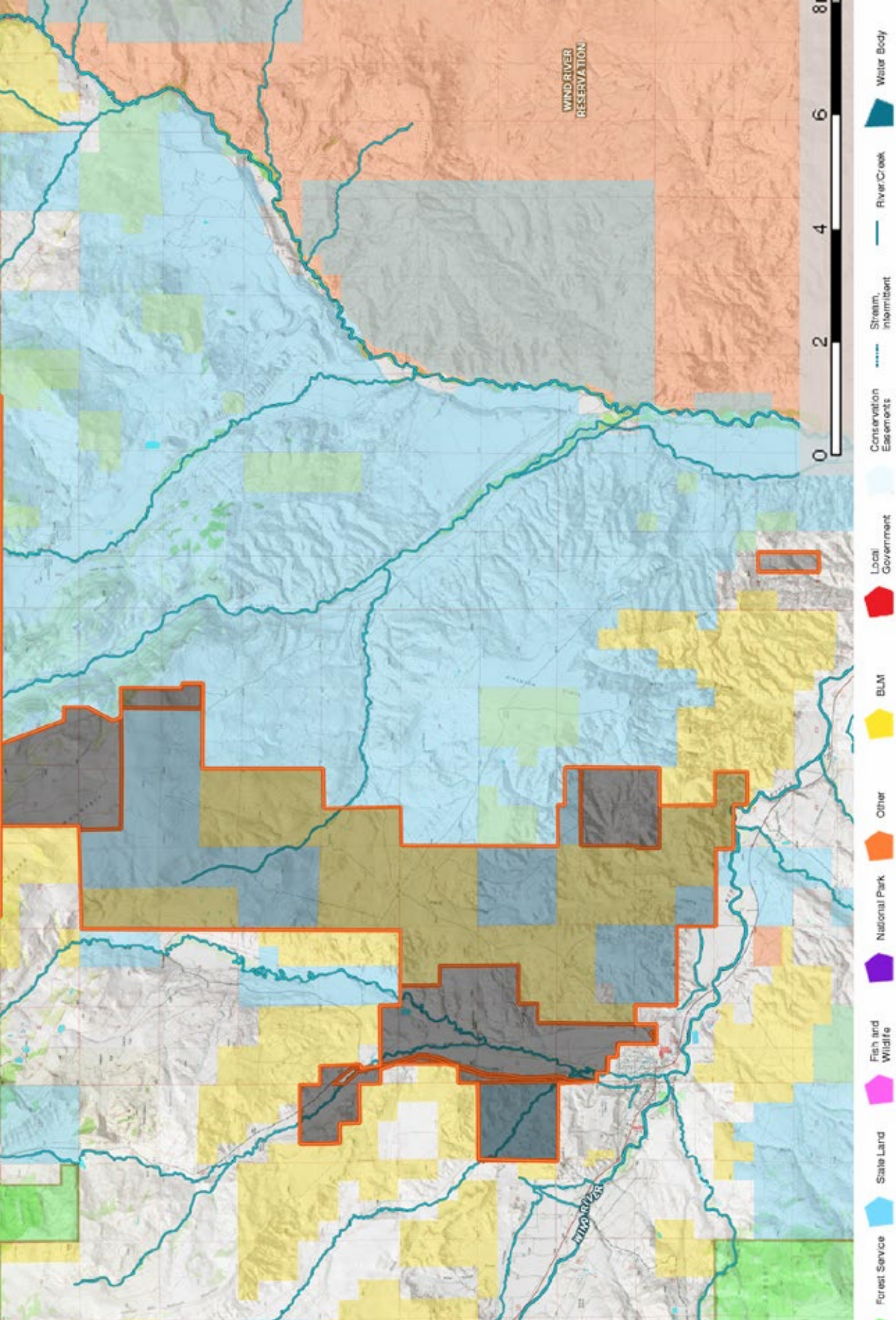
NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.

Ranch/topo
Wyoming, 4660.8 AC +/-

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The information contained herein was obtained from sources deemed to be reliable. Maplight Services makes no warranties or guarantees as to the accuracy or completeness of the information.

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