



FAY
RANCHES^{INC.}

**THE HIDEOUT LODGE
& GUEST RANCH**

Shell, Wyoming
\$14,950,000
266.13± ACRES



FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS

INTRODUCTION

Being offered for the first time in the real estate market is The Hideout Lodge & Guest Ranch. This acclaimed destination has become a household name in the world of Western hospitality and equestrian experiences. The ranch is being offered as a turnkey operation, including real property, business, and business assets. Featured in Gene Kilgore's Top 50 Ranches, Equitrekking's Top 20 Ranches, Best Dude Ranches, and praised by outlets like The New York Times and Globe Trotting, the positioning of The Hideout in the Guest Ranch industry and the equestrian travel industry has earned it an international reputation for excellence. Its accolades reflect not only the breathtaking landscapes surrounding it but also the professionalism, care, and vision defining its guest experience.

At the heart of The Hideout is its equestrian tradition. They pride themselves in not being the typical "Nose to Tail" trail rides, but rather a venue that offers a unique riding experience. With access to hundreds of thousands of acres of varied country, from red canyon walls to alpine meadows, the ranch provides unmatched horseback riding opportunities. Guests of all skill levels are welcomed into the saddle, provided with industry-leading instruction by wranglers who love the land, the animal, and the rider. The equestrian pursuits range from group trail rides to riding clinics for all levels, as well as advanced horsemanship classes. The Hideout's meticulously maintained facilities—including a 3,354+ square foot barn, an indoor arena, and extensive corrals—ensure both riders and horses experience comfort, safety, and performance. Riding here isn't just recreation; it is immersion into the landscapes, culture, and authenticity of Wyoming's ranching heritage.

The all-inclusive Hideout is recognized as a leader within the guest ranch industry. Its blend of luxury accommodations, exceptional horsemanship, and dedication to personalized service sets it apart as a premier destination. The Hideout offers a turnkey opportunity for discerning buyers. With luxurious facilities, irrigated pastures, and a reputation that draws international clientele year after year, the ranch is both a lifestyle investment and a proven business enterprise. Now offered for purchase, The Hideout represents a rare chance to own not just property, but a legacy of excellence in Western hospitality.



QUICK FACTS

- Turnkey offering; real property, business, and business assets included
- 266.13± deeded acres
- 72.20± acres of irrigated land
- 6,554± square foot log lodge
- Five guest cabins with two units in each
- 2,208± square foot four-plex log lodging
- 16' X 80' inground pool
- 2,344± square foot, three-bedroom, three-bath executive home/lodging
- 2,352± square foot 4-unit employee home
- 3,354± square foot log barn
- 4,420± square foot indoor arena
- Steel pipe corral system and outdoor arena



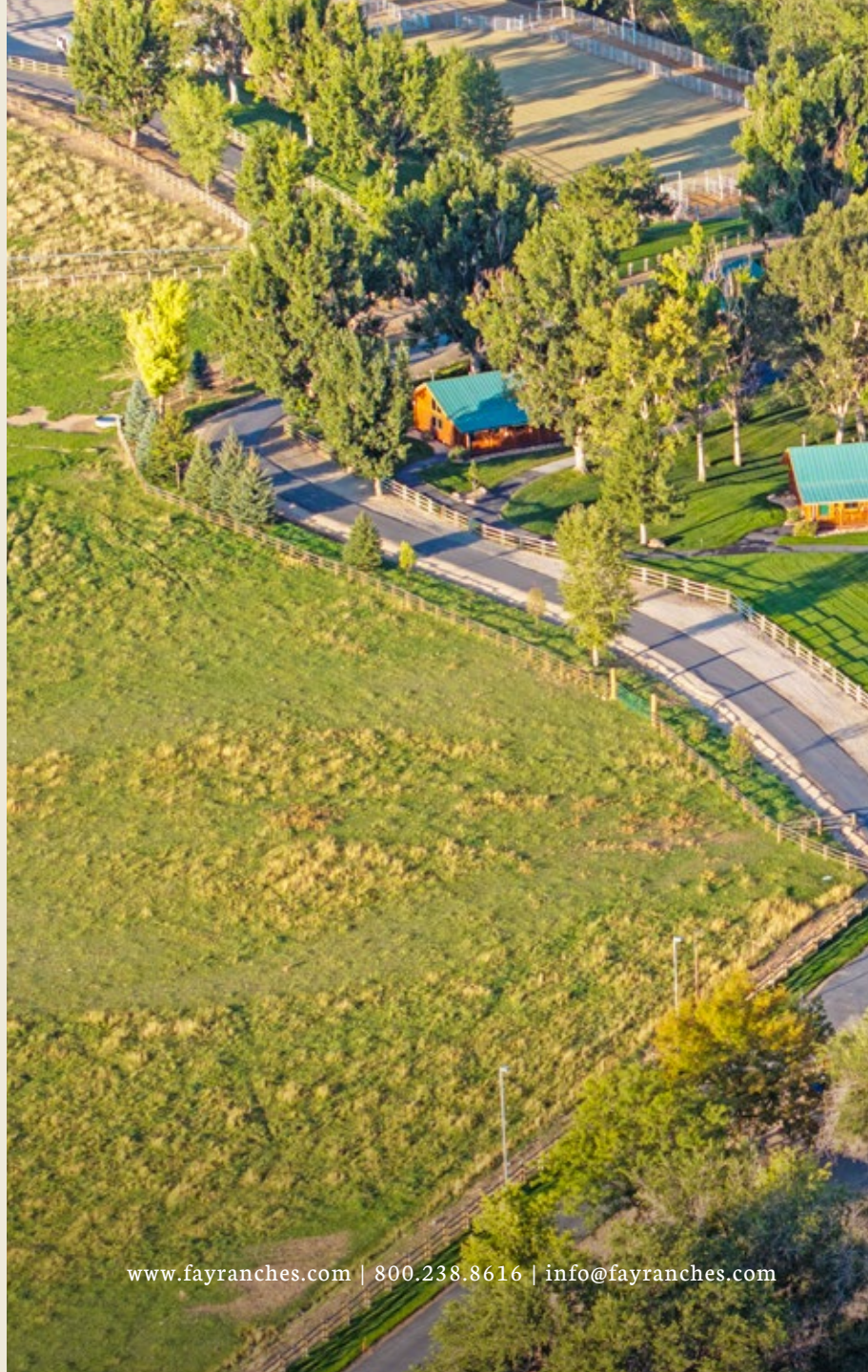




ACREAGE

- 266.13± deeded acres

The Hideout Lodge & Guest Ranch is comprised of irrigated pastures, a creek bottom riparian corridor, and a park-like setting around the lodge and guest quarters. The acreage is specifically used to support the ranch's horse herd. Approximately 72.20± acres are irrigated and provide year-round grazing for the horse herd, which is benefited by the sub-irrigated pasture along the half mile of Shell Creek.









SCENIC VISTAS

The ranch sits at the base of the Bighorn Mountains with a commanding view of Shell Creek Canyon. Visitors have described the views from the lodge and compound as “breathtaking, spectacular, picturesque, awesome, and beautiful.” Capturing the power, grandeur, and serenity of the majestic view from the property is a challenge as it is everchanging with sunlight. The ranch is truly a property that must be experienced.

FEATURED PUBLICATIONS & ORGANIZATIONS

- Gene Kilgore's Top 50 Ranches
- Best Dude Ranches
- New York Times
- Globe Trotting
- Equitrekking's Top 20 ranches
- The North American Dude Ranch Association
- The Wyoming Dude Ranch Association



IMPROVEMENTS

The improvements on the ranch are exceptional. They have been cared for with the philosophy that it is easier to maintain something properly than to repair it later. All are decorated and finished with luxury and comfort in mind.

THE LODGE

The centerpiece of the ranch is the lodge, a central gathering place where guests dine, share their experiences and stories, and make new friends with staff, owners, and other guests. The lodge is a warm, welcoming log building consisting of the main floor and a full lower level and is 6,554± square feet. The main floor hosts the dining room, commercial kitchen, bar area, gift shop, and a private bedroom and bath for the chef's living quarters. You will find a game room, yoga room, library, laundry facilities, and storage on the lower level.



The Hideout Lodge & Guest Ranch | Shell, Wyoming

GUEST CABINS

There is a total of five individual log Guest Cabins on the property. Each has been meticulously updated and decorated to provide the most enjoyable stay possible. Each cabin has two units and is a total of 780± square feet. They are comprised of an open room with a seating area and a bed, a private bath, and a loft for additional bed space. Well-appointed, the cabins are finished with hardwood and tile floors and decorated with some of the finest western comforts. All are positioned to take advantage of the natural beauty and views, whether from inside or relaxing on the front decks.



THE CASITAS

A two-story log building containing four individual units. Two units have a bedroom, bath, kitchen, and private laundry, while the other two units do not feature a kitchen. Both levels offer covered decks or patios to enjoy the beauty of the Hideout. Just like the Guest Cabins, the Casitas units have been updated and are finished with an inviting and relaxing Western flair.



BARN & HORSE FACILITIES

The second major hub of the ranch is certainly the barn. Built in 1995, it features 3,354± square feet, a heated tack room, and a covered saddle area. The barn is the focal point of the equestrian operation. Attached to the barn is a 4,420± square foot indoor arena, and just to the north of the barn is a 125' X 300' outdoor arena. An all-steel pipe corral system connects the outdoor arena to the barn. The corral system features a round pen, several paddocks, stock water, and a catch pen, with a sprinkler system to manage the dust when in use.





The Hideout Lodge & Guest Ranch | Shell, Wyoming

THE HIDEOUT HOME

Built in 2006, this home can accommodate a large group at the Hideout. It features three bedrooms, three baths, a fully equipped kitchen, hardwood floors, a fireplace, and a wonderful deck to take in the expansive views.





THE BUNKHOUSE

Separate from the lodge and other improvements, the Bunk House provides lodging for seasonal employees. The home is a ranch style with a full walk-out basement. Each floor contains a living room, full kitchen, three bedrooms, and two baths. The home is less than a half mile from the lodge, making it convenient and private for the staff.

ADDITIONAL IMPROVEMENTS

Other improvements on the ranch include an 18' X 60' inground pool, including a 350± square foot pool house with a separate bathroom. A 2,000± square foot maintenance building houses tools and equipment to maintain the property. An archery range and skeet range add to the activities one can enjoy while staying at the ranch. All buildings have fiber optics, and cell service is available throughout the property.



INCOME OPPORTUNITY

The Hideout Lodge & Guest Ranch presents a unique opportunity as a cash-flowing business boasting quality and meticulously maintained financial records. A business prospectus detailing the ranch's operations, amenities, and potential for growth has been prepared and can be provided upon request. Prospective buyers will need to show proof of their ability to purchase and sign a non-disclosure agreement before the business prospectus is shared.



RECREATION

At The Hideout Lodge & Guest Ranch, recreation thrives amidst breathtaking Wyoming landscapes. The heart and soul of the operation is equestrian activities. Daily rides will immerse you in stunning country, varying from red canyon walls to alpine meadows. Guests can ride on hundreds of thousands of acres of public land, so the only time a person will repeat a ride is if they so desire. The lodge offers numerous clinics and lessons for all abilities. Guests can enjoy guided fly fishing in pristine waters, honing their skills under expert guidance. For those seeking adventure, shotgun shooting provides an exhilarating challenge, while the heated swimming pool invites relaxation. Guests can explore the area on bikes, discovering scenic routes, or embark on invigorating hikes that unveil the beauty of nature. With various activities, The Hideout Lodge & Guest Ranch ensures every visitor finds their perfect blend of adventure and tranquility.



HUNTING | WILDLIFE

Hunting in the Bighorn Mountains and surrounding areas near Shell, Wyoming, offers a thrilling experience for outdoor enthusiasts. This diverse region is home to abundant wildlife, including elk, deer, and mountain goats, making it a prime destination for both novice and seasoned hunters. The breathtaking landscapes provide a stunning backdrop, with rugged terrains and lush forests enhancing the adventure. While the lodge does not offer guided hunting trips, there are professional guide services in the area to ensure safety and expertise while navigating the terrain. With its rich biodiversity and picturesque scenery, the Bighorn Mountains present an unforgettable hunting experience that connects visitors with nature and the great outdoors.



FISHING

Fishing in Shell Creek, the Bighorn River, and the nearby Bighorn Mountains offers anglers a diverse and rewarding experience. Shell Creek is known for its crystal-clear waters, teeming with trout, while the Bighorn River is famed for its trophy-sized fish and picturesque scenery. Surrounded by the majestic Bighorn Mountains, these locations provide ample opportunities for both fly fishing and spin casting, making it a perfect destination for fishing enthusiasts seeking adventure and tranquility in nature.





BIGHORN MOUNTAINS

The Bighorn Mountains offer a variety of exhilarating recreational activities year-round. In winter, skiing enthusiasts can enjoy pristine slopes at the Antelope Ski Area, 20+ minutes away, while snowmobiling provides thrilling access to remote areas, showcasing the stunning winter scenery. As the snow melts, the mountains become a playground for UTV riding, with numerous trails winding through breathtaking landscapes. Whether gliding down the slopes or exploring rugged terrain, the Bighorn Mountains cater to adventure seekers, making it a premier destination for outdoor recreation.

TESTIMONIALS

IF YOU LOVE HORSES & LOVE RIDING

As one of the past veterinarians for the United States Olympic Team, myself and my family are horse people. We have taken riding holidays all over the world from Africa, NZ, Australia, Mongolia, Europe, and more.... This was one of the most memorable and best trips ever. The absolute beauty of the area, authenticity of the owners, staff, and wranglers, and impeccable care for their horses made this trip a “10”. From fishing in rivers, skeet shooting (with a wrangler who trained Navy Seals!), to easy trail riding, to challenging terrain moving cattle in a snowstorm.... it was a trip full of lifetime memories. as lifelong horse folks- we really appreciated the wonderful condition of their remarkable herd and the facilities!

SPECTACULAR

The team at the Hideout, starting with Melanie’s warm welcome and infectious smile and ending with Rachel’s exquisite cooking, fosters a close connection among the guests during the week of their stay. Such a special place we have found and feel as though, like many of the other guests we met, we too will become regulars and longtime visitors. The wranglers go out of their way to make their guests comfortable in the saddle while providing instruction and encouragement to every person in their care. They are exceptional at what they do, and it shows in their care of the horses as well as the guests! Marijn and Peter have created an incredible experience for all of their guests. Their close attention to detail and the comfort of their guests by their presence each evening is deeply appreciated and admired. So very special! I would highly recommend a visit to the Hideout, you won’t regret it!

EXPERIENCE OF A LIFETIME!

This vacation immediately jumped to the number one family trip we have ever taken. The Hideout staff has an amazing attention to detail; they think of everything and make your stay truly unforgettable. I was most impressed by the small, personal feel and the staff’s infectious love and respect for their horses, along with every animal and person who shares their ranch. It is truly a paradise for animal and nature lovers. The views from the property are breathtaking, and the people we shared our week with were incredible. We now have a new ‘Hideout Family’ that we will treasure forever. We

will count the days until we can go back! Bravo to Peter and Merijn for having a vision and doing it right. This is not your typical dude ranch experience- it is truly unique.

BEST VACATION EVER!

I can't say enough good things about this place. Peter and Marin have developed an amazing guest ranch experience that caters to all levels of horsemanship. We were paired with horses that met our ability and always exceeded our expectations. They were a truly remarkable herd. The food was amazing - both outside and inside dining available. The lodge had everything you could want or need ... and the staff made sure our every need was met with a smile. The cabins were well-appointed, comfortable, quiet, and all possessed breathtaking views of the valley and the surrounding Big Horn National Forest. And the Wranglers they were the true gem of our stay! I don't know how they did it but every ride got better and better, culminating in an all-day ride in the Big Horns that was truly remarkable. Moose, elk, deer ... rivers, woods ... what a wonderful day. We will be back! We all agreed that this experience is something we must share with our family! Well done, Peter and Marin. You have created a remarkable experience. We had a blast!

FANTASTIC IN EVERY RESPECT

My family and I had a transformative experience at the Hideout. We are new horsemen, and the owners, staff, and wranglers provided an individualized experience for each of us to enjoy and grow. They understand horses and, more importantly, are experts in understanding people. The customer service, food, and accommodations were first-rate. We all quickly felt that we were a part of the ranch that week. We arrived at the beautiful setting around 3:00 pm on Sunday and were greeted by Melanie, who knew who we were upon arrival. Dinner that evening started as a nice meet and greet with Peter, Marijn, and the other guests (17). Many were repeat guests who easily welcomed us into their circle. Peter and Marijn took the time to cater to each guest and to optimize their experience. We rode each day in the Bighorn Mountains and did an all-day cattle drive. The scenery was spectacular. The wranglers were great at measuring the tone and temperament of the group and adjusted the rides accordingly. Two of our all-day rides were really just us and one other family. Very cool. Many on the team are former guests, and that experience shows in how they are able to gauge individuals' needs and desires. Ramon, the horse trainer, took extra time to coach me in handling and understanding horses. My own and my family's riding skills, horsemanship, and confidence grew incredibly over the week. We left emboldened, reinvigorated, and closer as a family and signed up for next year.

AREA HISTORY

Shell, Wyoming, is a small town rich in history and nestled in the scenic Bighorn Basin. Founded in the late 19th century, Shell was initially a hub for the agricultural and ranching industries, benefiting from the region's fertile lands and abundant natural resources. The railroad's arrival in the early 1900s significantly contributed to its growth, facilitating trade and transportation.

The town was named after the nearby Shell Creek, which derives its name from the fossilized shells found in the area, hinting at its prehistoric marine life. Shell's economy thrived on agriculture, particularly sheep and cattle ranching, and it became known for its strong community spirit and dedication to preserving the Western way of life.

As the 20th century progressed, Shell saw changes with the development of tourism, attracting visitors to the stunning landscapes of the Bighorn Mountains. Outdoor activities such as fishing, hunting, and hiking became prominent, highlighting the region's natural beauty.

Today, Shell remains a quaint community, reflecting its rich heritage while embracing modern tourism. With its picturesque setting and historical significance, Shell, Wyoming, continues to be a charming destination for those seeking a glimpse into the American West's past.



NEARBY ATTRACTIONS & ACTIVITIES

The Hideout Guest Ranch is ideally located near several attractions that enhance the guest experience. Just a short drive away, the stunning Bighorn Mountains offer breathtaking views and outdoor activities, including hiking, fishing, and wildlife watching. The historic town of Shell, with its charming shops and local dining, provides a glimpse into the area's rich heritage.

Visitors can explore the nearby Medicine Wheel, an ancient Native American site renowned for its spiritual significance and archaeological value. Additionally, the Bighorn Canyon National Recreation Area showcases dramatic landscapes ideal for boating, kayaking, and scenic drives.

For those interested in history, the town of Greybull features the Greybull Museum, which highlights the region's ranching and railroad history. Furthermore, Yellowstone National Park, just a few hours away, is a must-visit. Famous for its geothermal features, diverse wildlife, and stunning landscapes, it offers unforgettable experiences for nature lovers and adventure seekers alike.



Geothermal site at Yellowstone National Park

CLIMATE

Shell, Wyoming, experiences a semi-arid climate with cold winters, warm summers, and low precipitation. Expect sunny days and cool nights, ideal for outdoor activities.



WATER RIGHTS

The ranch has significant permitted water rights. One well provides water to the compound. Irrigation rights for 72.20± acres are provided via ditch and pipeline. Two pivots cover approximately 45 acres, while the remainder of the ground is flood-irrigated. Multiple reservoirs and ponds are also permitted on the property, providing water storage and habitat for wildlife.



MINERAL RIGHTS

All mineral 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.

CONSERVATION | STEWARDSHIP

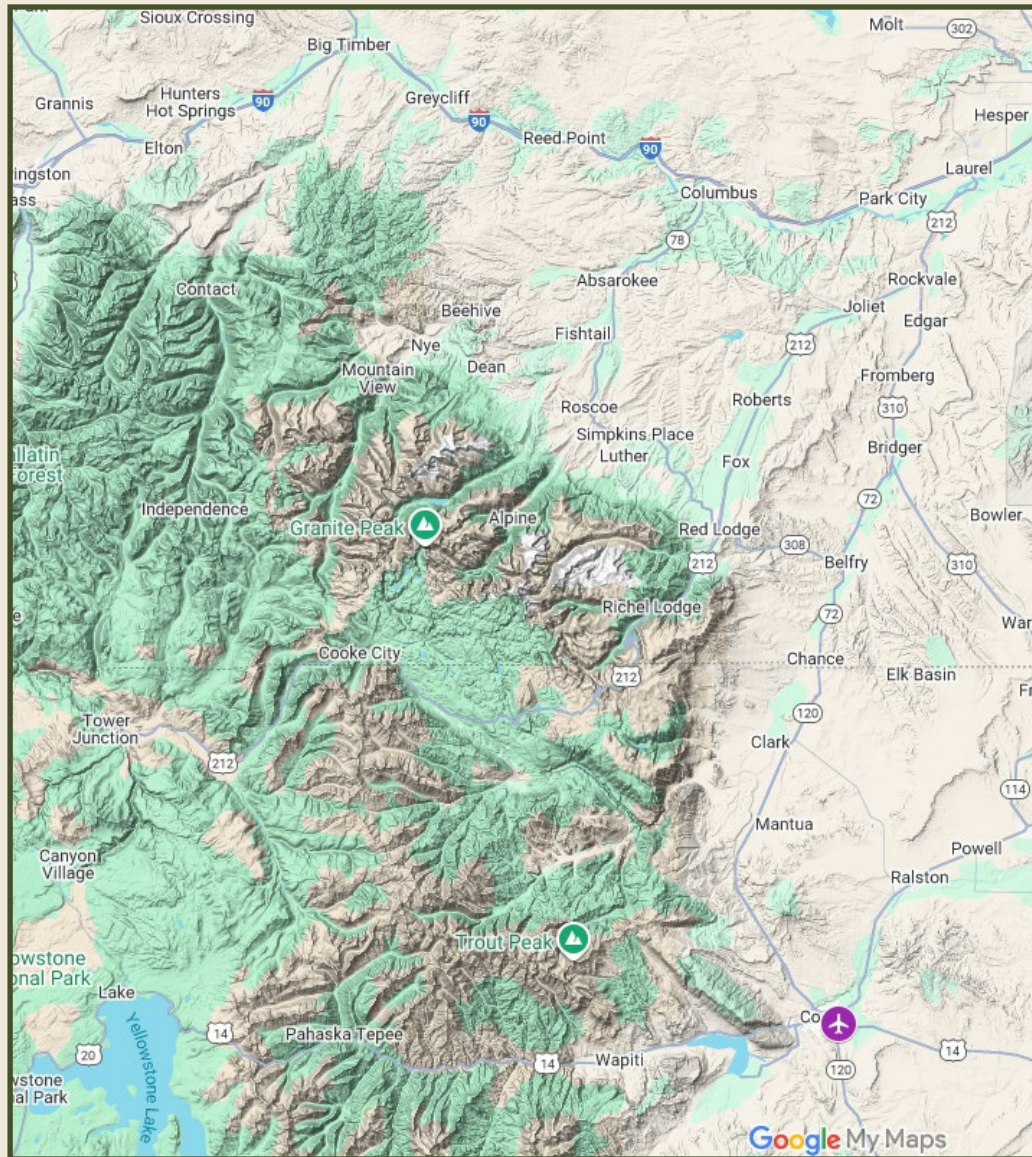
Each of us at Fay loves the land and wants to see it remain a productive agricultural ground and a quality fish and wildlife habitat. Through promoting thoughtful land stewardship, Fay has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay is proud to say that since our company began in 1992, our clients' conservation ethics and land-use practices have significantly enhanced our work landscape.

LOCATION

Shell, Wyoming, is a small community at the mouth of Shell Canyon in Big Horn County, bordered by the eastern slopes of the Bighorn Mountains. The area is known for its dramatic landscapes, with Shell Creek winding through rugged terrain and the 120± foot Shell Falls nearby. Fossil-rich formations surround the region, including the Red Gulch Dinosaur Tracksite, a significant paleontological resource. Outdoor opportunities abound, from fishing and hiking to camping and wildlife viewing in the Bighorn National Forest. The climate offers four distinct seasons, with hot summers, cold winters, and cooler nights even during summer months.

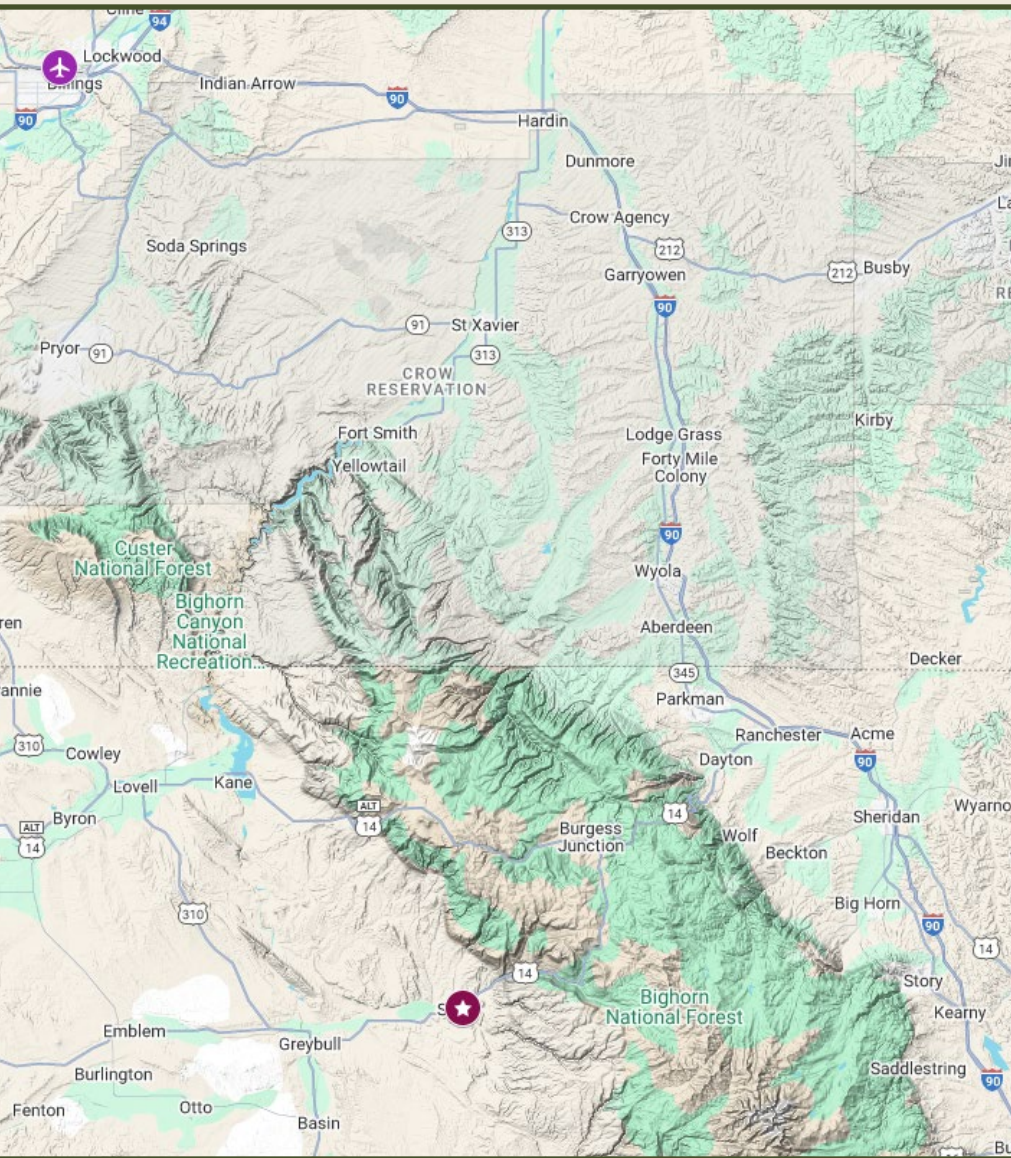
GETTING THERE

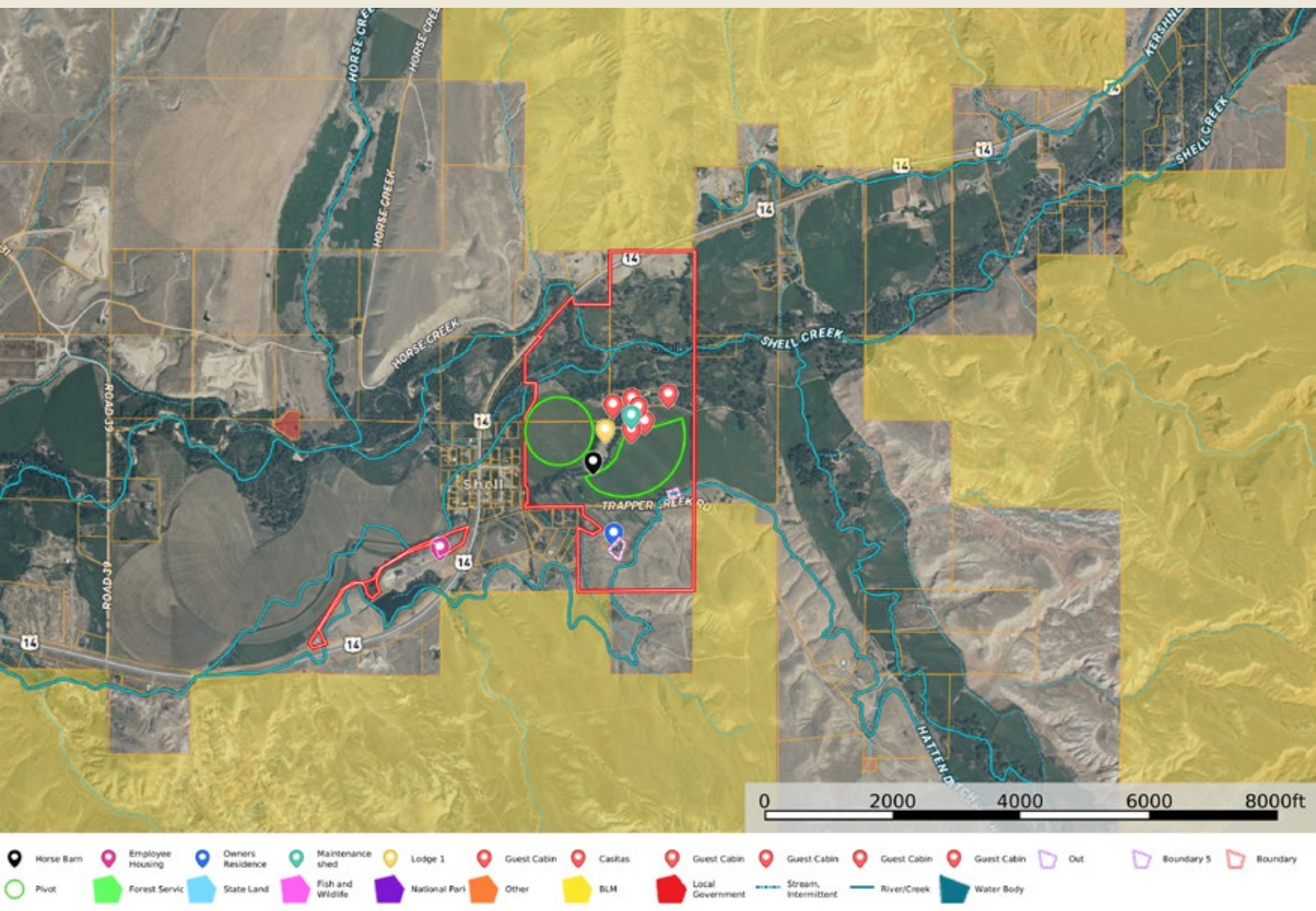
Located just outside Shell, Wyoming, the lodge is minutes from Highway 14 on Trapper Creek Road.



AIRPORT SERVICES

The Hideout Lodge & Guest Ranch offers convenient access to several airports for guests traveling to the area. Greybull Municipal Airport (GBD) is the closest, providing regional flights and a short drive to the ranch. Cody Yellowstone Regional Airport (COD) is about an hour away, offering more flight options, including connections to major cities. Billings Logan International Airport (BIL), approximately two hours from the ranch, serves as a larger hub with numerous domestic flights. Airport shuttle services and rental car options are available, ensuring seamless transportation for guests. These airports enhance accessibility, making exploring the beautiful surrounding areas easy.











SUMMARY

The Hideout Lodge & Guest Ranch in Shell, Wyoming, presents a rare chance to acquire one of the most celebrated guest ranches in the industry. Featured in Gene Kilgore's Top 50 Ranches and Equitrekking's Top 20 Ranches, The Hideout is internationally recognized for its exceptional hospitality, world-class equestrian program, and breathtaking setting at the base of the Bighorn Mountains. With luxury accommodations, state-of-the-art horse facilities, and access to hundreds of thousands of acres of spectacular riding country, this is more than a ranch—it is a thriving, turnkey business. The Hideout represents an unparalleled investment in the Western lifestyle for discerning buyers.



PRICE

\$14,950,000

TERMS

Cash

Conventional Financing

1031 Exchange

CONTACT

Please contact **Neil Bangs** at (307) 217-0327 | nbangs@fayranches.com or **JW Robinson** at (307) 899-5403 | jrobinson@fayranches.com to schedule a showing. This is an exclusive listing. An agent from Fay Ranches, Inc. must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties we have listed, please visit our web page at www.fayranches.com.

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.



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which are adverse to the interest of either party;
about the property; *
facts, including adverse material facts pertaining to the Buyer's
duty either to Buyer or Seller, is not allowed to negotiate on
information about the other party, which if known, could

but will not disclose the following information without your

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required by law or if lack of disclosure would constitute dishonest

Action
er wants to look at or submit an offer on property Broker has listed
writing to allow Broker to change to an Intermediary (non-agency)
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then consent of the Buyer or the Seller. The Buyer or Seller may, but
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will not disclose to either party confidential information about the
Buyer or Seller enters into an agency agreement with the Brokerage
real estate transaction occurs. At that time, the Broker or "transaction
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RELATIONSHIPS ACT. WYO. STAT. § 33-28-306(a)(iii).

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and the Broker.

provided ☐ (Seller) ☐ (Buyer) with a copy of this Real Estate

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By _____

I/We have been given a copy and have read this Real Estate Brokerage Disclosure on
(date) _____ (time) _____ and hereby acknowledge
receipt and understanding of this Disclosure.

Buyer's Signature _____

Buyer's Signature _____

This Real Estate Brokerage Disclosure was presented to Buyer and Buyer refused to sign above.
Broker/Licensee _____ Date _____



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