

# 17 Rocking Chair

DUBOIS, WYOMING

LIVE WATER  
P R O P E R T I E S



Hunting | Ranching | Fly Fishing | Conservation



# 17 Rocking Chair

Dubois, Wyoming

22 Acres | Listed at \$3,950,000



## Contact

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The 22-acre ranch called 17 Rocking Chair offers three separately deeded parcels on the banks of the upper Wind River, located six miles west of the charming and friendly western town of Dubois, Wyoming, and is also 72 miles from the Jackson Hole commercial airport. The acreage is fully fenced and divided into beautifully irrigated horse pastures and has a healthy production of quality hay. The property enjoys spectacular views of the Absaroka and Wind River Mountains as well as the dramatic Dubois Badlands.

It is said that “Wyoming is the cowboy state, and the land around Dubois is horse country.” With over 4,000 miles of trails and over 830,000 acres to explore, equine enthusiasts will be even more delighted by the state-of-the-art 1,600 sqft, six-stall stable, with Dutch doors and turnouts, complete with a tack room and a vet room. Paradise for horse and rider, alike.

Dubois, Wyoming, nestled in the picturesque Wind River Valley, is a small town that embodies the spirit of the American West and is a hidden gem for outdoor enthusiasts and nature lovers. With its breathtaking landscapes, abundant wildlife, and rich history, this small town forms a charming community where the past meets the present, and in that place of reflection, you find that you can truly unwind. Surrounded by the majestic Absaroka and Wind River Mountains ranges, residents are treated to breathtaking views at every turn. Whether you enjoy hiking through pristine forests or fishing in crystal-clear streams, Dubois provides endless opportunities for adventure.











## Location

Located in Fremont County, Wyoming, 17 Rocking Chair Road is six miles west of the authentic Western town of Dubois, on the banks of the Wind River. For those with private aircraft, Dubois has a municipal airport with a 6,100-foot airstrip. For commercial travelers, Jackson Hole Airport (JAC) is 72 miles west of Dubois and is serviced by major airlines. Depending on the time of year, there are flights from approximately 14 major U.S. cities. Riverton Regional Airport (RIW) is one hour to the east offering limited daily flights to and from Denver on United Airlines.

Dubois is an uncrowded cowboy town, authentically representing the Old West, with historic buildings, wooden sidewalks, and real cowboy culture. Though Dubois is a small town, it offers many amenities found in larger communities, including a supermarket and drugstore, museums, several restaurants, numerous shops, hunting and fishing guide services, a public swimming pool, a library, and a nine-hole golf course. In the summer, there are a variety of public events, including a rodeo and a chuckwagon dinner every Friday evening. The Wind River runs right through town, and there are spectacular views in every direction. Despite its small size, Dubois offers a vibrant arts scene with local galleries showcasing works by talented artists inspired by their surroundings. The annual “Headwaters Arts & Conference Center” brings together artists from across Wyoming for exhibitions and workshops.









## Improvements

Sheltered by mature trees with views of horse pastures to the north and south, sits the main home of 4,512 sqft, with five bedrooms, three bathrooms, spacious deck, two-car attached garage, and mature landscaping. The charming 1,096 sqft, two-bedroom, two-bathroom guest house also sits among mature trees and landscaping with a full kitchen and a thoughtful floor plan. A detached 896 sqft shop will house a vast assortment of recreational toys and equipment, from boats to mowers to extra vehicles.

All improvements are in exceptional condition and have been meticulously maintained inside and out. The pride and care of the entire property is evident immediately upon arrival.









Antique Stove in the Main Home



Living Room



Master Bedroom



Kitchen





1,096 sqft guest house



Kitchen



Bedroom



En Suite Bath



Living Room





## Improvements: The Barn

The most beautiful barn for the finest horses! The care and cleanliness of the property improvements do not stop at the human structures. This could be the cleanest stable in the West, which houses the luckiest and happiest horses. Non-skid mats line the center aisle, galvanized steel, open stall dividers, hinged steel feeding doors and sliding doors with open steel yokes on top which allow the horses to see each other and catch the action. These features create a welcoming and open space that almost beckons the horses to come in from their lush pastures.

Each stall also features Dutch doors on the exterior walls, which access turnouts and allow extra air and visibility on those beautiful days Dubois is known for.







# Recreation

The mountains are calling, and your horses want to go!

With diverse terrain including rolling hills, crystal-clear rivers and streams, majestic peaks, meadows, forests, and thousands of miles of trails, there are seemingly endless choices for riders of all levels, from the beginner to the experienced equestrian. Whether you prefer leisurely rides through meadows and forests or more challenging treks up into the mountains, there is something for everyone. With its rich history in cowboy culture and its integral role in the development of modern dude ranches, horseback riding here allows you to step back in time and experience what life was like for early settlers, cowboys, and entrepreneurs who roamed these lands. The very trails once used by the “Mountain Man” explorers and trappers of the 1800’s, hold present-day adventures in the same unspoiled splendor.

Saddle up for short rides, day trips, or overnights into the thousands of miles of public trails and millions of acres to explore, fish, hunt, photograph, and enjoy.

Hitting the trails by horseback, foot or mountain bike is a terrific way to find solace in the tranquility and ever-awe-inspiring colors of the pinnacles that soar around and above you.

With many lifetimes of exploration, by foot, horseback, bike, ATV, or snowmobile in your local community of Dubois and Fremont County, you truly need not venture far to find new ways to engage in your surroundings or to entertain guests.

When a change of pace comes calling however, a scenic drive over the stunning Togwotee Pass offers millions of pristine acres and endless hiking, exploration, fishing, mountaineering, and sightseeing opportunities in and around Grand Teton and Yellowstone National Parks.







## Wildlife and Hunting

Immersed in the vast wilderness that surrounds it, Dubois, Wyoming, is located in the heart of some of the best big game hunting in the American West. Boasting an abundance of elk, bighorn sheep, whitetail and mule deer, pronghorn antelope, and moose, hunters generally share a camaraderie amongst one another.

Whether hunting on foot or horseback; alone, with friends, or with an outfitter; guided or unguided; on the public and private lands of Fremont County, Wyoming, hunting in Dubois is a cherished tradition that will continue to be passed down through the generations for those who seek adventure in one of the most picturesque landscapes.





## Live Water

The Upper Wind River is a free-flowing natural river dominated by cutthroat trout. As the river meanders down the valley, rainbow and brown trout populations increase, giving anglers the chance to land all three species in one day. Public fishing access points up and down the river offer terrific options for a variety of water and a change of scenery, while you have your own private water right in your backyard for the exclusive on the fish that call your section of the Wind River their home.

## Nearby Live Water

Nearby tributaries of the Wind River such as Torrey Creek, Wiggins Fork, Bull Lake Creek, Brooks Lake Creek, Warm Springs Creek, and the East Fork of the Wind River, add new scenery and adventure close to home while fishing for healthy populations of cutthroat, rainbow, brown (and of course, the infamous golden) trout, and even burbot and ling.

In addition to nearby waters, there are endless angling destinations and opportunities within a short drive from home. These include the renowned rivers of the Buffalo Fork, the Snake River, the Big Horn, and the Green River, to name a few, as well as many stunning lakes. There are 626 lakes and reservoirs and 2,057 miles of streams that make up the fishing waters of the Wind River Country.

These include pristine mountain streams rushing beneath towering granite spires, crystal clear lakes, and wide rivers twisting through stunning canyons. The elusive and stunning golden trout also inhabit the high mountain lakes of Fremont County, one of the few locations in the world where these treasured fish can be found.





## Summary

This ranch, 17 Rocking Chair, epitomizes the Western lifestyle with fly fishing, horseback riding, and big views in all directions. The property has been carefully improved to provide the flexibility to host family and friends or become that peaceful respite that can be hard to find. For those seeking solace amidst nature's wonders while still enjoying the comforts of modern living – look no further than 17 Rocking Chair.



# Property Details

Dubois, Wyoming| 22 Acres

Listing Price: \$3,950,000

Taxes: \$11,702 in 2022

## IMPROVEMENTS

Five-bedroom log home

Two-bedroom guest home

Six stall horse barn and shop

All improvements are charming with high end finishes, and all have been impeccably maintained

## ACREAGE

±22 acres

River frontage on the Wind River

Pastures are maintained to be cut and baled providing hay for horses

Deer along the river bottom and in the hay fields

## LOCATION

Six miles west of Dubois, Wyoming

80 miles from downtown Jackson Hole

## CONTACT

For more information please contact

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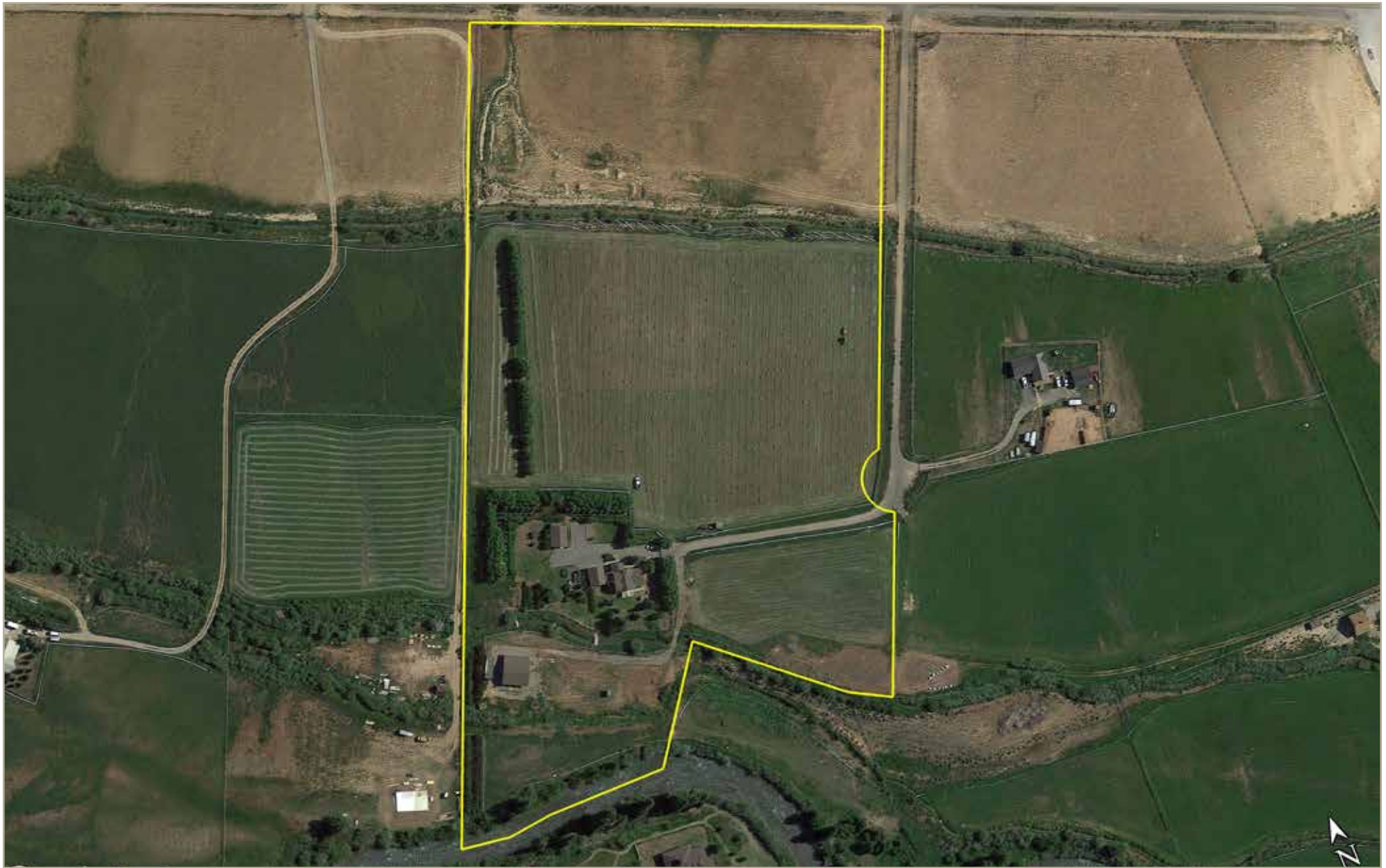


LIVE WATER  
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## 17 Rocking Chair - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.



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## 17 Rocking Chair - Location Map

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