

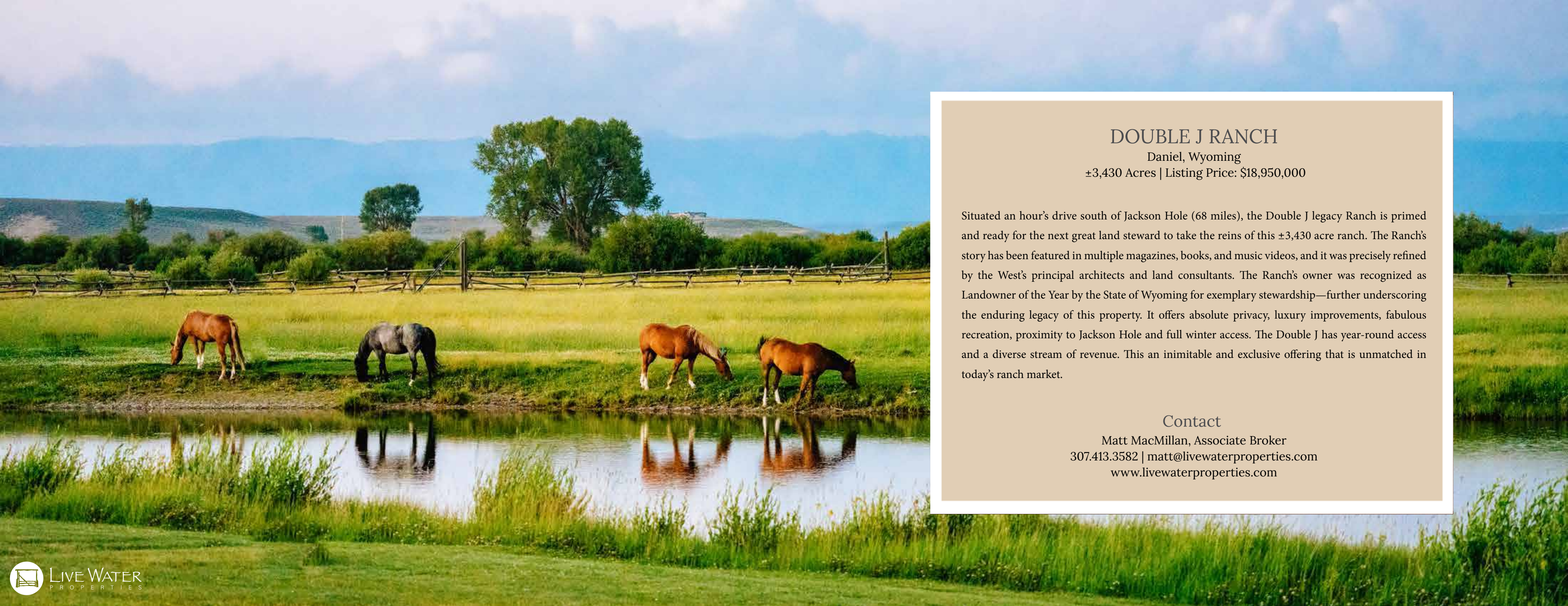


Double J Ranch

DANIEL, WYOMING



Hunting | Ranching | Fly Fishing | Conservation



DOUBLE J RANCH

Daniel, Wyoming
±3,430 Acres | Listing Price: \$18,950,000

Situated an hour's drive south of Jackson Hole (68 miles), the Double J legacy Ranch is primed and ready for the next great land steward to take the reins of this ±3,430 acre ranch. The Ranch's story has been featured in multiple magazines, books, and music videos, and it was precisely refined by the West's principal architects and land consultants. The Ranch's owner was recognized as Landowner of the Year by the State of Wyoming for exemplary stewardship—further underscoring the enduring legacy of this property. It offers absolute privacy, luxury improvements, fabulous recreation, proximity to Jackson Hole and full winter access. The Double J has year-round access and a diverse stream of revenue. This an inimitable and exclusive offering that is unmatched in today's ranch market.

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ACREAGE

Adjacent to public land and set between the Wyoming Range to the West and the Wind River Range to the East, Double J Ranch is the epitome of “Big Wonderful Wyoming.” The Double J Ranch comprises $\pm 3,430$ deeded acres of vast rolling hills, over four miles of Horse Creek, and irrigated hay meadows. Additionally, the Ranch controls 640 acres of contiguous State of Wyoming land plus approximately $\pm 2,200$ acres of BLM leased lands, the Double J totals over 6,250 acres.





IMPROVEMENTS - MAIN HOME

The 5,800 sqft custom main residence, thoughtfully designed by CLB Architects and crafted by OSM Construction, showcases the high-end finishes and fixtures discerning owners expect. The home features a luxurious primary suite, two guest bedrooms, a bunk room with four twin beds, and four and a half bathrooms. Designed to blend indoor and outdoor living, the residence includes three distinct outdoor sitting and dining areas, offering a seamless connection to the surrounding landscape and a level of quality that surpasses expectations.





IMPROVEMENTS - GUEST CABINS, COOK HOUSE & MANAGER'S HOME

Nestled directly below the main house and overlooking a picturesque pond are six guest cabins, a cook house, and the ranch manager's home. The charming guest accommodations can host up to 17 overnight visitors and include a spacious family cabin with two bedrooms, three single-room cabins, and a two-bedroom bunkhouse. The cook house features a fully equipped kitchen with all the amenities a chef could need. To the south, the 2,600 sqft ranch manager's home offers modern comforts and conveniences—an inviting retreat after a long day's work on the ranch.



IMPROVEMENTS - EQUESTRIAN FACILITY

The numerous outbuildings and equestrian facilities enhance the property's functionality as a working ranch while complementing the rest of the property. With two well-appointed horse barns—each featuring tack and storage rooms—and two training arenas, including one with lighting for nighttime sessions, the Double J Ranch is a true equestrian's haven, whether the focus is trail riding, cattle work, or starting young colts.



RANCH OPERATION

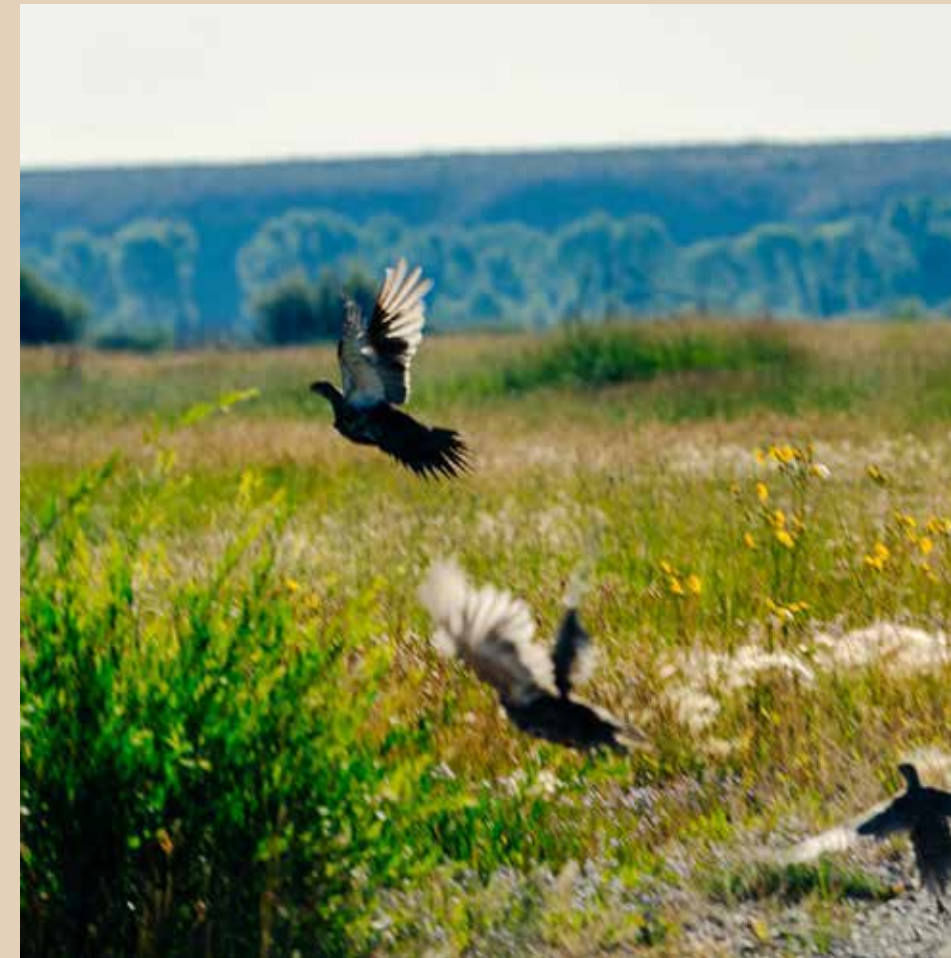
The Double J Ranch maintains an impressively diverse revenue stream of opportunities. Catering to the hospitality sector, the Ranch has been rented out as both a corporate or family retreat and wedding venue. In the past, the Double J Ranch ran a year round cow/calf operation with 350 mother cows. Currently, the cattle operation supports between 850-1000 yearlings in the summer months, as well as a small herd of Wagyu beef, plus ample saddle horses to maintain the operation. The cattle handling facilities were designed by Dr. Temple Grandin. The state of the art facility layout consists of sorting pens, digital scale, and a Silencer chute. All of which ensure cattle stress reduction and maximized handling efficiency.

Current ownership vigilantly monitors the range-land health and takes pride in practicing sustainable grazing practices through intensive and rotational grazing. Incorporating miles of electric fencing to break up pastures and strategically placed water tanks for cattle and horses to maximize all available forage. The Double J Ranch maintains healthy grazing and hay production due to its senior water rights out of the Green River and Horse Creek.



LIVE WATER

The Double J Ranch has boundless opportunities both on and off the property. Rising trout are found throughout the various spring creek sections and in the deeper pools of Horse Creek. There is also an aerated trout pond for those looking to “warm up” their cast and presentation on tiger trout. Furthermore, the fabled “blue ribbon sections” of the Green and New Fork Rivers are just minutes down the road, offering sensational wading and drift boat opportunities. Sublette County is beyond doubt, a trout paradise.



HUNTING AND WILDLIFE

From a hunting perspective, the Double J Ranch rests inside core sage grouse habitat and the infamous mule deer and antelope migration corridor. Annually, the Ranch bears witness to the largest known land-animal migration in the continental U.S. The property qualifies for two landowner antelope tags and is in a general mule deer zone. The highly sought-after zone 88 is an antelope mecca and one of the most sought-after units in the state. Located in deer unit 142, the Ranch offers excellent mule deer hunting. For the bird-dog enthusiast, the property is in the heart of the sage-grouse critical habitat area, according to the Natural Resource Conservation Service, and presents hunting and viewing opportunities for this desirable species.



RECREATION AND LIFESTYLE

There is no shortage of space to recreate on the Double J Ranch. One can spend a day on the Double J Ranch mountain biking, bird watching, paddle boarding, horseback riding, and of course hunting and fishing. During the winter, a morning snowmobile, snowshoe, a cross-country ski on Horse Creek, or ice skating the pond could be what the day has in store. There are limitless opportunities for camping and hiking in the adjacent mountains of the Wind River Range and the Wyoming Range, as well as boating and fishing opportunities on the nearby Fremont Lake.



SUMMARY

One cannot overestimate the agricultural and recreational value of the Double J Ranch. The Ranch presents the unique opportunity for family and friends to gather and participate in a diverse range of activities, including a profitable cattle operation, fishing, hunting, horseback riding, hiking, mountain biking, snowmobiling, cross country skiing, or simply relaxing by the fire pit and taking in the vast mountain views. We seldom see a ranch so well balanced between agriculture and recreation with first-class improvements, close to one of the West's most desirable resort towns, Jackson Hole. With the addition of a diverse revenue stream established to offset carrying costs, the Double J Ranch presents a rare opportunity to participate in the ranching lifestyle without sacrificing comfort and accessibility.



DOUBLE J RANCH

3,430
A C R E S

LOCATED IN DANIEL, WYOMING

LISTED AT
\$18,950,000

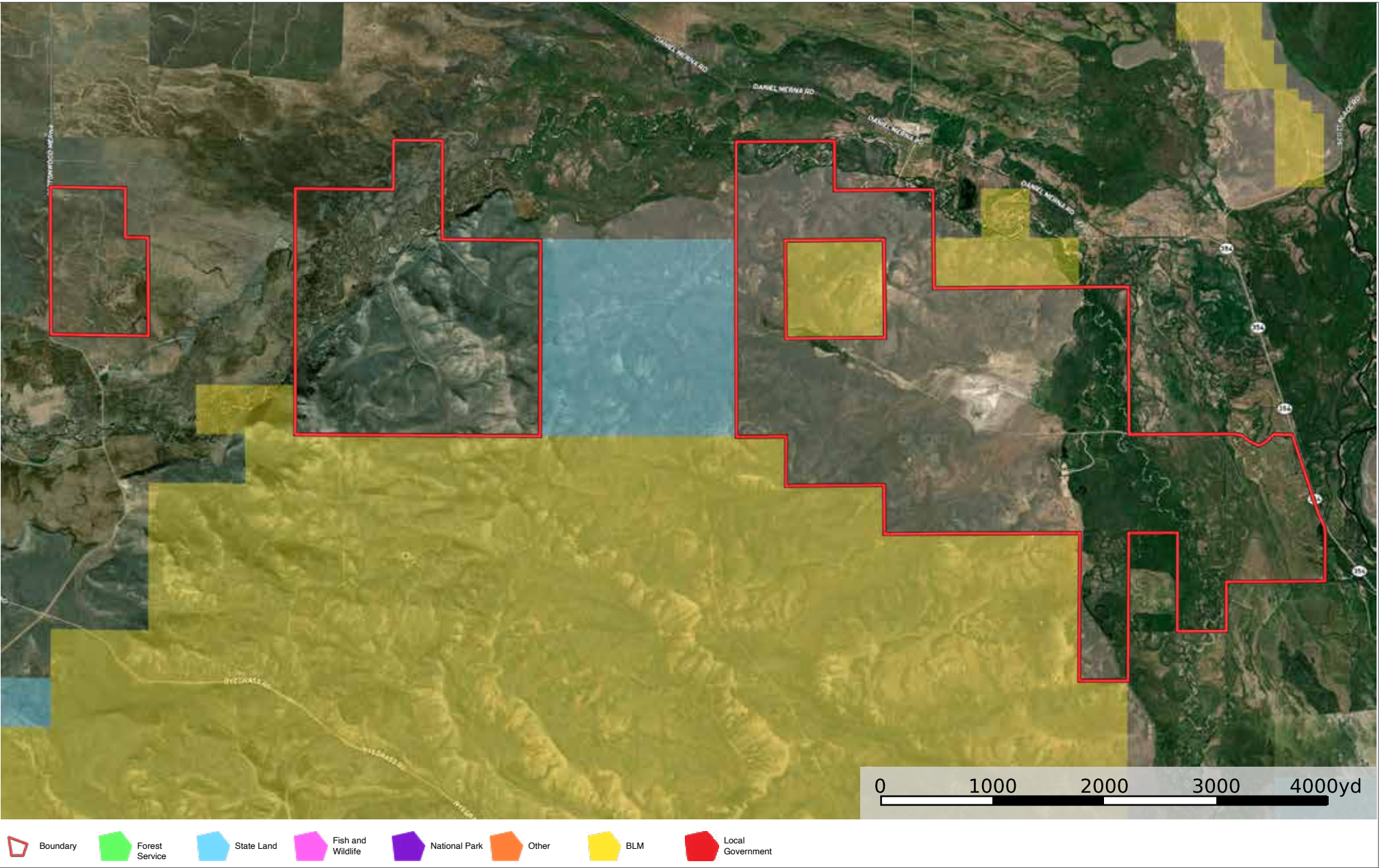
RECREATIONAL AND AGRICULTURAL RANCH WITH FIRST-CLASS IMPROVEMENTS, LIVE WATER, AND TOP TIER HUNTING OPPORTUNITIES

IMPROVEMENTS

- +5,800 sqft main home, ranch manager home, and six guest cabins
- Cook house equipped with full kitchen, large pantry, and half-bathroom
- Off-grid fishing cabin overlooking Horse Creek
- Two horse barns with multiple tack rooms, including a lighted training arena

ACREAGE

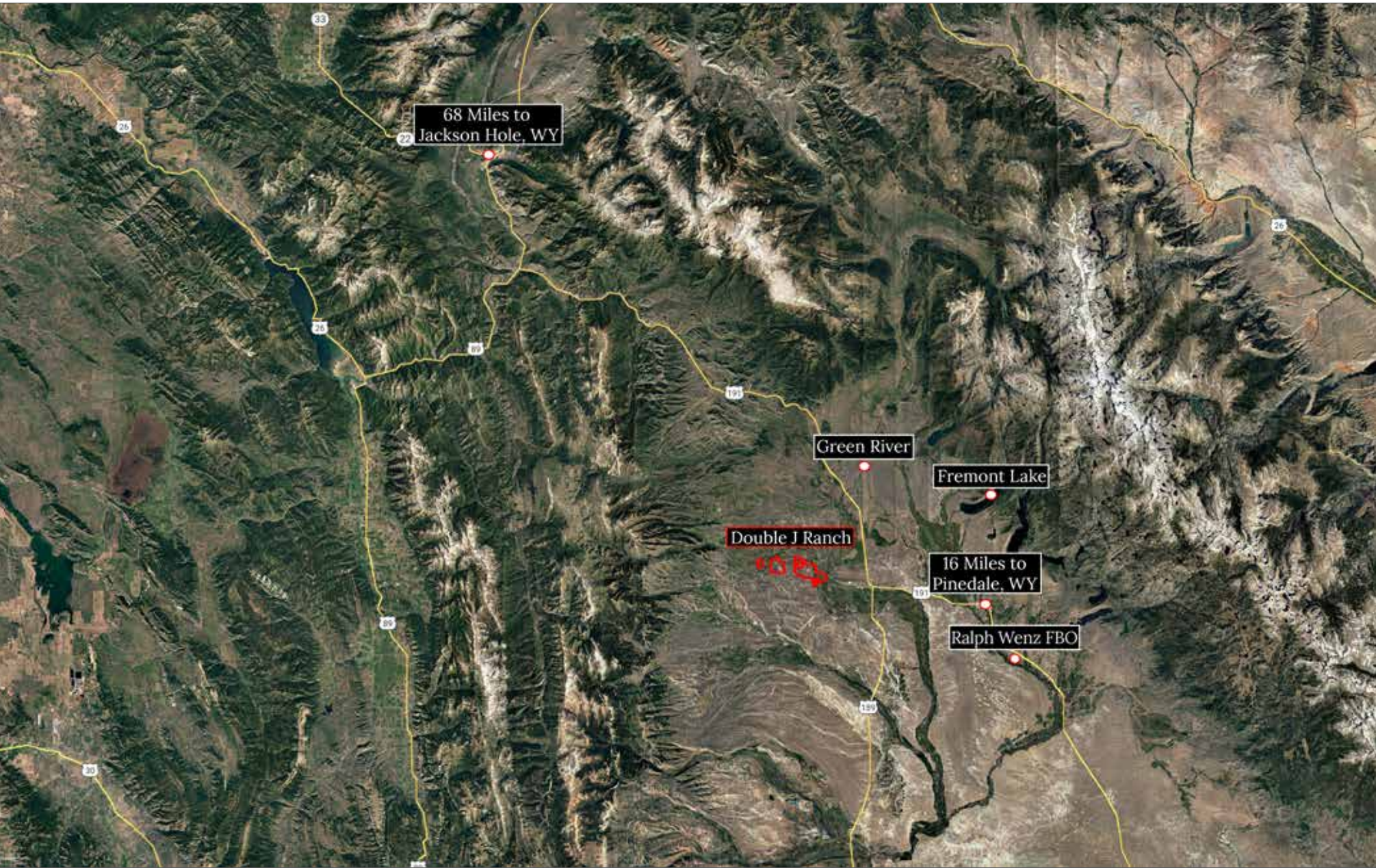
- +6,250 total deeded and leased acres
- +3,430 deeded acres
- Senior Horse Creek and Green River Water Rights
- Several miles of spring creeks and Horse creek



Double J Ranch - Aerial Map

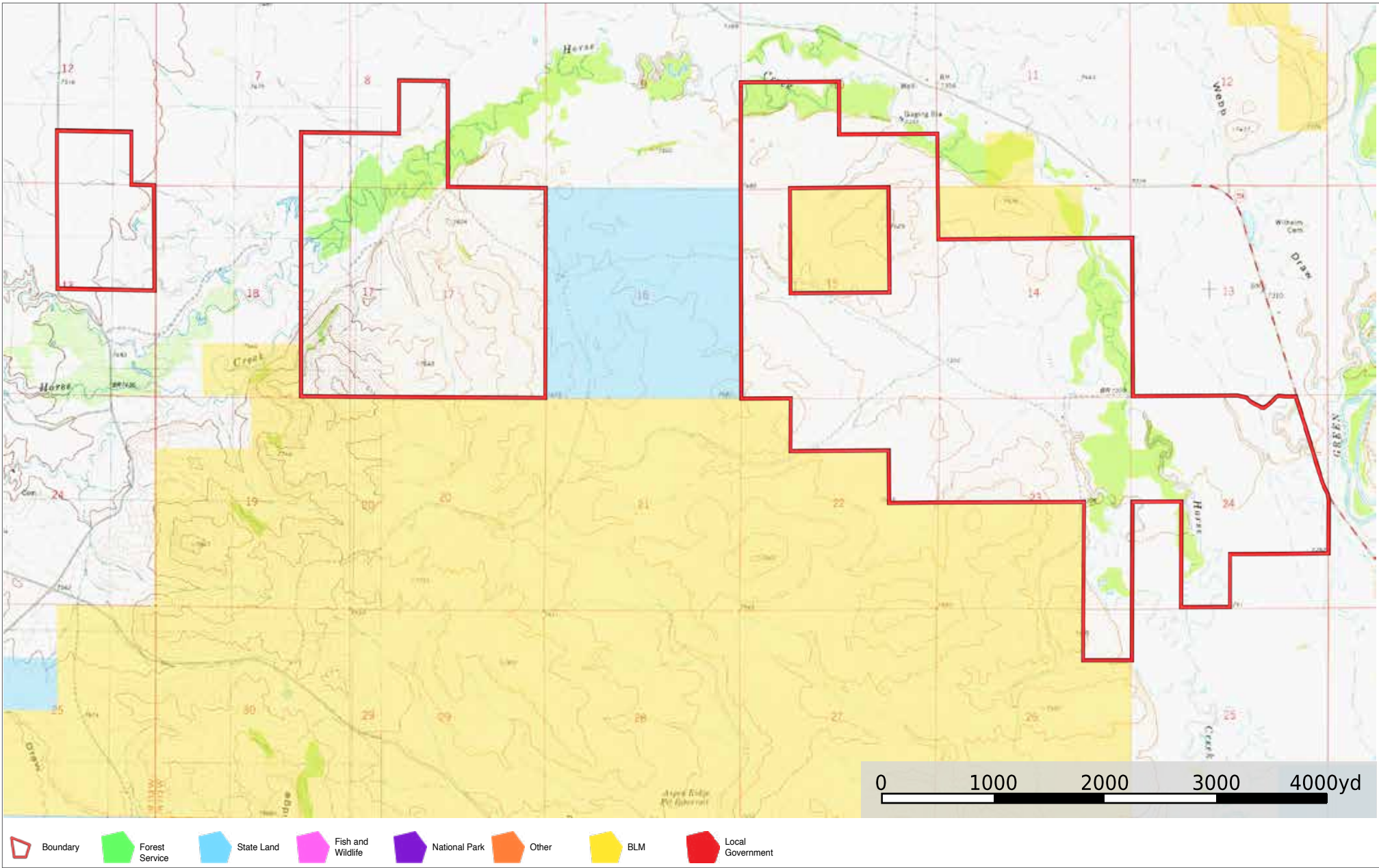
••Maps are for visual aid only, accuracy is not guaranteed.





Double J Ranch - Location Map

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Double J Ranch - Topography Map

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