



# Triangle C Ranch

DUBOIS, WYOMING

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



Hunting | Ranching | Fly Fishing | Conservation



## TRIANGLE C RANCH

Dubois, Wyoming

Forest Service Lease | Listing Price: \$4,950,000

Triangle C Ranch presents the opportunity to own a profitable, turnkey guest ranch with a rich history and unrivaled access to Wyoming's most scenic landscapes. Situated along the banks of the Wind River, this ranch provides privacy, charm, and endless outdoor recreation, all conveniently located near Dubois, Wyoming, and with proximity to Jackson Hole. The Ranch features a beautifully constructed lodge, welcoming Western-style cabins, and the complete infrastructure needed to run a successful guest ranch. The Ranch has established an international following as a premier guest ranch with excellent proximity to Yellowstone and Grand Teton National Parks. Triangle C operates under a National Forest Special Use Permit; this offering is for the business assets and equipment. With opportunities for future growth, Triangle C Ranch is the perfect blend of tradition, adventure, and investment potential.

### Contacts

Matt MacMillan, Associate Broker

307.413.3582 | [matt@livewaterproperties.com](mailto:matt@livewaterproperties.com)

Emily Feuz Staal, Sales Associate

307.690.7181 | [emily@livewaterproperties.com](mailto:emily@livewaterproperties.com)

[www.livewaterproperties.com](http://www.livewaterproperties.com)





## LOCATION

Triangle C Ranch is ideally located in the heart of the Wind River Valley, 18 miles west of Dubois and a scenic one-hour drive from Jackson Hole. The Ranch is nestled within the Shoshone National Forest, offering privacy while still being easily reachable for guests traveling from across the country.

Nestled in a high mountain valley, Dubois is a charming town with a population of approximately 900 people. Known for its welcoming community and strong Western identity, Dubois offers a variety of local shops, art galleries, cafes, and community events. Its location near the Wind River Range and national forest lands makes it a gateway for outdoor adventures year-round, including hiking, fishing, wildlife watching, and snowmobiling.

An hour to the west, Jackson Hole offers a vibrant contrast with its world-class amenities and international appeal. Known for luxury resorts, fine dining, and a lively arts scene, Jackson also functions as a major transportation hub with a regional airport that provides direct flights to cities across the country. As the gateway to Grand Teton and Yellowstone National Parks, Jackson enhances the convenience, visibility, and prestige of the Triangle C experience, making the Ranch an attractive destination for both adventure seekers and discerning travelers.



## ACREAGE

Triangle C Ranch does not include deeded land but operates under a long-established National Forest Special Use Permit issued by the U.S. Forest Service. This permit authorizes guest ranch operations and recreational use within a defined area along the Wind River, surrounded by the scenic Shoshone National Forest. While the Ranch does not own the land it occupies, the permit provides exclusive use of the designated area for permitted activities, offering the feel of a private inholding within one of the West's most iconic landscapes.







## IMPROVEMENTS - MAIN LODGE

Triangle C Ranch is a fully equipped guest ranch designed to accommodate up to 60 guests and 30 staff. The layout and amenities support both hospitality and operations, combining Western charm with modern comfort in a picturesque mountain setting.

At the heart of the Ranch sits the Main Lodge, a warm and welcoming centerpiece where every guest experience begins. The check-in office and reception area provide a comfortable and efficient arrival point, setting the tone for the hospitality to come. Beyond the entrance, the vaulted dining room offers a bright and inviting space filled with Western character and stunning mountain views. Adjacent to the dining area is the Wind River Watering Hole, a fully stocked bar and wine cellar where guests gather each evening for cocktails and camaraderie. Both the dining room and bar open onto a spacious wraparound deck overlooking the Wind River, creating an ideal setting for outdoor meals, evening drinks, and quiet moments taking in the scenery.

The Lodge also includes a staff lounge and dining area. The lower level of the Lodge is used for staff housing and includes bedrooms, bathrooms, an office, and a deck. A walk-in pantry and commercial-grade cold storage are located behind the Lodge to support kitchen and hospitality needs.







## IMPROVEMENTS - GUEST LODGING

The Ranch offers a wide variety of guest accommodations across cabins and suites, all designed with private entrances, Western décor, and modern amenities. Throughout the property, the cabins provide various and flexible configurations to suit couples, families, and groups.

- **Beaver Cabin.** Recently renovated, the Beaver Cabin sits across from the Lodge and features a divider wall, pull-out couch, and an upgraded bathroom.
- **The Ranch House.** One of the oldest buildings on the property, the Ranch House is divided into three private suites:
  - » Bill and Billie's Place – King bedroom with en suite bathroom
  - » Kate's Place – Two queen beds with private bath, close to the Lodge
  - » Jake's Place – King suite with smaller bath, located near the arena
- **Multi-Level and Multi-Suite Cabins: Trapper, Cowboy, and Indian.** The Trapper, Cowboy, and Indian Cabins each offer thoughtfully designed guest accommodations with a mix of private suites and flexible layouts. Trapper and Cowboy are two stories, while the Indian Cabin spans three levels, making it ideal for larger families or group gatherings. Inside, guests will find combinations of king and queen bedrooms, bunk rooms, sitting areas, and balconies with scenic views. Some suites are perfect for couples seeking a quiet retreat, while others are well-suited for families looking for space to spread out. Each cabin is furnished with Western décor and offers a comfortable balance of privacy, character, and modern amenities.
- **Tie-Hack Cabins.** The property includes eight preserved Tie-Hack Cabins dating back to the early 1900s. Originally part of the Wyoming Tie and Timber Company headquarters, these historic structures are now used for wrangler and employee housing, offering an authentic connection to the Ranch's working past.



## EQUESTRIAN FACILITY

- Five-stall barn with interior stair access to feed room
- Manager's apartment above barn with full kitchen, three bedrooms, two bathrooms, and a master suite
- Professionally designed outdoor riding arena with sand footing
- Historic tack room, leather shop, and pack room
- Multiple horse corrals and historic tie-hack corrals
- Hay barn

## OPERATIONAL INFRASTRUCTURE

- Chef's cabin near the Lodge
- Wrangler and employee housing with shared bathrooms
- Dedicated guest laundry area
- Housekeeping and maintenance storage
- Heated shop with lofted storage, a small bathroom, laundry room, and paint storage
- Storage buildings and equipment areas
- Cookout meadow





# RANCH OPERATION

Triangle C Ranch is sold as a turnkey business with all furnishings, equipment, and assets. It has operated as a successful summer guest ranch with high occupancy rates, returning guests, and premium pricing. Opportunities exist to expand bookings into shoulder seasons or build additional guest cabins, pending approvals.

# RANCH HISTORY

Originally the headquarters for the Wyoming Tie and Timber Company, Triangle C Ranch played a critical role in the railroad’s expansion in the early 1900s. The historic cabins date back to 1914 and have been preserved and repurposed over the decades. In the 1920s, the Ranch transitioned into a dude ranch and has welcomed guests from around the world ever since. It has operated under the name Triangle C since the 1930s and is widely recognized as one of Wyoming’s signature guest ranches.





## LIVE WATER

The Triangle C Ranch is set along the banks of the Wind River, offering an idyllic and peaceful alpine setting for guests and owners alike. The river is not only scenic but also a prized fishery. The Upper Wind River is a free-flowing natural river dominated by native cutthroat trout, with populations of rainbow and brown trout as well, giving anglers the opportunity to land all three species in a single day. The Ranch offers direct and private access to the river, allowing guests to fish right out the back door for trout that call this stretch of the Wind River home.



## HUNTING AND WILDLIFE

While the Ranch itself does not currently offer hunting, the surrounding Shoshone National Forest is home to abundant wildlife, including elk, mule deer, moose, and other game species. This setting presents an excellent opportunity for new ownership to partner with a local outfitter and expand operations into the fall season, offering guided hunts or wildlife-based experiences to extend the guest season and diversify revenue.





## RECREATION

At Triangle C Ranch, every day invites a new adventure. As a permitted outfitter operating under a long-standing Special Use Permit with the U.S. Forest Service, the Ranch is authorized to offer guided horseback rides, hiking, and mountain biking in the surrounding Shoshone National Forest. While the Ranch currently operates seasonally, there is an opportunity to expand into winter with permitted activities such as snowmobiling, snowshoeing, and cross-country skiing. Guests of all ages can immerse themselves in authentic Western experiences, from trail rides and fly fishing the Wind River, to guided nature outings.





## SUMMARY

Triangle C Ranch is a unique business opportunity, offering a proven profitable guest ranch with modern amenities, turn-key operations, brand equity, and a long-standing reputation. With its riverside setting, close proximity to Jackson Hole, and deep historical roots, it is a desirable asset. Whether as a family venture, business expansion, or long-term investment, Triangle C Ranch is an opportunity to invest in both a proven business and a lifestyle that's deeply rooted in place.





# TRIANGLE C RANCH

FOREST  
SERVICE LEASE

LOCATED IN DUBOIS, WYOMING

LISTED AT  
\$4,950,000

TRIANGLE C RANCH OPERATES UNDER A NATIONAL FOREST SPECIAL USE PERMIT; THIS OFFERING IS FOR THE BUSINESS ASSETS AND EQUIPMENT.

### IMPROVEMENTS

- The Ranch can accommodate up to 60 guests and 30 staff throughout the Main Lodge and various cabins
- Five stall barn with Manager’s apartment above
- Historic tack room, leather shop, and pack room
- Storage buildings and maintenance/ equipment areas

### LOCATION

- 18 miles west of Dubois
- One hour drive from Jackson Hole
- Sits within the Shoshone National Forest and provides easy access to Grand Teton National Park and Yellowstone National Park



## Triangle C Ranch - Aerial Map

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





