



CODY AREA BROKER

Ted Harvey

Ted Harvey grew up camping, hiking, rock climbing, rafting and kayaking in the mountains of North Carolina. His love of ranching and the West began during a family trip to a dude ranch on the South Fork of the Shoshone River outside of Cody, Wyoming, in the early 1980s. The trip sparked a 25-year adventure working on dude and cattle operations in New Mexico, Colorado, Wyoming and Montana. Majoring in Horsemanship at Central Wyoming College in Riverton, Wyoming, Ted developed a successful career working in all aspects of the guest ranch industry from head wrangler to general manager. Over the years Ted has been an active member of the National Dude Rancher's Association and has worked extensively on wrangler safety and risk management.



Many years in the guest ranch industry, Ted learned that attention to detail and excellent customer service principles make the difference between a good vacation and the experience of a lifetime. Moving back to Cody in 2010, Ted started his own Dude Ranch Consulting Business and has applied these principles to guiding ranch owners and individuals who are embarking in the industry. Ted's business model focuses on development of business plans, financial projections and helping people find the ideal ranch to suit individual needs.

Recently, Ted has joined the Live Water Properties' Team to promote the preservation of ranch lands while selling exceptional ranch properties in the Big Horn Basin and northwest Wyoming.

WYOMING RANCHES FOR SALE

Rome Hill Ranch - Ten Sleep, Wyoming

Representing one of the finest working cattle ranches and mixed-use sporting properties in the West, the Rome Hill Ranch is a one-of-a-kind offering. Located 12 miles southeast of Ten Sleep, Wyoming, the ranch is comprised of 20,342 controlled acres with 9,342 deeded acres, 1,200 acres of BLM lease, 1,200 acres of state lease and 8,600 acres of forest service lease. Situated on the west slope of the Big Horns, wildlife is abundant due to diverse topography; irrigated hay meadows, lush pastures and wetlands at 4,800 feet elevation transition to rolling hillsides and rock outcroppings while dark timber transitions to high country



pastures at 7,500 feet. Resident elk herds with numbers well into the hundreds call this ranch home as do healthy numbers of trophy Mule deer. Originating in Rome Hill's breathtaking canyon setting, Spring Creek flows through the ranch for approximately 7 miles offering private trophy trout fishing for brown trout, cutthroat and brook trout. In addition to Spring Creek, there is more live water on the ranch, providing an ideal habitat for elk, Mule deer, antelope, mountain lion, bear, turkey, pheasant, chukar, Sage grouse and waterfowl. The private ranch

owner's compound offers the custom 6,600 sqft wood-chinked log home, situated on 5 acres with fencing, landscaping and stocked trout pond. Other improvements include a log guesthouse, two manager's homes, large shops, corrals, machine storage with shipping and handling facilities. Rarely does a Wyoming legacy ranch of this caliber come onto market in this highly-coveted "neighborhood."

Offering Price is \$15,000,000

Lazy Bar F Ranch - Cody, Wyoming

Situated in the South Fork of the Shoshone River Valley, 50 miles southwest of Cody, Wyoming, is the Lazy Bar F Ranch. Comprised of 152 deeded acres, including 50 acres of river bottom, 30 acres of meadows and 72 acres of pasture, this ranch has a variety of unique terrain. It offers habitat to wildlife, including elk, moose, pronghorn, Mule deer, mountain lion and the occasional grizzly bear or wolf. Surrounded by public land on three sides, an incoming owner will enjoy privacy and peace unrivaled by other ranches. The South Fork of the Shoshone River



runs along the property for approximately one mile with two small creeks to compliment the river, providing excellent onsite fishing opportunities for rainbow, brook and brown trout. Naturally appealing, the and irrigated meadows scatter the ranch, some of which are used for hay production. Year round accessibility provides the opportunity to live on the ranch continually or make this a summer vacation property. Improvements include 8 well-kept guest cabins; a lodge containing 2 dining areas, a large kitchen and living room; a 2-bedroom manager's cabin; and an owner's modern home that is elevated with incredible views. A conservation easement envelopes the majority of the property, however 20 acres are unencumbered for further improvements. Nearby amenities include hotels, dining, shopping, museums, a state-of-the-art hospital and Cody's Yellowstone Regional Airport, which offers daily flights to Denver and Salt Lake City. Yellowstone National Park is within 2 hours of the ranch, providing endless exploration opportunities. Lazy Bar F Ranch is an ideal choice for family or corporate retreat.

Offering Price is \$5,600,000

Monster Lake Ranch - Cody, Wyoming

Comprised of 3,248.4 acres as part of the ranch headquarters in Park County, and 640 acres of rangeland located on Fifteen Mile Creek in Big Horn County, Monster Lake Ranch controls 3,888.4 total acres. The ranch is appropriately named after Monster Lake, a 180-acre lake



that is well known for producing “monster” trout. Historically, the ranch charged a daily rod fee to the public for the opportunity to catch one of the huge trout on Monster Lake. Also located on the ranch is Quick Lake, a 100-acre impoundment that has produced its fair share of trophy trout. Both of these lakes have an abundance of aquatic food sources allowing the trout to truly become “monsters”. Wildlife is plentiful with Pronghorn antelope, Mule and Whitetail deer, Chukar partridge, Hungarian partridge and waterfowl frequently seen on the

ranch as well as the adjacent BLM and state land. Monster Lake Ranch has approximately 550 acres available for irrigation and has a system of concrete ditches and gated pipe. Improvements include 5 homes, barns, corrals, shop and large equipment storage shed. Located 8 miles from Cody, Monster Lake Ranch is an extraordinary opportunity to own a world-class fishery and sporting property that offers beautiful mountain views, abundant wildlife, nice improvements and two lakes with “monster” trout.

Offering Price is \$3,490,000

UNDER CONTRACT!

Crossed Sabres Guest Ranch - Cody, Wyoming

Established in 1898 as a stagecoach stop between Cody and Yellowstone Park, Crossed Sabres Guest Ranch was converted into one of the West's first dude ranches in 1907. Located on 19 acres of leased National Forest Service land and 7 miles from the east entrance of Yellowstone National Park, the Crossed Sabres Guest Ranch is ideally situated for a Wyoming dude ranch operation. Being in the heart of the Shoshone National Forest with Absaroka and Washakie Wilderness surrounding the property, this mountain ranch offers unparalleled riding, fishing and backcountry adventures. Live water includes Libby Creek, which runs through the property and the nearby Gold Medal fishery of the North Fork of the Shoshone River. In 2007 and 2008, Crossed Sabres was fully renovated with the completion of a new lodge, upgrades on all 19 guest cabins, new water system and electrical improvements. With lodging, vehicles and industrial laundry facility, the Crossed Sabres Ranch is the ideal turn-key operation.



Offering Price is \$1.25M, Reduced from \$2.495M

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