



# McKenzie Bloodstock Ranch

EVANSTON, WYOMING

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



Hunting | Ranching | Fly Fishing | Conservation



# McKenzie Bloodstock Ranch

Evanston, Wyoming

90 Acres | Listing Price: \$2.85M



## Contact

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The McKenzie Bloodstock Ranch is located in the southwestern corner of Wyoming, north of Evanston and minutes from the Wyoming Downs Racetrack, the largest and only private horse track in Wyoming. This 90-acre equestrian property is ideally set up to breed, train or board horses. It could also be used for a small herd of registered cattle. Meticulously built to exacting standards in 2008, the custom log home features 4,800 sqft of beautiful living space on two levels. The home is designed to maximize functional use and aesthetic features of the ranch and land beyond. To complement the home there is a bonus living quarter above the garage with access from the main house or from a private entrance which, could be easily used as a VRBO rental or ranch-hand residence.

The enclosed 3,200 sqft barn includes seven separate horse stalls, a large tack room, and sufficient storage space throughout. The second 1,600 sqft pole barn provides excellent space for hay and large equipment storage. A steel-enclosed storage unit compliments each side of the pole barn for additional small equipment, feed, tool, and other ranch implement storage as needed. Naturally appealing, the sub-irrigated meadows produce top-quality grass hay and provide premier rotational grazing for cattle and horses. Each of the eight pastures, is fenced with steel pipe and includes natural running water, ponds or piped water. Year-round accessibility provides the opportunity to live on the ranch continually throughout the year or make this a summer vacation property. With a convenient location, a variety of big game and bird wildlife, recreation, and possible income production, McKenzie Bloodstock Ranch offers a western lifestyle with all that the Rocky Mountain region has to offer. It's rare for a property of this size, quality, and variety of attributes to become available in this area.









## Improvements

- 2008 - Custom 4,800 sqft log home built in 2008, by local builder Faust Construction
- 2008 - Approximately 1,000 sqft attached bonus living quarter with full bathroom. There is a private entrance in back, through garage or main house.
- 2010 – Detached garage/studio fully finished and heated
- 2011 - Enclosed 3,200 sqft steel barn with large tack room, seven individual stalls, hay storage and pull through bays
- 2011 - Open ended 1,600 sqft steel pole barn with two attached enclosed steel cargo trailers
- Multiple small storage units









## **Ranching Operation**

The McKenzie Bloodstock Ranch is currently used for boarding a small number of racehorses. Approximately 60 tons of grass hay is produced per cutting per year. The property consists of an abundance of water with several existing ponds, which could be easily enhanced for private pond fishing or a waterfowl hunting heaven.







## Recreation

Well-known fishing destinations within two hours of McKenzie Bloodstock Ranch include Flaming Gorge, Bear Lake, Fontenelle, Sulphur Creek, Lake Viva Naughton, Echo Lake, Meeks Cabin Dam, Mirror Lake, Rockport, Stateline, Deer Creek, and Jordanelle. There is blue-ribbon fly fishing on multiple tailwaters including the Green River below Fontenelle and Flaming Gorge Dams, Ogden River below Echo Reservoir and through Weber Canyon, Provo River below Jordanelle and Deer Creek, Hams Fork below Viva Naughton. There are also a variety of freestone rivers including Bear River, Smith's Fork, Henry's Fork on the North Slope of the Uinta's and numerous small streams and creeks throughout the Uinta Mountains.

Big game hunting includes trophy mule deer, elk, and antelope throughout the southwestern region of Wyoming.

Top 10 Utah Ski resorts within one to two hours of the Ranch include:

- Park City
- Deer Valley
- Solitude
- Brighton
- Alta
- Snowbird
- Powder Mountain
- Beaver Mountain
- Snowbasin
- Nordic Valley







## Location

- 2 miles north of Evanston, WY
- 65 miles to Park City, UT
- 85 miles to Salt Lake City International Airport, UT
- 190 miles to Jackson, WY
- Evanston – Uinta County Airport – Burns Field with 7,300 foot airstrip is open to the public for private jet service and located three miles from Evanston.



# Water Rights/ Mineral Rights

Of the total 90 deeded acres, The McKenzie Bloodstock Ranch has approximately 75 acres of seasonal or sub-irrigated land watered by flood.

All, if any, mineral rights owned by the Seller will be conveyed to the Buyer at closing. Buyers concerned about the status of the mineral estate should consider conducting a mineral search.







## Summary

Situated in the epicenter of a historic equine and cattle region of Wyoming, The McKenzie Bloodstock Ranch is suited for the equestrian enthusiast or small registered cattle operator. The property is minutes from the largest and privately-owned Wyoming Downs Racetrack, a short drive to a multitude of rodeos found throughout northern Utah, within an hour or two of unlimited recreational and outdoor activities including blue-ribbon fishing, high country snowmobiling and tremendous big game and waterfowl hunting. Including 90 acres of individual pastures, hay production, ample water, a beautiful, functional, and well-maintained custom log home with a bonus living area, all the necessary livestock facilities, and convenient access, the McKenzie Bloodstock Ranch has it all. It may take several lifetimes to find another property like this.



# Property Details

Evanston, Wyoming | 90 Acres

Listing Price: \$2.85M

Taxes: \$6,200 in 2023

## IMPROVEMENTS

Custom 4,800 sqft log home built in 2008

Heated garage and studio

3,200 sqft steel barn with large tack room, seven stalls, hay storage and pull through bays

Open-ended 1,600 sqft steel pole barn for cargo trailers

## ACREAGE

±90 acres

Eight fenced pastures with natural running water, ponds or piped water

Year-round accessibility

Sub-irrigated meadows

## LOCATION

Two miles north of Evanston, Wyoming

65 miles to Park City, Utah

190 miles to Jackson, Wyoming

## GETTING TO THE RANCH

85 miles to Salt Lake International Airport, Utah

Evanston- Uinta County Airport- Burns Field with 7,300 airstrip open to the public for private jet service

## CONTACT

For more information please contact

Toby Griffith at 307.272.8629

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### Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.





## McKenzie Bloodstock Ranch - Aerial Map

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



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## McKenzie Bloodstock Ranch - Location Map

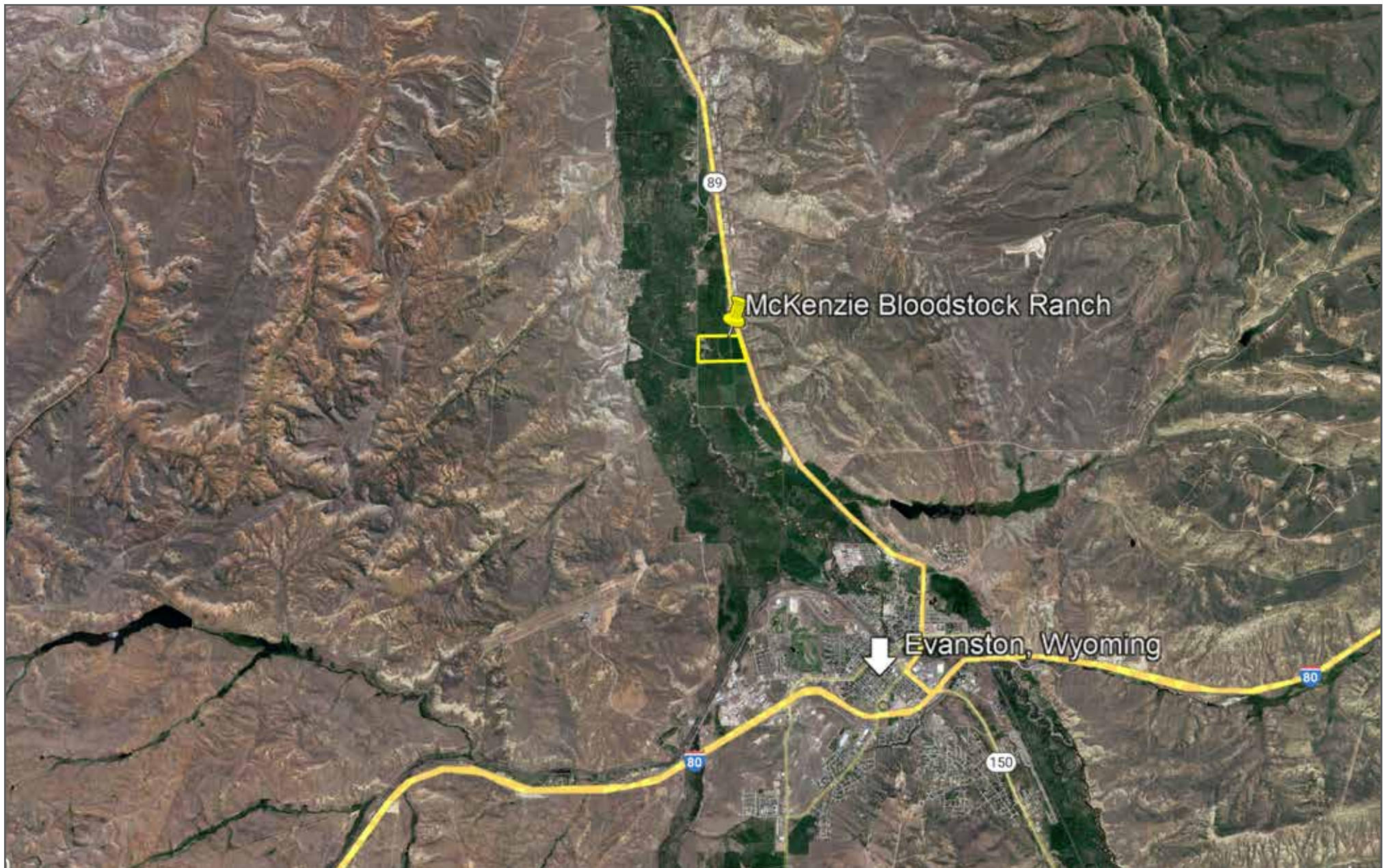
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