

# Baker Creek Ranch

SHERIDAN, WYOMING

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



Hunting | Ranching | Fly Fishing | Conservation



# Baker Creek Ranch

Sheridan, Wyoming

330 Acres | Listed Price: \$6,250,000



## Contact

Toby Griffith, associate broker

307.272.8629 | [tgriffith@livewaterproperties.com](mailto:tgriffith@livewaterproperties.com)

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

Located 15 miles from downtown Sheridan with year-round access by maintained county roads, Baker Creek Ranch is one of the few remaining sizeable ranches along the eastern front range of the Bighorn Mountains that is NOT encumbered by a conservation easement. Baker Creek consists of approximately 330 deeded acres of highly desirable real estate in an incredible setting overlooking miles of the Bighorn Mountains. In addition to the property's many attributes, Baker Creek offers abundant water resources, including wells, ponds, springs, and excellent territorial irrigation water rights, and includes the sale and transfer of 40 shares of Park Reservoir water, further benefiting the property. The previous owners have continued the traditional use of maintaining a small-scale, cow-calf operation utilizing cross-fenced pastures, irrigated meadows, and its ability to produce 250 to 300 tons of hay each year. Baker Creek Ranch is also a wildlife haven for trophy whitetail deer, mule deer, turkey, upland birds and waterfowl. Elk and antelope occasionally visit Baker Creek Ranch.

















## Improvements

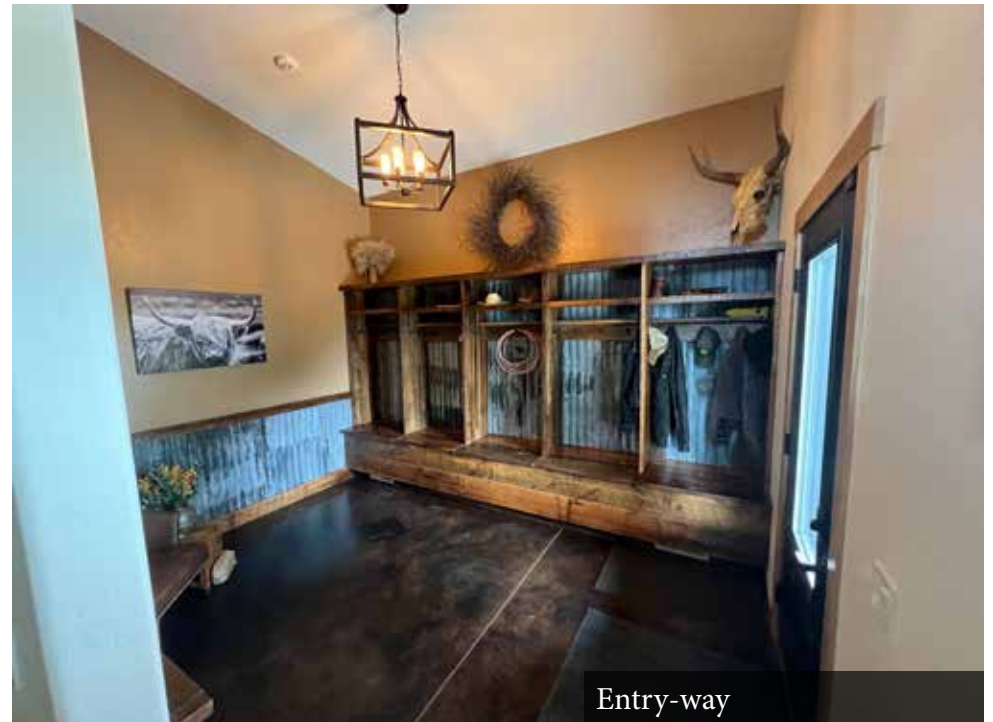
- Newly constructed (2022) three-bedroom, three-bathroom home with large living and sitting room, modern kitchen, bar, and finished basement totaling approximately 2,979 sqft
- Wrap-around concrete porches, new septic, and open floor plan design
- 960 sqft two-bay, insulated, heated detached garage built in 1984
- 960 sqft open bay utility farm shed built in 1984
- 252 sqft rustic cabin built in 1938
- 1,269 sqft calving shed







Kitchen



Entry-way



Dining Room



Master Bedroom



## Ranch Operation

Baker Creek Ranch is currently under the same agricultural operation as it has been for multiple generations. Due to abundant water and native grasses, the ranch can run 50 to 75 cow/calf pairs and harvest roughly 250 to 300 tons of grass hay. The ranch is separated by multiple interior pastures for proper grazing rotation and hay production without overgrazing the property.





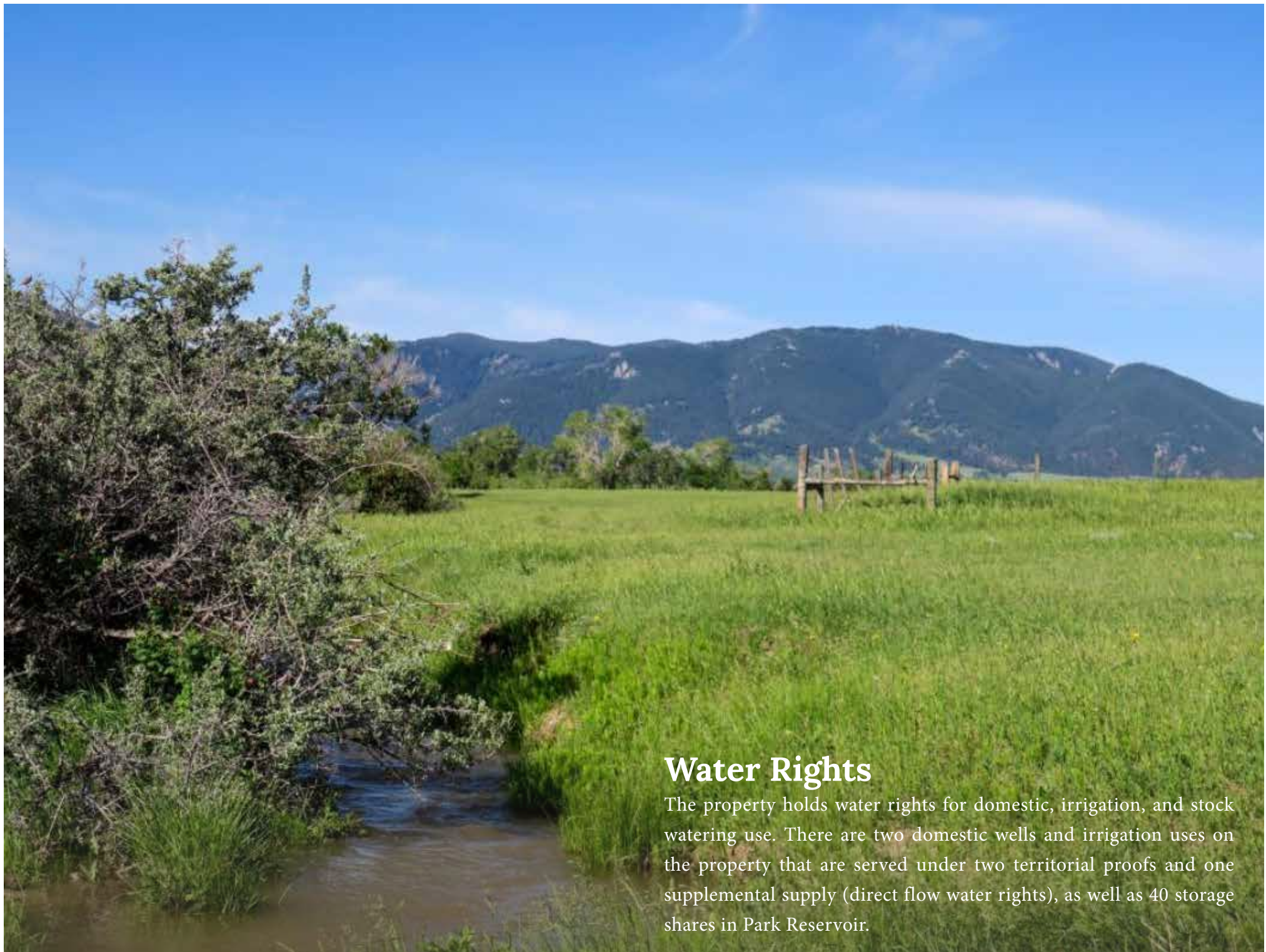
## Location

Baker Creek Ranch is located 15 miles southwest of Sheridan, WY, and seven miles west of Big Horn, WY. Virtually all neighboring ranches between Baker Creek Ranch and the Bighorn Mountains are large and are encumbered with Conservation Easements, protecting the breathtaking mountain views in perpetuity.

Flight service in Sheridan County Airport is operated by Skywest Airlines and offers reliable flights from Denver, CO daily. Located two hours north, Montana's Billings – Logan International Airport provides flights throughout the Big Sky area and beyond.







## Water Rights

The property holds water rights for domestic, irrigation, and stock watering use. There are two domestic wells and irrigation uses on the property that are served under two territorial proofs and one supplemental supply (direct flow water rights), as well as 40 storage shares in Park Reservoir.





## Hunting & Wildlife

The Sheridan area and the nearby Bighorn National Forest region boasts an abundance of diverse wildlife, enticing hunters and photographers alike to the area. These ancient hunting grounds, comprised of public and private lands, are integral to maintaining the myriad of species for which Wyoming is known: mule deer, whitetail deer, antelope, elk, moose, and black bear. Various bird species, including pheasants, gray partridge, turkey, and sharp-tailed, sage, and blue grouse reside here. Centered in the region lies the incredible 330-acre Baker Creek Ranch, which offers a natural balance of food, water, and cover to create an ideal habitat or sanctuary, specifically trophy whitetail and mule deer, and upland game birds. Due to its private but accessible location, breathtaking views of the Bighorn Mountains, and incredible hunting opportunities, Baker Creek Ranch checks all the boxes of the wildlife conservation-minded buyer.



# Summary

Baker Creek Ranch is an exceptionally rare opportunity to own a sizeable, unencumbered, multifaceted ranch in one of Wyoming's most sought-after locations.





# Property Details

Sheridan, Wyoming | 330 Acres

Listed Price: \$6,250,000

Taxes: \$6,952 in 2022

## ACREAGE

Excellent water rights attached to the property along with 40 shares of Park Reservoir water

Property is unencumbered but adjacent to large, encumbered properties

Extraordinary views of the Bighorn Mountains

Outstanding wildlife including upland birds and trophy whitetail

Excellent candidate for agricultural income and/or easement placement

## IMPROVEMENTS

Newly constructed 2,979 sqft three-bedroom and three-bathroom home

## LOCATION

Convenient, year-round access from county road

15 miles from Sheridan, Wyoming

Seven miles west of Big Horn, Wyoming

## GETTING TO THE RANCH

Flight service in Sheridan County Airport is operated by Skywest Airlines and offers reliable flights from Denver, CO daily

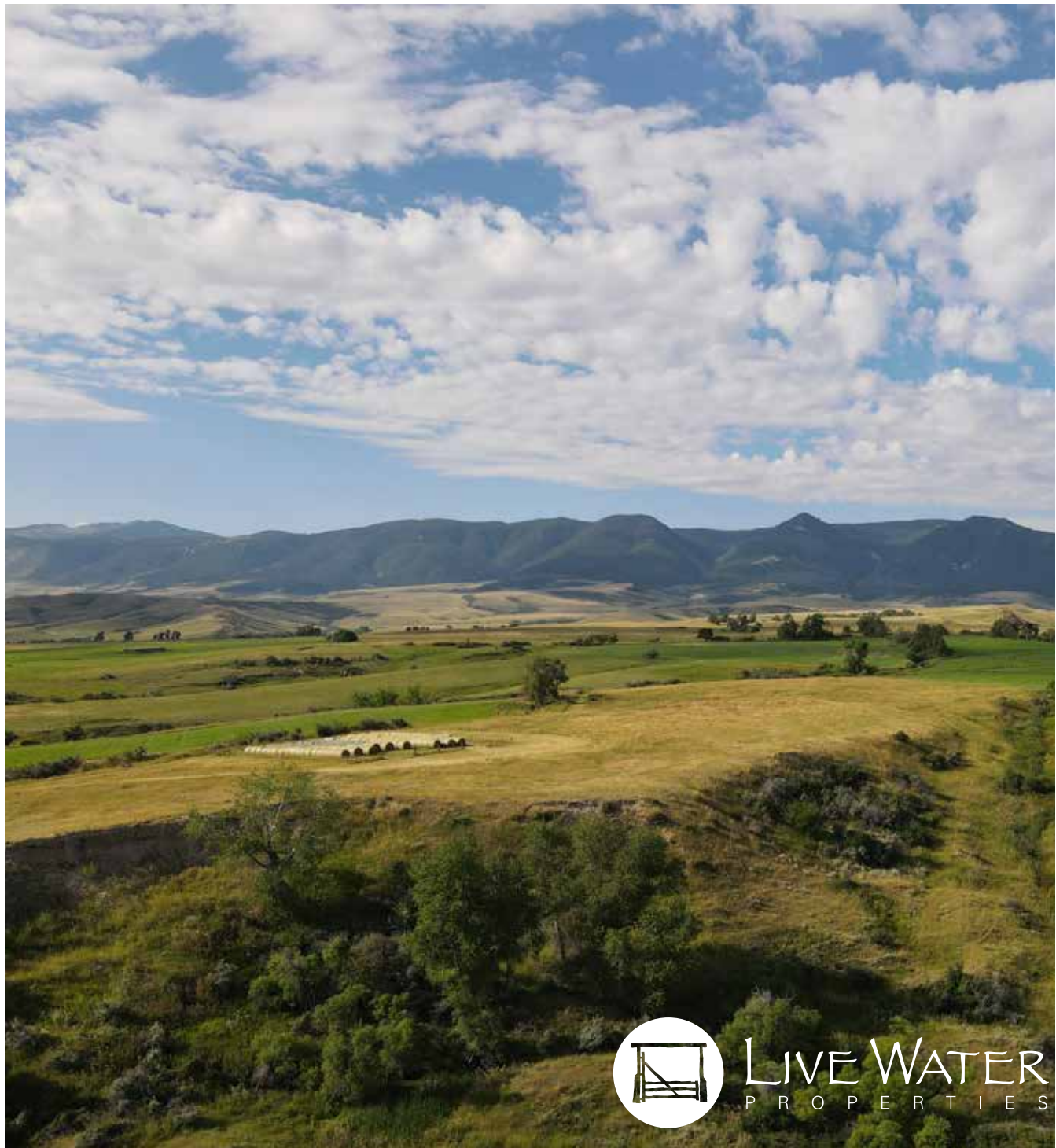
Logan International Airport in Billings, Montana is located two hours from the ranch and provides flights throughout the Big Sky area and beyond

## CONTACT

For more information please contact

Toby Griffith at 307.272.8629

or [tgriffith@livewaterproperties.com](mailto:tgriffith@livewaterproperties.com)

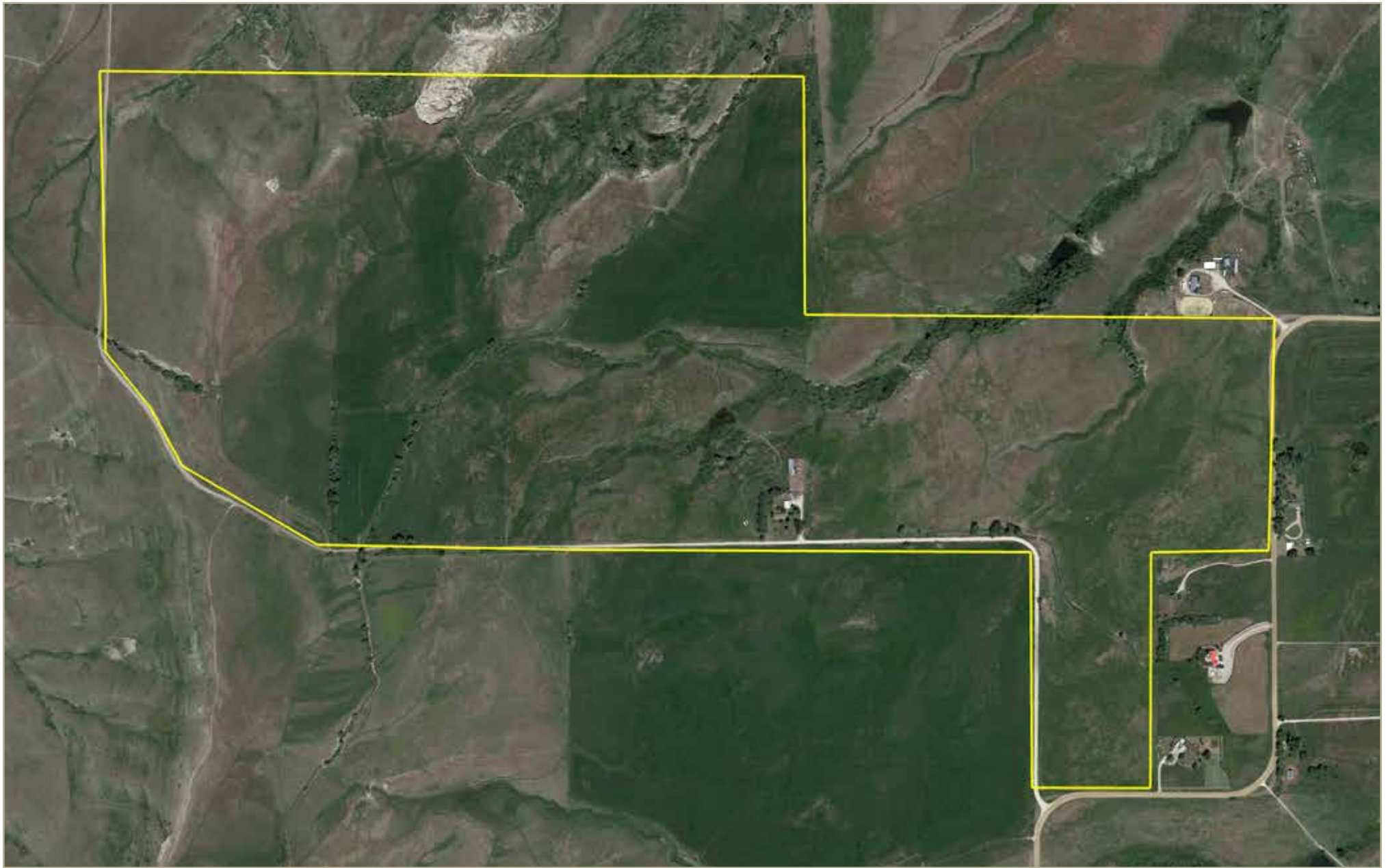


LIVE WATER  
PROPERTIES

### 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.





## Baker Creek Ranch- Aerial Map

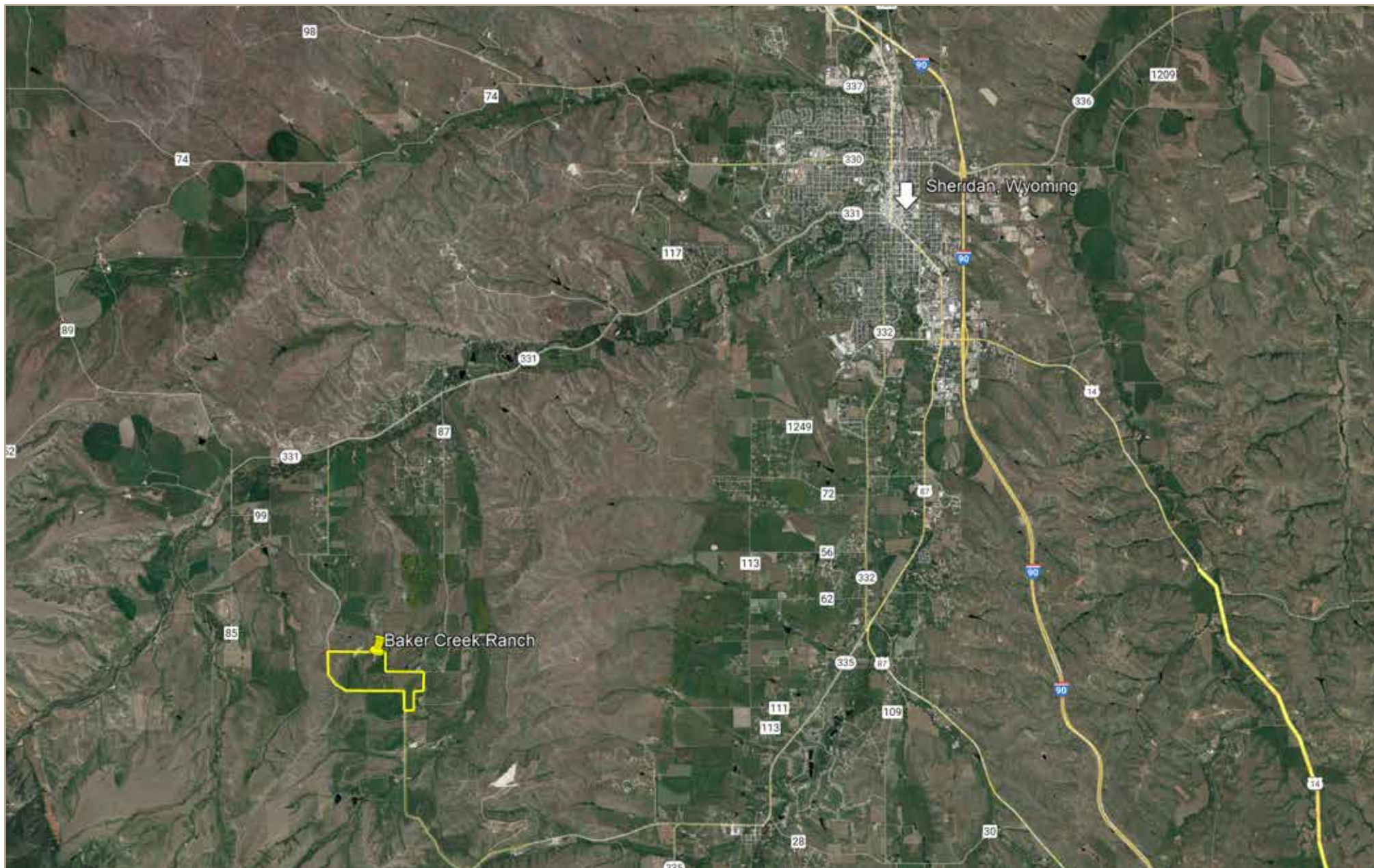
••Maps are for visual aid only accuracy is not guaranteed.



LIVE WATER  
PROPERTIES

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





## Baker Creek Ranch- Location Map

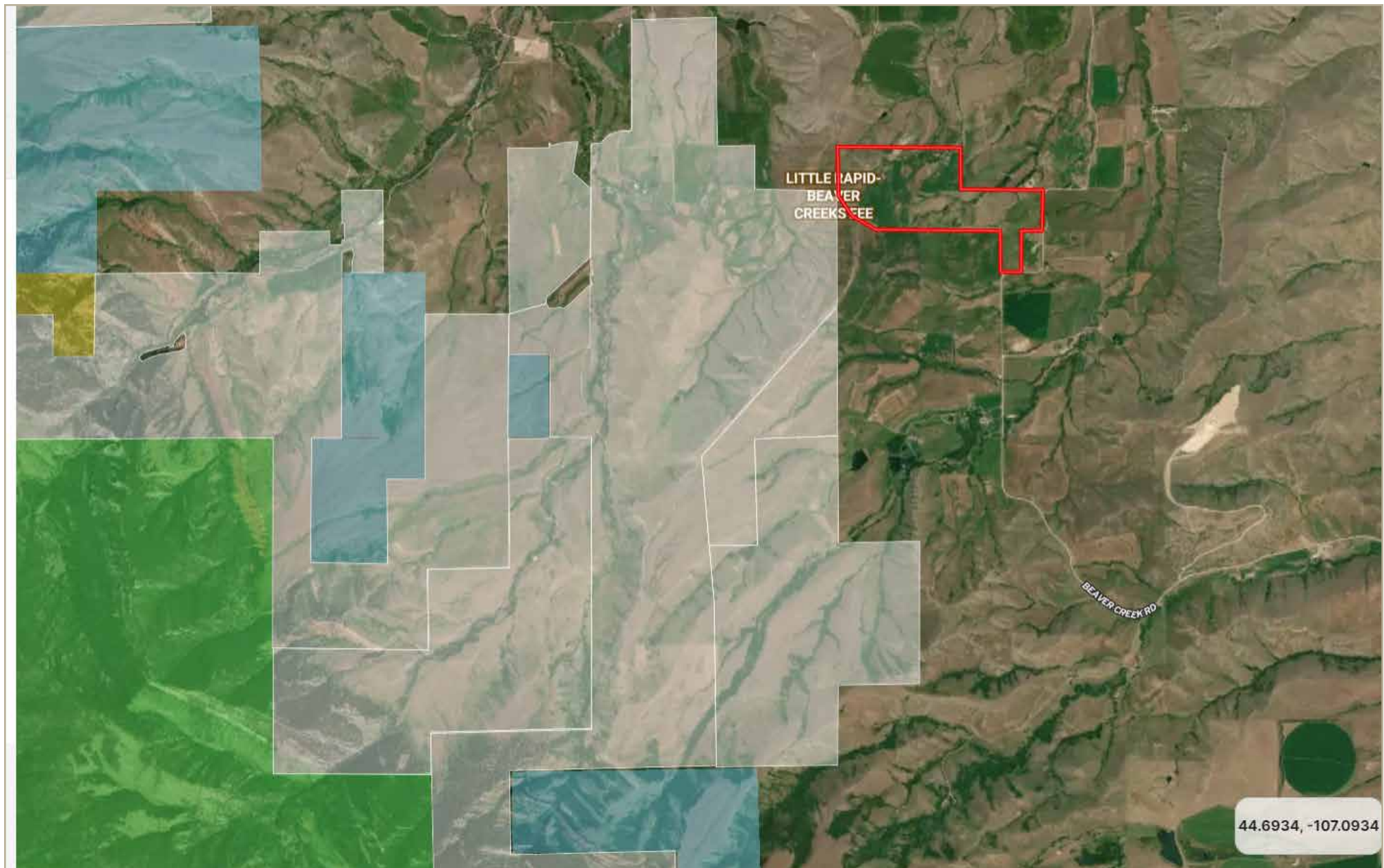
••Maps are for visual aid only accuracy is not guaranteed.



LIVE WATER  
PROPERTIES

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





## Baker Creek Ranch- Public Lands Map

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



Property Border



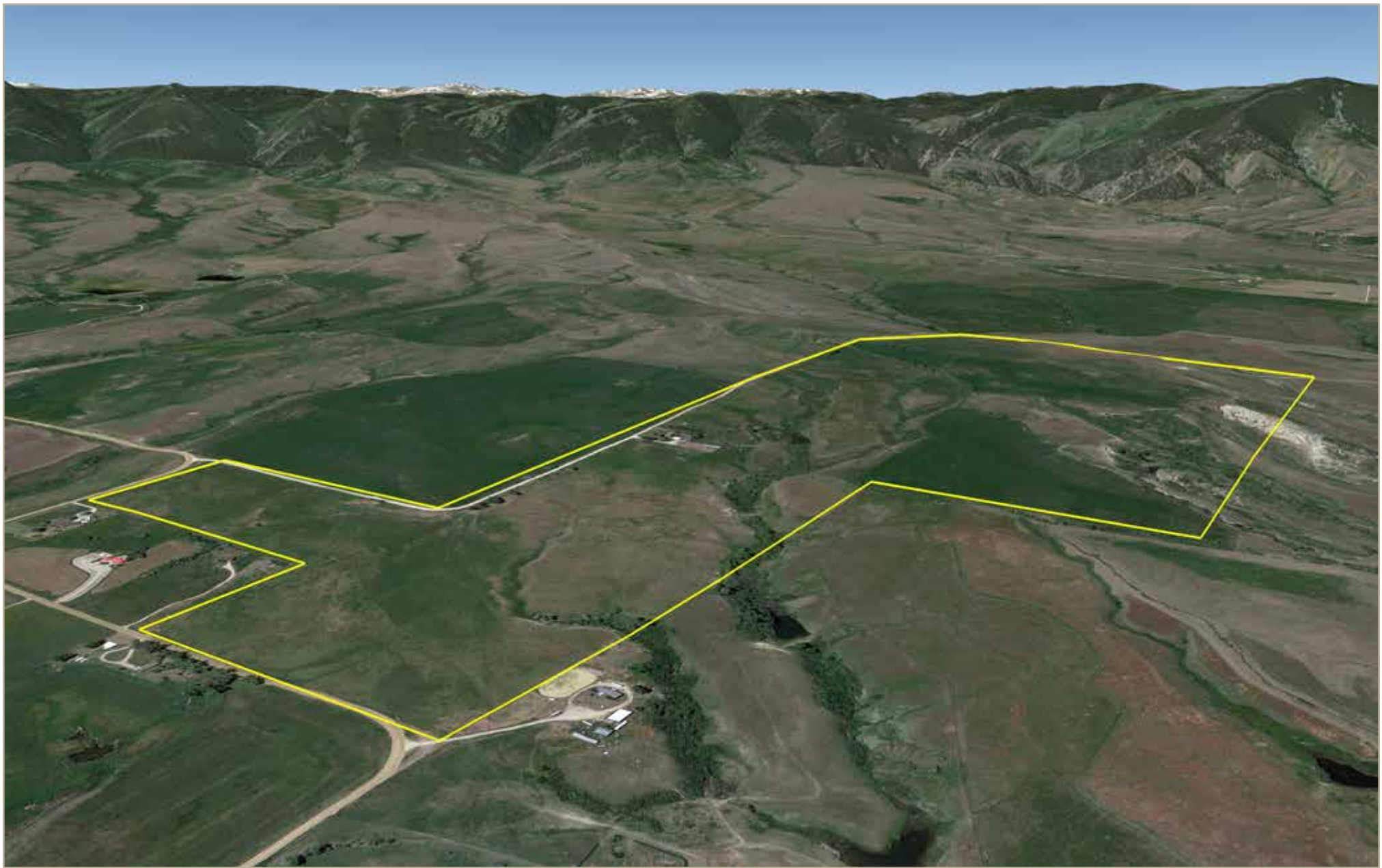
USFS



LIVE WATER  
PROPERTIES

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





## Baker Creek Ranch- Topography Map

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



LIVE WATER  
PROPERTIES [www.livewaterproperties.com](http://www.livewaterproperties.com)