



# Nieslanik Ranch

COKEVILLE, WYOMING

LIVE WATER  
PROPERTIES



Hunting | Ranching | Fly Fishing | Conservation



# Nieslanik Ranch

Cokeville, Wyoming

±399 Acres | Listing Price: \$4,250,000



The Nieslanik Ranch is located 5 miles north of Cokeville, WY, in Lincoln County. The ranch totals ±399 deeded acres, which ±360 acres consist of highly productive irrigated fields and pastures. Ideally positioned on the banks of Chalk Creek and adjacent to thousands of acres of public land, the ranch is thoughtfully improved with a beautiful 3,155 sqft log home, a 6,000 ft shop, ±800 ton hay storage, and ranch support buildings. Immediately upon entering the ranch, pride of ownership is evident. From the pivot irrigated fields on the west side of the property to the mature landscaping that frames the owners' residence, the ranch benefits from the ownership's 25 years of meticulous care and stewardship.

## Contact

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## Acreage

The Nieslanik Ranch consists primarily of irrigated lands that produce robust crops of alfalfa, grass hay, and small grains. Two center pivots service the lands to the west of Highway 30. The lands east of the highway are a combination of irrigated hay fields that transition uphill to the ranch headquarters and fenced horse pastures.

The ranch gently slopes from east to west, with the owner's residence and shop occupying a slightly elevated position on the property. This affords beautiful sunset views across the irrigated lands and the Bear River Valley.

Chalk Creek runs out of Chalk Creek Canyon and enters the deeded lands north of the headquarters. It is a small spring-influenced stream that is both a source of irrigation water and a wildlife attractant. Chalk Creek runs behind the house, creating excellent water features, and then fills a stock pond downstream from the house. Deer and elk frequent this pond, and it has been a favorite family ice skating spot in the winter months.













## **Improvements - Main Home**

The home was custom-built in 2001, and it is set on the banks of Chalk Creek, surrounded by mature landscaping with irrigated lawns and gardens. The house measures 3,155 sqft of premium log construction with five bedrooms, three baths spanning two levels, and a loft area. Meticulously maintained, this beautiful log home is complemented by custom woodwork, hardwood floors, and a newly updated kitchen with granite countertops and stainless-steel appliances.









## Improvements - Outbuildings

**Shop:** The shop was built in 2019, and it measures 60x100 ft, providing 6,000 sqft of heated work and storage space. It is heated via overhead propane heaters and illuminated with overhead lighting. Additionally, the shop has a loft area with a pool table, bar area, and a half-bath on the main level.

**Hay Sheds:** The stack yard includes two hay sheds, which are located at the ranch entrance. They make for easy stacking and shipping and will store approximately 800 tons of hay.

**Hanger:** The hanger building houses a small plane that the owners land on the ranch regularly. Measuring 30x45 ft, it has a poured concrete floor and could be repurposed for a variety of uses if one does not have a plane.

**Outbuildings:** A detached two-car garage, greenhouse, and chicken coop complete the support outbuildings on the ranch.















## Production and Water Rights

The Nieslanik Ranch is water-rich. There are two distinct sources of irrigation water on the ranch: water that is delivered from two groundwater wells and water that is diverted from Chalk Creek. The groundwater wells are shallow in depth, pumping from a static water level of 15 ft. Pulling water from this shallow level results in minimal pumping costs—additionally, the ranch benefits from surface water from Chalk Creek. Chalk Creek runs through the deeded lands, making it a low overhead proposition, as it is gravity-fed with no pumping costs. Chalk Creek has an in-channel reservoir, allowing additional flexibility in managing irrigation flow.

First and foremost, the Nieslanik Ranch is a hay operation. Two center pivots service the western acreage, while wheel lines water the eastern acreage. Currently, the fields are a mix of grass hay, alfalfa/grass mix, and grain. Rotating grain into the fields following a mature hay stand is essential for soil health. Hay yields have traditionally averaged 4.5 tons per acre range on two cuttings.









## Hunting and Wildlife

The Cokeville area is known for its excellent big game hunting, namely Rocky Mountain elk and mule deer. Given its adjacency to public land, the Nieslanik Ranch is frequented by deer and elk. The owners, family, and friends have been successful in hunting both species on the BLM and National Forest lands behind the ranch and on the ranch.

Aside from big game, the ranch may be visited by nearly any wildlife species native to the area on a given day. Due to its proximity to the Bear River, less than a ½ mile from the western border of the ranch, the spring and the fall see the fields frequented by ducks, geese, and sandhill cranes. For those looking to waterfowl hunt or observe these species, the western side of the ranch is a great spot to do so.

South of Cokeville, Wyoming, Cokeville Meadows National Wildlife Refuge is centered around a 20-mile stretch of the Bear River Valley and its associated wetlands and uplands. It supports one of the highest densities of nesting waterfowl in the State of Wyoming.



Cokeville, Wyoming



Bear Lake, Idaho



Jackson Hole, Wyoming



## Location

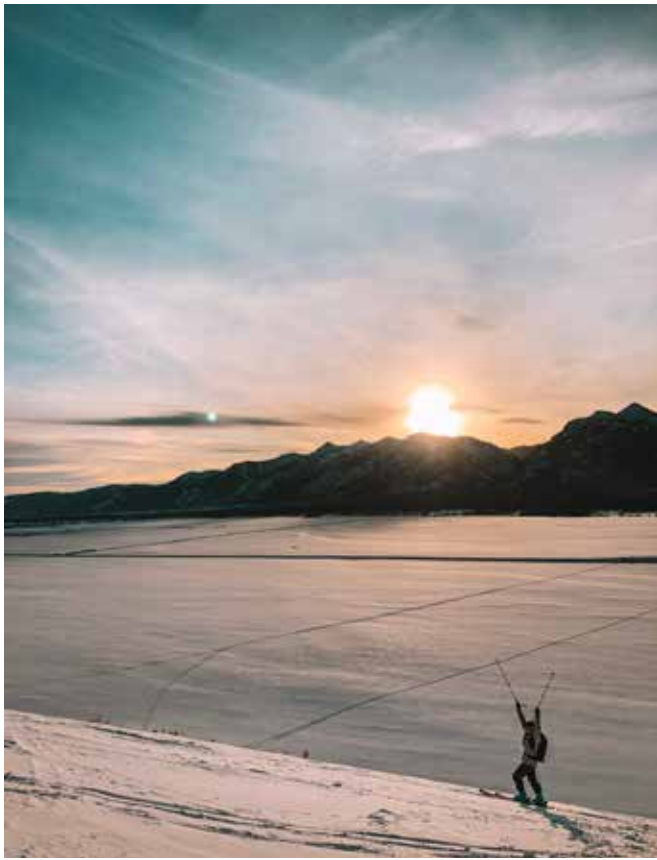
Cokeville was originally settled in the late 19th century as a ranching and farming community. The town slowly grew over the decades, supported mainly by agriculture and the local railroad industry. Today, it remains a quaint, rural community with a strong sense of local pride and heritage.

Being nestled in the beautiful Bear River Valley, Cokeville offers numerous outdoor recreational opportunities. Hiking, fishing, camping, hunting, and wildlife viewing are popular activities in the surrounding mountains and forests. The Bear River, which flows just west of the Nieslanik Ranch, is known for its fishing opportunities and is the lifeblood of this fertile valley.

The town of Cokeville is surrounded by the scenic Bear River Range, which offers stunning vistas, hiking trails, horseback riding, hunting, and fishing. The rugged beauty of the mountains provides a picturesque backdrop to the town. Nearby national forests, including the Caribou-Targhee National Forest and Bridger-Teton National Forest, provide ample opportunities for exploring pristine wilderness areas, observing diverse flora and fauna, and enjoying the solitude of nature.

The town of Cokeville is five miles from the ranch and provides day-to-day necessities. Other surrounding and notable towns include Montpelier, Idaho (25 miles away), Star Valley's Afton, Wyoming (47 miles away), and the resort town of Jackson Hole, Wyoming (118 miles away).





## Local and Nearby Attractions

The area around Cokeville is rich in natural beauty and offers numerous hiking trails and outdoor exploration opportunities. From simple nature walks to more challenging hikes in the nearby mountains, outdoor enthusiasts can enjoy scenic landscapes, wildlife viewing, and peaceful surroundings.

Cokeville and the surrounding area are also famous for hunting. Big game hunting is particularly prevalent, with opportunities to hunt elk, deer, moose, and antelope. The adjacent public land behind the ranch provides convenient access to uncrowned hunting opportunities.

The immediate region offers excellent fishing opportunities in its rivers, streams, and lakes. Popular fishing spots include the Smith's Fork and the Bear River, as well as numerous tributaries and alpine lakes.

The winter months provide an opportunity to step back in time and ski the uncrowded, Lincoln County-owned, Pine Creek Ski Area. Pine Creek has a 1,450 ft vertical drop and is open to the public on weekends and available for private rental during the week. Skiing untracked powder at Pine Creek can last all day, providing a truly unique experience for the alpine skier.





## Summary

For those seeking a turnkey, low-overhead ranch with a highly productive farm component, set in an area that is well known for its world-class recreation and vast public lands, the Nieslanik Ranch is worth serious consideration.



# Property Details

Cokeville, Wyoming | ±399 Acres

Listing Price: \$4,250,000

Taxes in 2023: \$6,175

## IMPROVEMENTS

±3,155 sqft custom built home in 2001

60x100 ft heated shop building

Two hay sheds that will store 800 tons of hay

30x45 ft hanger

Detached two-car garage with a greenhouse and chicken coop

## ACREAGE

Primarily irrigated land, which produces alfalfa/  
grass mix, hay, and small grains

Chalk Creek runs through the property

## LOCATION

Five miles to Cokeville, Wyoming

25 miles to Montpelier, Idaho

47 miles to Star Valley, Wyoming

118 miles to Jackson Hole, Wyoming

Surrounded by the Bear River Mountain Range

Nearby national forests include Caribou-Targhee

National Forest and Bridger-Teton National Forest

## CONTACT

For more information please contact

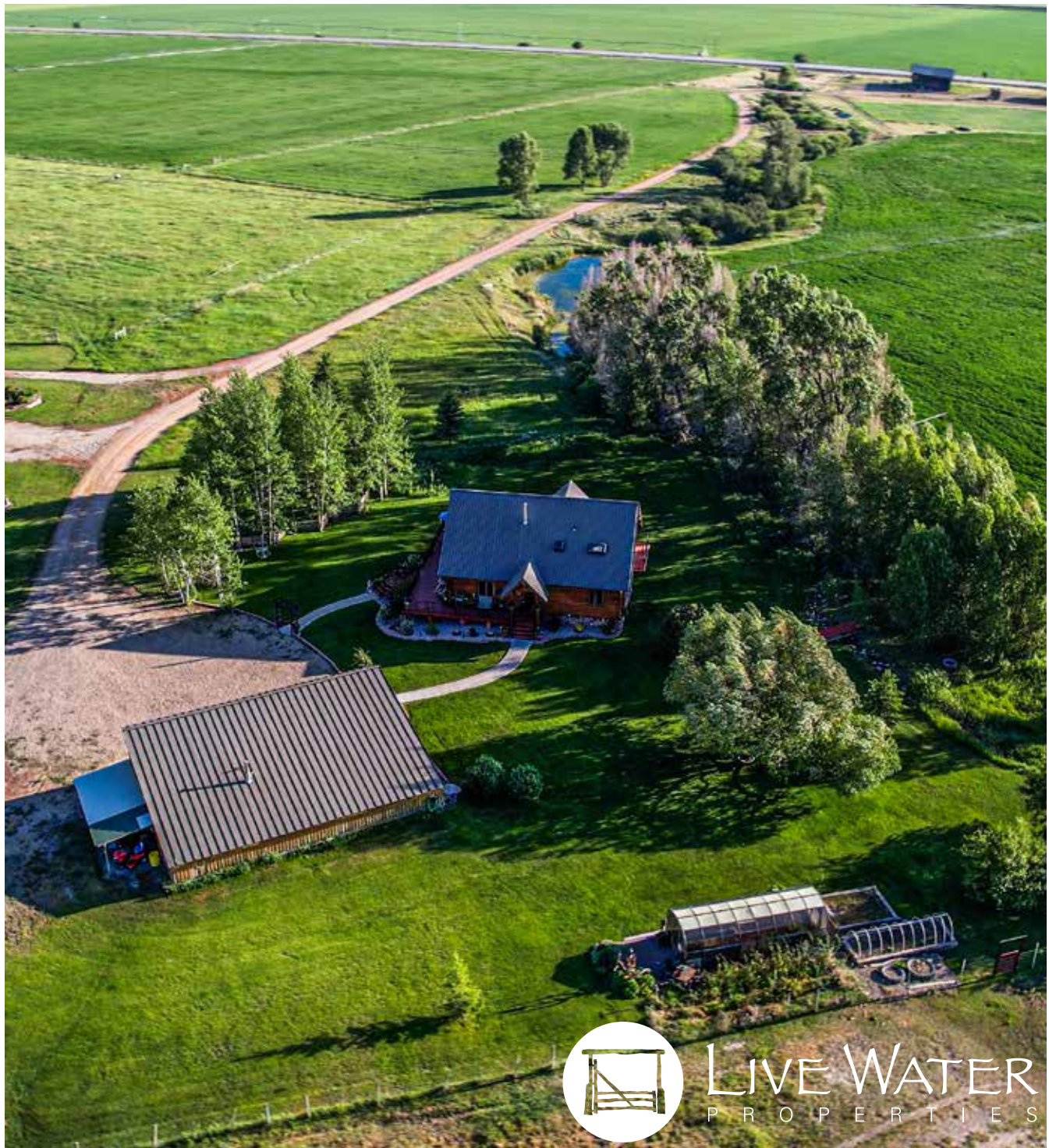
Matt MacMillan at 307.413.3582 or

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

Brokers representing well-qualified prospective buyers are welcome to enquire and are cordially invited to contact Live Water Properties for information regarding cooperation policies.

### Notes:

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HAY SHEDS

HANGER

HOUSE

SHOP

WHEEL  
LINE

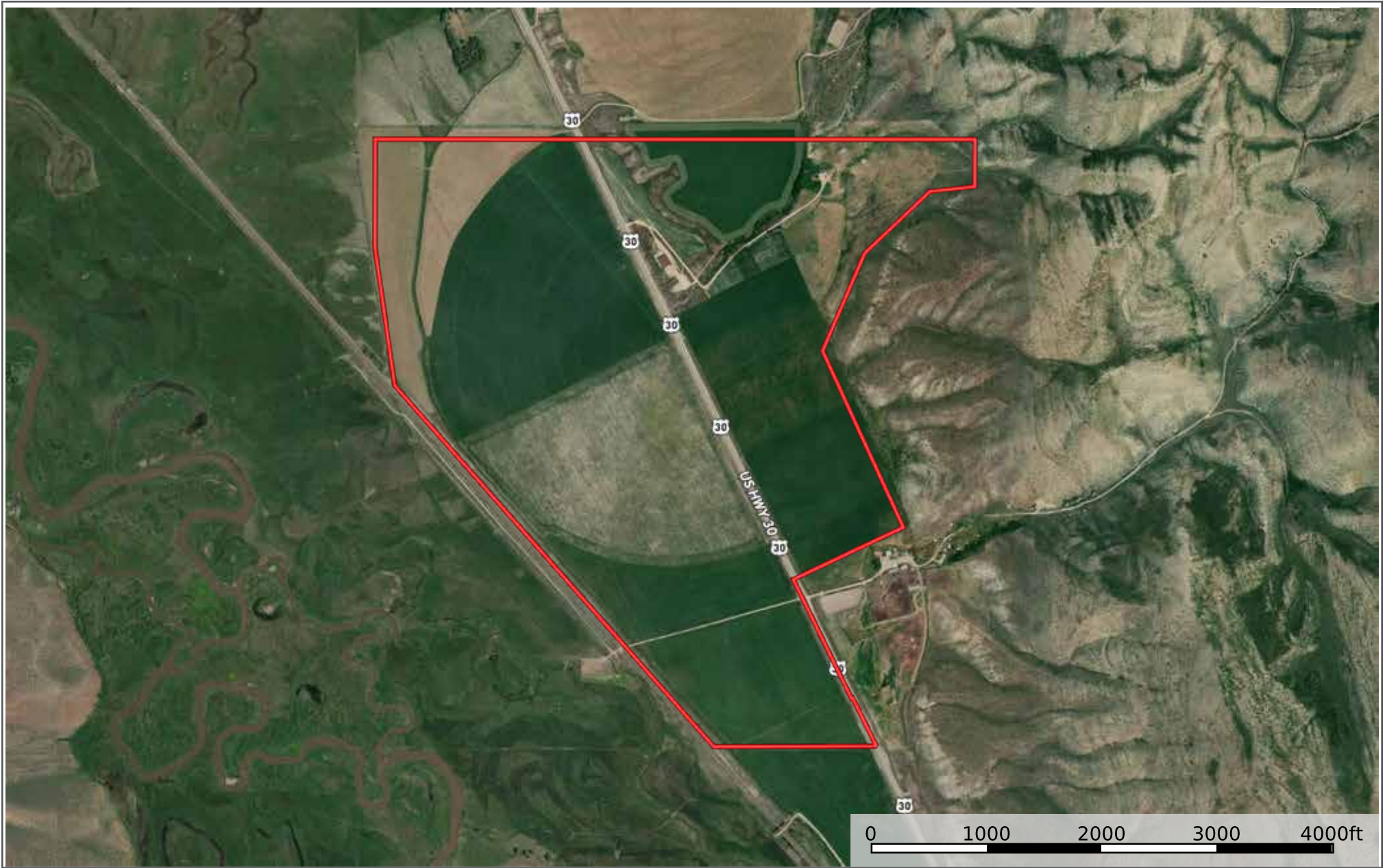
WHEEL  
LINE

CENTER  
PIVOT

CENTER  
PIVOT

SIGHTS  
DITCH

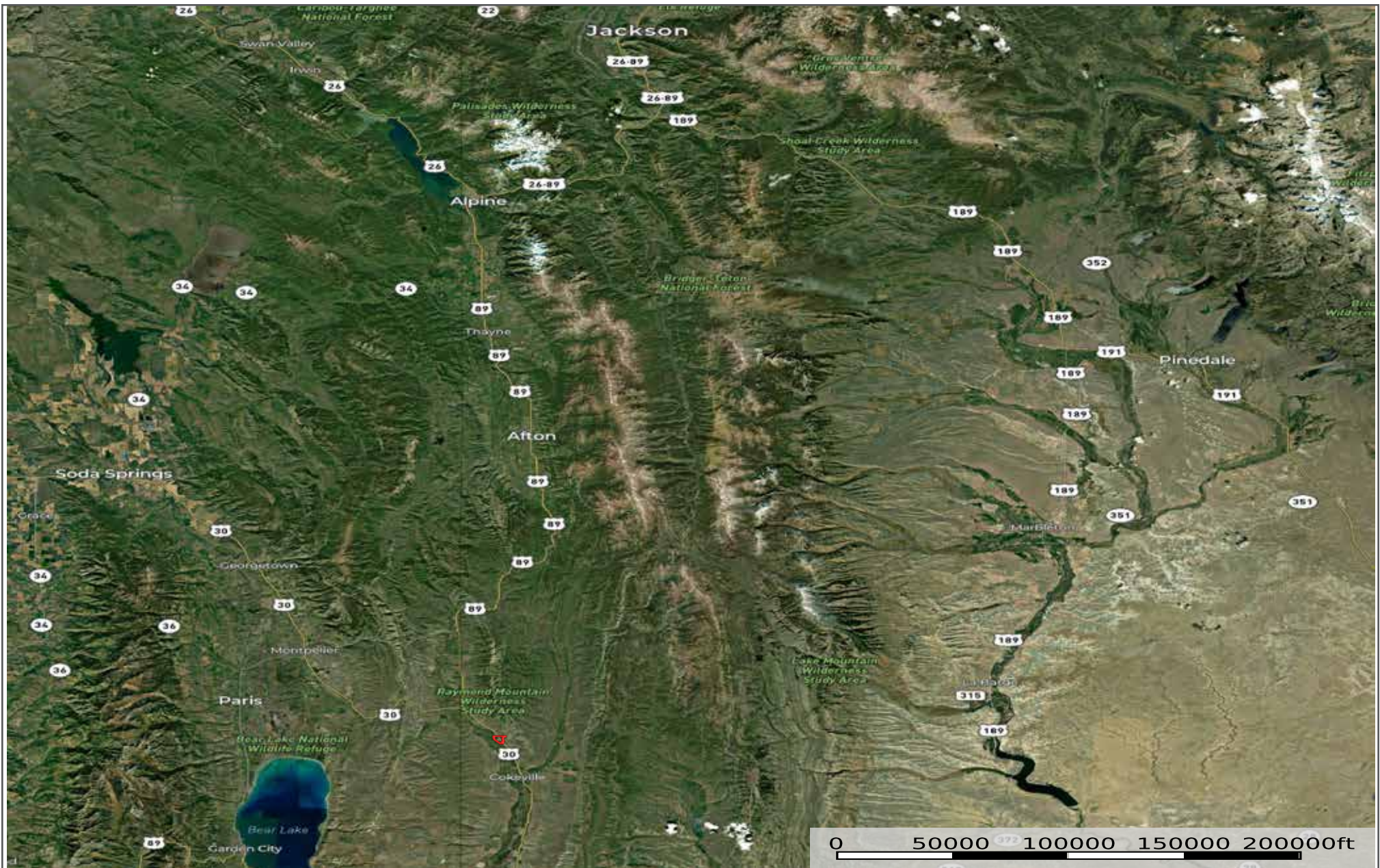




## Nieslanik - Aerial Map

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

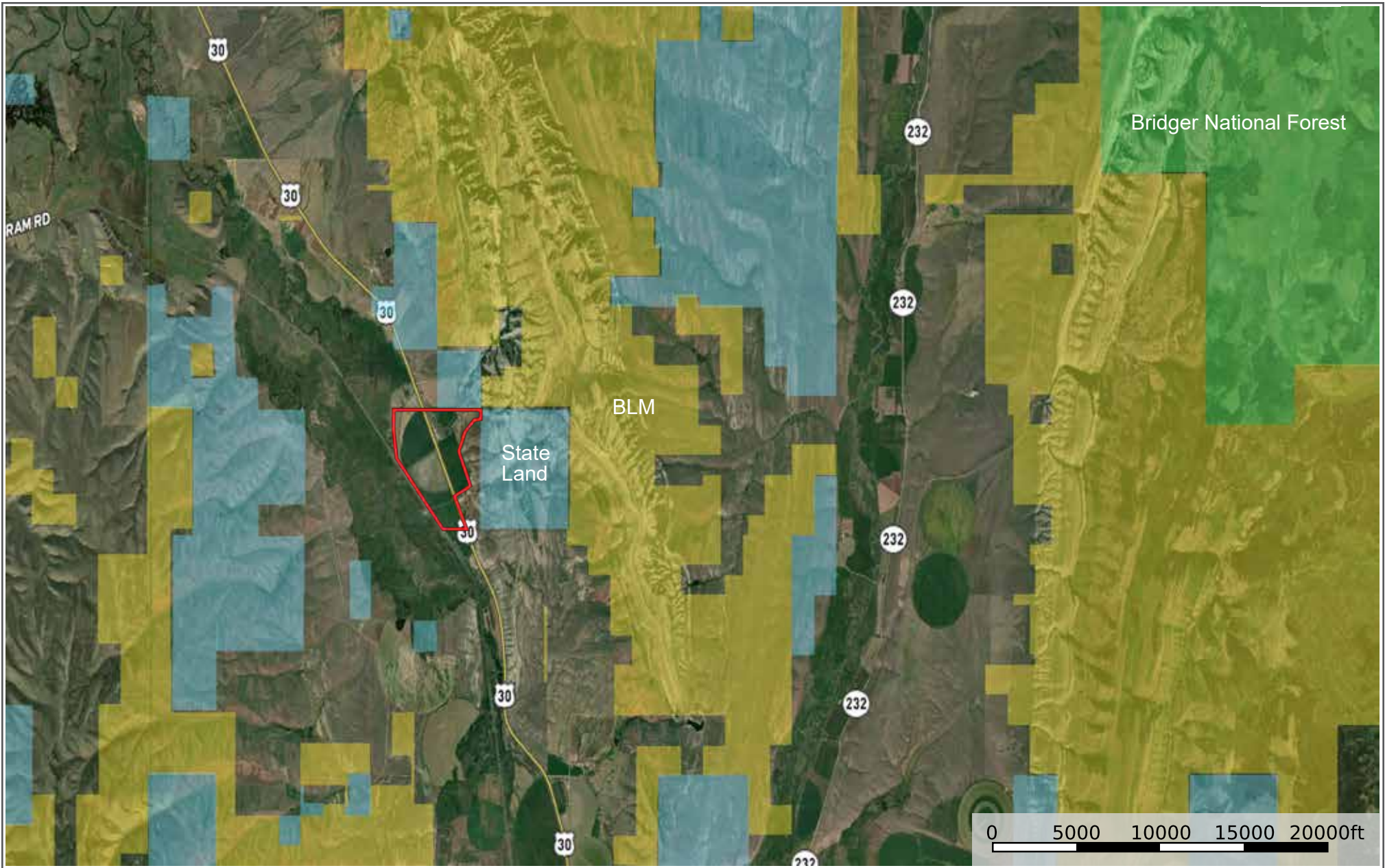




# Nieslanik - Location Map

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## Nieslanik - Public Lands Map

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