

Split Lightning Ranch

LANDER, WYOMING



Hunting | Ranching | Fly Fishing | Conservation



SPLIT LIGHTNING RANCH

Lander, Wyoming
130.57 Acres | Listing Price: \$2,495,000

The Split Lightning Ranch is a remarkable agricultural and recreational property ideally situated 10 miles southeast of Lander, Wyoming. It offers diverse features, such as 130.57 deeded acres, nearly three-quarters of a mile along the renowned Little Popo Agie River, approximately 60 acres of flood and gated pipe irrigated land, a shared Bureau of Land Management (BLM) grazing lease covering over 86,000 acres, and convenient year-round access via a state highway. The custom log home and its accompanying outbuildings are perfectly positioned to take advantage of the breathtaking mountain views and the scenic river below. Whether you aspire to operate an agricultural business, create a private hunting and fishing retreat, or simply relax with friends while enjoying the area's abundant recreational opportunities, the Split Lightning Ranch is poised to fulfill your desires.

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WILDLIFE / HUNTING

Split Lightning Ranch and its surrounding area provide a wealth of exceptional big game hunting and wildlife observing opportunities, including trophy elk, mule deer, white-tailed deer, pronghorn antelope, and the occasional moose. For resident hunters, mule and white-tailed deer can be pursued each year by obtaining an over-the-counter tag (general deer license). In contrast, non-resident hunters must apply through Wyoming's annual limited quota draw. Additionally, both residents and non-residents need to enter the drawing for elk, antelope and moose permits. For the most current information, please refer to the Wyoming Game and Fish Department website.

Split Lightning Ranch offers exceptional upland hunting opportunities, featuring elusive pheasants, spirited Hungarian partridges, and cunning chukars that weave through the brush and open landscapes. Enhancing its appeal, Split Lightning Ranch and the surrounding region are also famed for their outstanding waterfowl hunting, attracting a diverse array of ducks and geese that provide a dynamic complement to the upland experience. Together, these elements create a perfect blend of challenges and rewards, available right in your own backyard.





FISHING / LIVE WATER

In and around Lander are 626 pristine lakes and reservoirs in the Wind River Range and in the valley below. There are over two-thousand miles of glacial-fed rivers and streams that provide great fishing opportunities, including the world-famous golden trout in the higher mountain lakes.

The Little Popo Agie River (Little Po) is home to brown and rainbow trout, along with mountain whitefish. The river flows out of the Wind River Mountains and into the picturesque Red Canyon south of Lander. Salmon-colored sandstone cliffs tower above the river bottom, framing one side of the valley, while to the west, the foothills of the Wind River Range angle up out of lowland pastures, through sagebrush hillsides and into the lodgepole forests of the mountains above. The fish in the Little Po average 12 to 15 inches, with an occasional lunker exceeding 20". The best times to fish are in the spring before the runoff and after water levels drop in midsummer.

In Sinks Canyon, just a few miles from the Split Lightning Ranch, brown and rainbow trout in the Middle Fork of the Popo Agie River are the attraction. You cannot fish in Sinks Canyon State Park, but the pools at the Rise of the Sinks contain many lunkers that visitors can feed from the observation deck with trout chow. The Baldwin and Squaw creeks, which meet up with the Popo Agie River in Lander, are good waters for brook trout. The North Fork of the Popo Agie River is a good trout fishery as well, especially for the fly fisherman.

The Loop Road, Forest Highway 400 in the Shoshone National Forest, runs from Bruce's Bridge in Sinks Canyon to the top of South Pass along Highway 28. Along the Loop Road anglers can fish Louis (pronounced Louie), Fiddlers, Worthen Meadows, and Frye lakes, stocked annually with catchable trout, splake, and grayling. Louis Lake also contains trophy-size lake trout, but you'll need a boat as this species prefers deeper water.

On the west side of South Pass, and to the southeast of the Split Lightning Ranch is the Sweetwater River. The Sweetwater itself is a productive fishery supporting populations of brown and rainbow trout, as well as native cutthroat trout. Fish in the upper and lower sections of river average 12 to 18 inches in length and at times fish in the 20 plus inch range are caught. Prolific insect hatches in early spring and the arrival of summer hoppers make dry fly fishing quite enjoyable. Located east and a two hour's drive of the Ranch, is the famed tailwater section of the North Platte River, which include the Miracle Mile and Grey Reef. Together with Seminoe, Pathfinder, and Alcova reservoirs, these fisheries are known to produce monster trout as well as some warm water species in the reservoirs.

Unlike some other western states, in Wyoming the landowner owns the streambed, and the public does not have any access rights along the river corridor. This allows the incoming ranch owners the luxury of managing the fishing program as they see fit.



MOUNTAIN BIKING

Ask a local if Lander...is a mountain biking town, they will more than likely mumble a shifty-eyed “no” as they get back on their bike and ride fast away to the horizon. That’s because Lander’s biking is one of the most closely-guarded meccas for single track riding. Miles and miles of exquisite trails wind their way from the floor of Sinks Canyon to the alpine heights above.

On BLM land, south of Lander on Highway 287 and minutes from the Split Lightning Ranch is the turnoff for the amazing Johnny Behind the Rocks Trail System, with beginner, intermediate, and expert trails within a scenic red rock landscape. A master plan for the area was approved that can add up to 40 additional miles of trails in that area.

Outside of town is the local afternoon getaway, the Bus Loop. Trails abound here on mixed slickrock, single track, and old two track trails. Steep uphill and “hold-on-to-yer-hats” downhill, The Bus has miles of trails ready for a quick lunchtime ride or a full day of pedaling.





WATER/MINERAL RIGHTS

The Split Lightning Ranch encompasses a total of 130.57 deeded acres, with approximately 60 acres dedicated to irrigated land, utilizing flood and gated pipe irrigation. The primary sources of water are from the ditch and the river. A complete list of water rights will be provided to qualified Buyers.

Any mineral rights owned by the Seller will be transferred to the Buyer at closing. Buyers who have concerns regarding the mineral estate are encouraged to conduct a mineral search.

RANCH OPERATION

The Split Lightning Ranch is fully equipped with the necessary improvements for a successful horse or cattle operation. The property features a 2,120 sqft. log home, built in 1980, with a 480 sqft. log addition that includes a three-quarter bath, added in 2006. Additionally, there is a 672 sqft. attached log garage, also built in 2006. Outdoor living spaces include a 96 sqft. covered wood deck and a 414 sqft. wood deck with a partial pergola.

The Ranch boasts several outbuildings, including a 1,200 sqft. metal building, constructed in 1980, and a 1,200 sqft. metal-sided pole barn, divided into stalls, built in 1999. Another 1,200 sqft. metal-sided pole barn, built in 2011, features a 420 sqft. insulated and heated shop with a concrete floor. Additional structures include a 504 sqft. log barn with a tack room, built in 1980, a 120 sqft. metal-sided, wood-lined loafing shed, built in 2003, and an 80 sqft. greenhouse with a solar fan, built in 2020. The property also has working corrals with two automatic waterers.

Included in the offering are all gated and non-gated plastic and aluminum pipes with fittings, as well as one electric sprinkler pump, one gas pump on a cart, and one diesel pump on a cart. Also provided are all fencing materials, including wood and metal posts, wire and electric fencing, wood poles, and a hot tub.





LOCATION

The Split Lightning Ranch lies in Fremont County approximately 10 miles southwest of downtown Lander, WY. The Ranch headquarters are easily accessible year-round from Highway 287 to Dallas Dome Road, where it is private and convenient.







ABOUT LANDER

Named after explorer Frederick W. Lander, who mapped the Lander Cutoff of the Oregon Trail, Fremont County's seat of local government was incorporated in 1890, the same year that the Territory of Wyoming became the Union's 44th State.

Lander is situated along the eastern foothills of the magnificent Wind River Range. The Middle Fork of the Popo Agie River courses through town where outdoor recreation and tourism are major contributors to the local economy. Ranching is prevalent around Lander where cattle and sheep nearly outnumber people, but the city is also a government and education center with federal, state, and county offices located here along with two colleges, Central Wyoming Community College, Lander Center, and the Wyoming Catholic College, only the second four-year degree granting institution in the state. Lander is also home to the internationally known National Outdoor Leadership School and NOLS Wilderness Medicine. Famed mountaineer Paul Petzoldt founded NOLS in the mid 1960s after seeing the need for environmental education and leadership training. His classroom *was* the Wind River Range. NOLS today annually provides wilderness education and leadership training for NASA's astronauts and corporate entities.

The city is home to spectacular climbing crags and walls and annually hosts the International Climbers' Festival. The Lander Live Concerts feature top names and up and coming musicians each summer and the Lander One Shot Hunt draws hunters from around the world. The city is home to excellent museums, including the Fremont County Pioneer Museum, the Museum

of the American West, the Evans-Dahl One Shot Museum and the Lander Children's Museum, plus the visitor centers at Sinks Canyon State Park, the Wyoming Game and Fish Department's Lander region headquarters, the Shoshone National Forest, and the ghost town of South Pass City.

In the early days, Lander served as a supply point for the burgeoning Sweetwater Gold Mining on the South Pass of the Continental Divide and the Shoshone Indian Reservation, which was later renamed the Wind River Reservation. The towns of South Pass City and Atlantic City, where gold fever boosted the population to several thousand miners and fortune seekers, depended on supplies hauled up the mountain by freight wagons from Lander. The valley below provided fertile soil for the growing of vegetables and fruit and helped establish the town as the area's commercial center as the gold rush era subsided in the 1880's. At one point, Lander was known as Apple Valley, for the large number of apple orchards.

With the area's ranching and cowboy heritage, it was only natural that rodeo would be a popular sport, and Lander boasts the oldest paid rodeo in the world, Lander Pioneer Days. The annual celebration around Independence Day on the Fourth of July also includes citywide all day and night fireworks, a pageant parade, a buffalo barbecue in the city park with live music, and street dances.

SUMMARY

The Split Lightning Ranch is a stunning 130.57-acre property located 10 miles southeast of Lander, Wyoming, featuring nearly three-quarters of a mile of frontage along the renowned Little Popo Agie River. The Ranch offers diverse opportunities for agriculture, recreation, and hunting, with 60 acres of irrigated land, BLM grazing rights, and an abundance of big game such as elk, mule deer, white-tailed deer, and pronghorn antelope. Fishing enthusiasts will appreciate access to world-class trout waters, including the Little Popo Agie River and nearby lakes and reservoirs. The property includes a well-appointed 2,120 sqft. log home, multiple barns, outbuildings, and irrigation infrastructure, making it ideal for livestock operations. Lander, a vibrant community with a rich history, offers cultural attractions, outdoor recreation, and events such as the International Climbers' Festival and the famous Lander Pioneer Days Rodeo.





SPLIT LIGHTNING RANCH

130.57
A C R E S

LOCATED IN LANDER, WY

LISTED AT
\$2.495M

AGRICULTURAL AND OUTDOOR RECREATIONAL RANCH WITH RIVER FRONTAGE

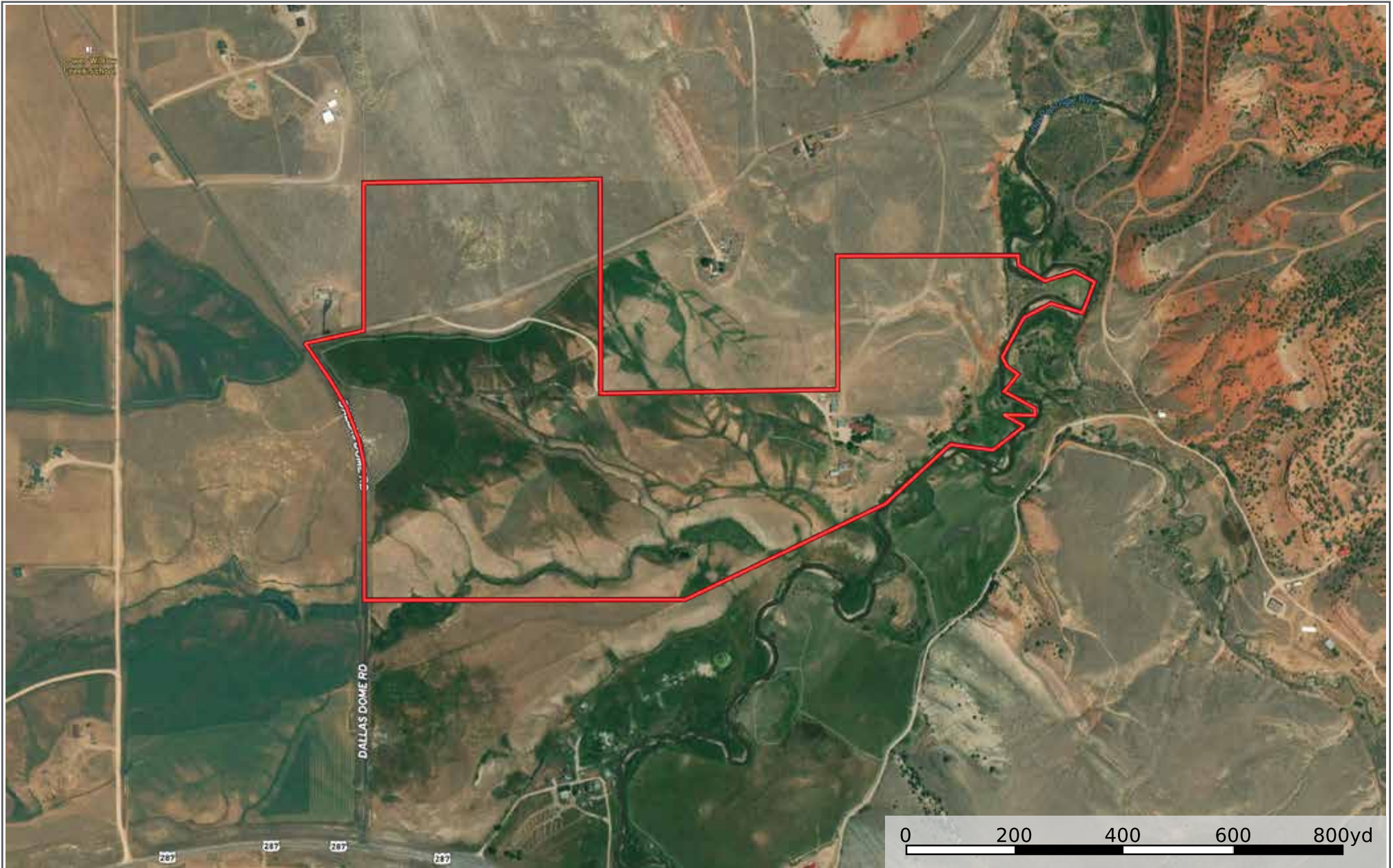
IMPROVEMENTS

- ±2,120 sqft log home, 480 sqft log addition, attached log garage, covered deck, and wood deck with partial pergola
- 1,200 sqft building, barn with stalls, heated shop, log barn with a tack room, loafing shed, greenhouse with solar fan, and working corrals

LOCATION

- 10 minutes from downtown Lander, WY
- 40 miles from Central Wyoming Regional Airport
 - 33 miles from Riverton, WY
- Outdoor activities including fishing, big game and bird hunting, hiking, rock climbing, and world class mountain biking

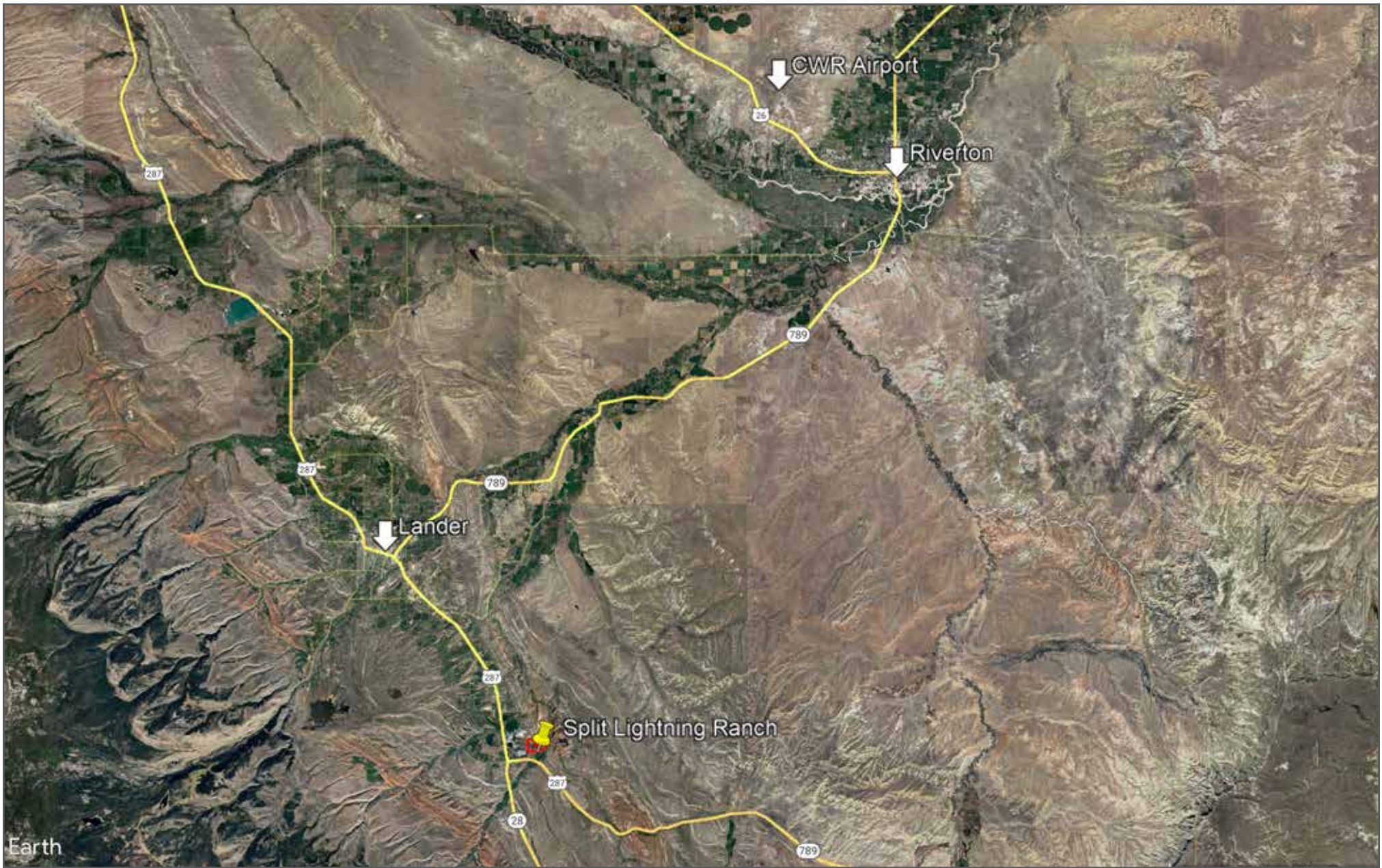




Split Lightning Ranch - Aerial Map

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





Split Lightning Ranch - Location Map

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