



San Juan Hill

DUBOIS, WYOMING

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


Hunting | Ranching | Fly Fishing | Conservation



LIVE WATER
PROPERTIES

SAN JUAN HILL

Dubois, Wyoming
±35.02 Acres | Listing Price: \$1,375,000

San Juan Hill is a unique offering in the upper Wind River Valley. This secluded 35-acre property is minutes from Dubois, Wyoming, yet it offers the privacy, views, and sense of remoteness usually found only on much larger ranches. Set at 7,200 feet and bordered on three sides by conservation easement land, the property looks out across the valley to the Absaroka Mountains and iconic Ramshorn Peak, with unobstructed views that feel as permanent as the land itself. The improvements are intentionally modest in scale, featuring a 1,160 sqft main home and a 480 sqft guest cabin, both handcrafted from full Swedish log construction by a now-retired local master builder. Thoughtfully designed to offer comfort, efficiency, and timeless character, the homes are ideal for someone looking to host friends and family while maintaining privacy and simplicity. Every element reflects a deep pride of ownership, from the craftsmanship to the many well-considered updates made over time. A natural spring supports wildlife and native vegetation, while two irrigation ditches add both function and charm to the landscape. With beautifully maintained improvements, a rich natural setting, and a deep sense of place, this property is built with care and vision.

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ACREAGE

San Juan Hill offers ± 35.02 acres of exceptionally private, scenic ground that feels far more remote than its location would suggest. Though only minutes from Dubois, the property lives like a more vast ranch, with the peace and seclusion typically found in properties farther from town. Elevated and tucked into a hillside, it looks out across the Wind River valley to Ramshorn Peak and the Absaroka Mountains. The property itself has varied topography, ranging from the lower acreage on the valley floor near the Wind River to the upper elevations that provide commanding views of the entire valley. The surrounding properties to the northwest and west are protected by conservation easements that preserve the spectacular view and ensure perpetual privacy. The landscape is richly textured with mature stands of juniper, cottonwood, and aspen, along with limber pine, cedar, and giant sage, underlaid by native grasses. There is also a grass pasture of several acres with irrigation available. A natural spring and two irrigation ditches, one of which flows nearly year-round, support the habitat. Historic buck and rail fencing runs through portions of the property, and a newer fence defines the northern boundary. This is a place that feels like a true retreat- quiet, wild, and protected.





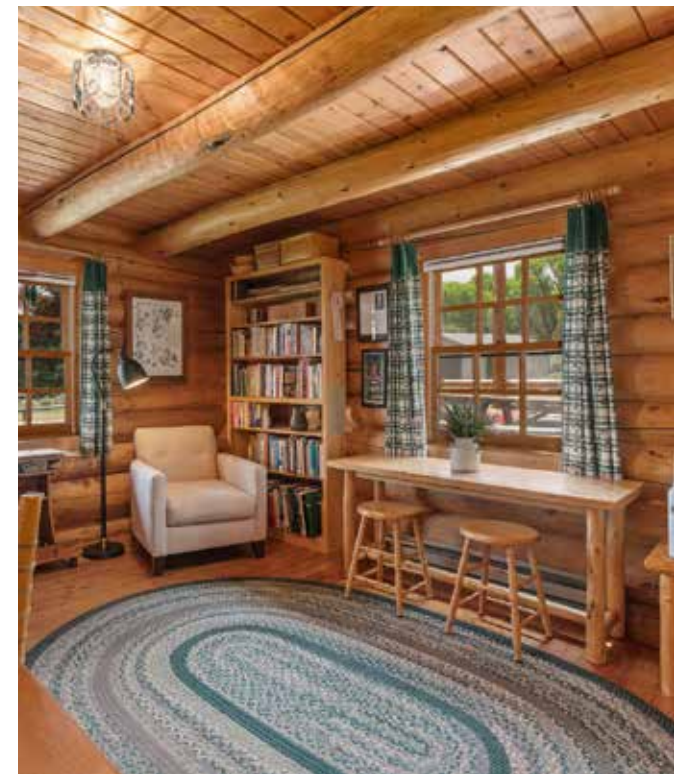


IMPROVEMENTS - *MAIN HOME*

Tucked into the hillside with sweeping views of the Absaroka Mountains and Ramshorn Peak, the main residence is a classic log home that balances craftsmanship with comfort. Built in the early 1990s by a local master builder using full Swedish log coping, the home has a grounded, timeless feel that fits seamlessly into the landscape while affording unparalleled views. The beautiful hewn log interior is warmly welcoming and practical, with a cathedral ceiling in the main living area, two bedrooms, and two updated bathrooms. The upper-level primary bedroom was intentionally designed so the first view each morning is of Ramshorn Peak's striking silhouette. A wraparound porch stretches along three sides of the house, offering the ideal place for coffee at sunrise, reading in the shade, or watching evening light spill across the valley. The home has been meticulously maintained and updated by its current owners throughout the years, ensuring it's ready for its next chapter.











IMPROVEMENTS - *GUEST CABIN*

The guest cabin offers a quiet and comfortable space of its own, set apart from the main house and with its own gorgeous views. With a full-length covered porch and warm, well-crafted interiors, it provides a relaxed and welcoming environment for family or friends. The layout includes a bedroom, bathroom, kitchen, and living area, all built with the same quality log construction and attention to detail. It strikes a thoughtful balance between independence and connection, making it ideal for hosting guests without sacrificing privacy.



ADDITIONAL IMPROVEMENTS

Every improvement at San Juan Hill was designed to take full advantage of its abundant natural assets. The ranch infrastructure includes a two-car garage, a pump and utility house, and a well-kept tack shed with an adjacent covered area large enough to shelter recreational vehicles or serve as a horse shelter. The property also features a PLANTA brand greenhouse, carefully sited and fully equipped for high-altitude gardening. It is heated with electric power, includes drip irrigation, and allows for an extended growing season that adds year-round function and enjoyment to the land.







WILDLIFE

San Juan Hill is alive with wildlife, making the land feel truly wild. Moose, elk, deer, and pronghorn are regular visitors, along with mountain lions, bears, foxes, badgers, and ermine, to name a few. The property has also been described as a bird sanctuary, with sightings of great horned owls, hawks, eagles, and songbirds that add to the sense of peace and wonder. This is a place where the rhythms of nature are visible year-round, inviting one to slow down and live in step with the land.



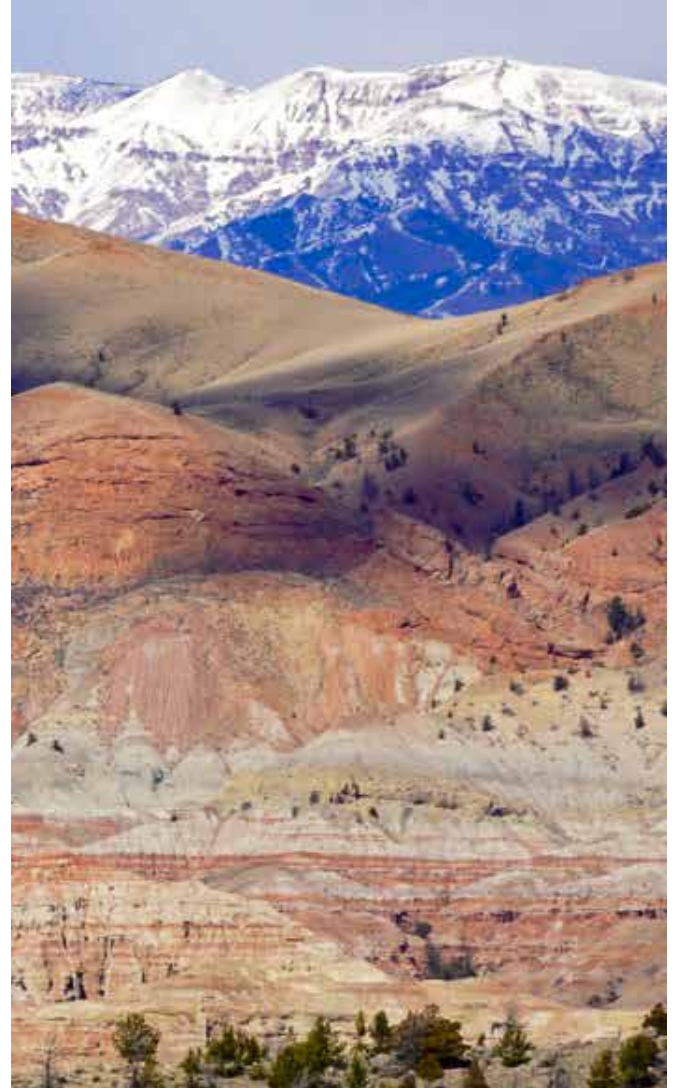


WATER RIGHTS

San Juan Hill includes valuable adjudicated water rights. A natural spring and deep well exist on the property, and irrigation ditches run along the east and west sides of the land. These ditches carry water most of the year and tend to stay warm except during snowmelt. Together, these water features contribute to the property's sustainability, natural beauty, and long-term value. More detailed information is available upon request.







Location

San Juan Hill is located 5.7 miles west of Dubois, Wyoming, a picturesque town located in the Upper Wind River Valley, known for its breathtaking scenery and vibrant cowboy culture. Surrounded by the Absaroka and Wind River Mountain ranges, Dubois offers a wealth of summer outdoor activities, including hiking, fishing, and horseback riding. Outdoor activities continue into the fall with hunting, and through the winter with ice fishing, dog sledding, and access to 150 miles of groomed snowmobile trails that connect to the Continental Divide Snowmobile Trail and, ultimately, to Yellowstone National Park. The nearby Shoshone National Forest and the Wind River Indian Reservation further enhance the area's natural beauty. Dubois is also famous for its geology, featuring striking red rock formations and petroglyphs left by ancient Native American tribes. The town's charming Main Street is lined with local shops, art galleries, and eateries that reflect its Wild West heritage. In addition to its natural and cultural attractions, Dubois boasts a warm, welcoming community with a variety of amenities.

The neighborhood surrounding San Juan Hill reflects the best of rural Wyoming living. It is peaceful and cooperative, and home to long-term residents who value both privacy and neighborly connection. Life here is quiet and grounded, shaped by open land, friendly people, and a strong sense of place.

Neighboring Towns

- Dubois, Wyoming: 5.7 miles east
- Jackson Hole, WY: 79 miles west
- Lander, WY: 80 miles southeast

Airports:

- Dubois Wyoming Municipal airport: 3.9 miles east
- Jackson Hole Airport (JAC): 74 miles west

National Parks:

- Grand Teton National Park: 50 miles northwest
- Yellowstone National Park: 80 miles northwest

SUMMARY

San Juan Hill offers an exceptional blend of peaceful seclusion, stunning mountain scenery, and meaningful ownership. From the meticulously maintained log homes to the greenhouse and infrastructure, every aspect of the property has been nurtured with noticeable care. The presence of a persistent spring and two irrigation ditches adds both utility and vitality to the land, supporting native grasses, wildlife, and sustainable use. Surrounded by protected open space, yet minutes from town, this retreat provides both freedom and convenience. With its high-quality improvements, beautiful setting, and legacy of care and stewardship, this property stands as a testament to what it means to live closely with the land.





SAN JUAN HILL

±35.02
A C R E S

LOCATED IN DUBOIS, WYOMING

LISTED AT
\$1,375,000

SECLUDED WYOMING RETREAT WITH PANORAMIC VIEWS, WILDLIFE, AND
LEGACY-RANCH FEEL—JUST MINUTES FROM TOWN.

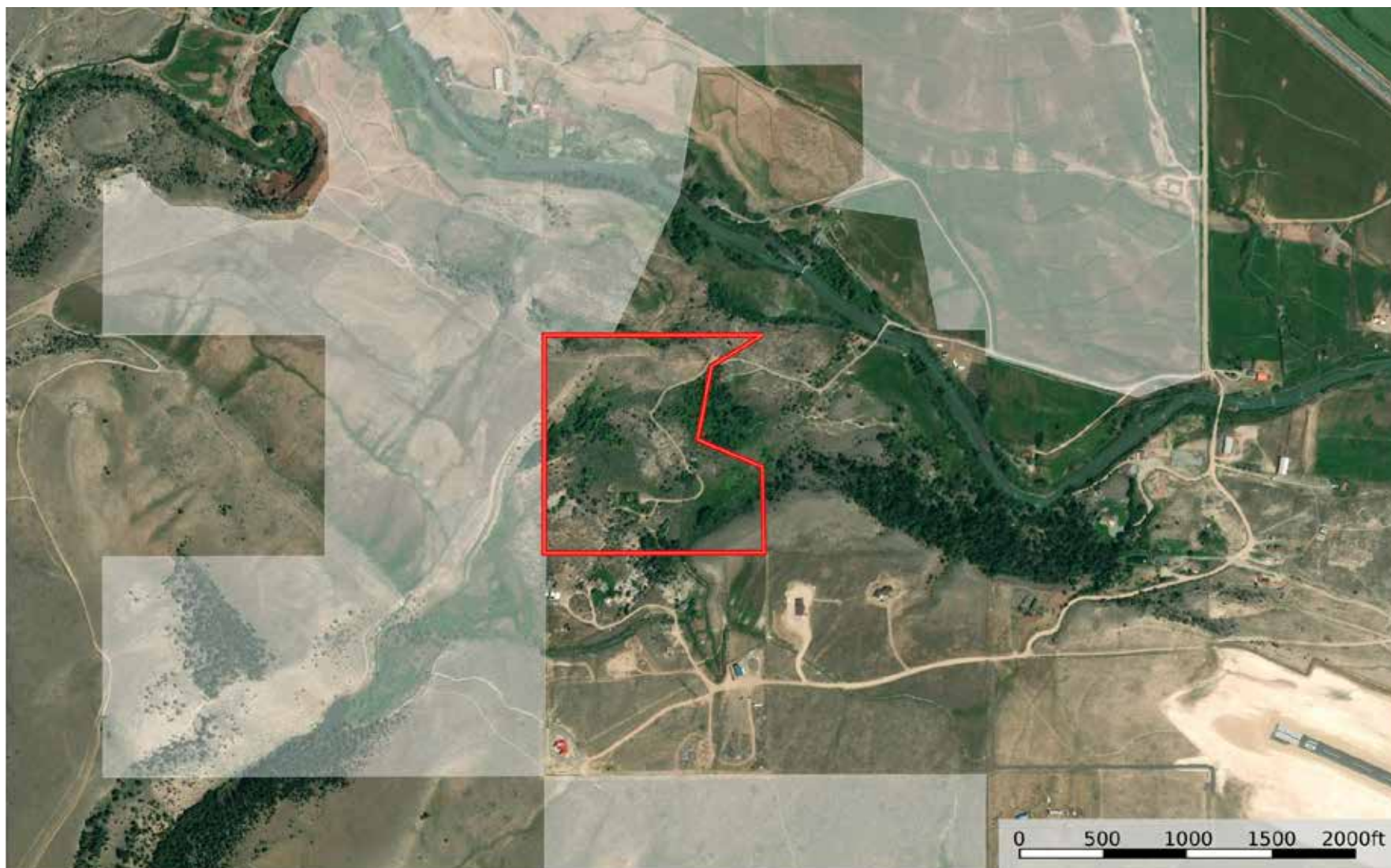
IMPROVEMENTS

- Classic log home with cathedral ceilings, wraparound porch, and mountain views
- Separate guest cabin with full kitchen, bath, and covered porch
- Two-car garage, utility house, tack shed, and RV/hay shelter
- Heated greenhouse with drip irrigation for year-round gardening

LOCATION

- 5.7 miles from Dubois; under 80 miles to Jackson Hole & Lander
- 3.9 miles to Dubois Municipal Airport; 74 miles to JAC
 - 50 miles to Grand Teton
 - 80 miles to Yellowstone
- Easy access to scenic byways and gateway towns





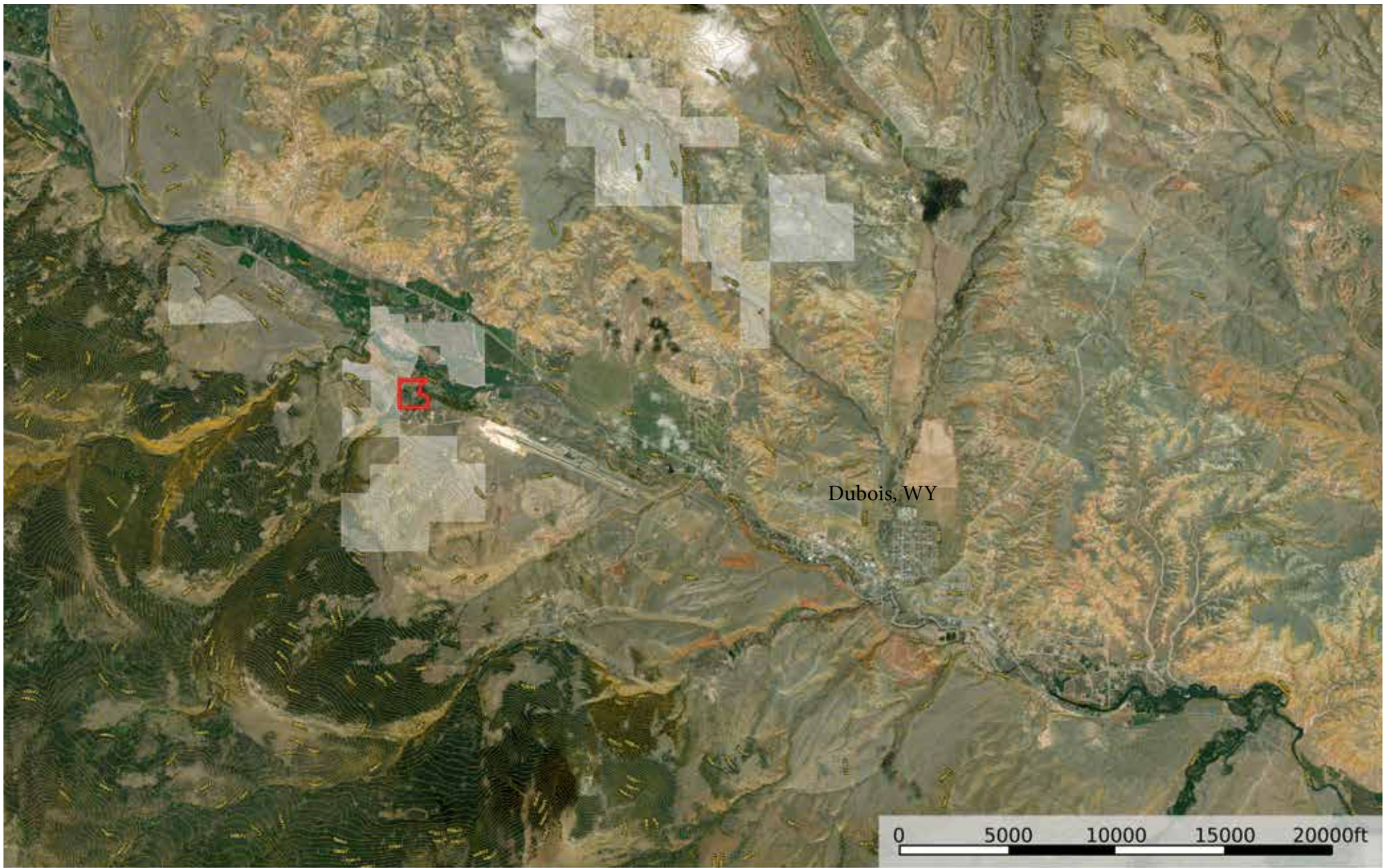
San Juan Hill - Aerial Map

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



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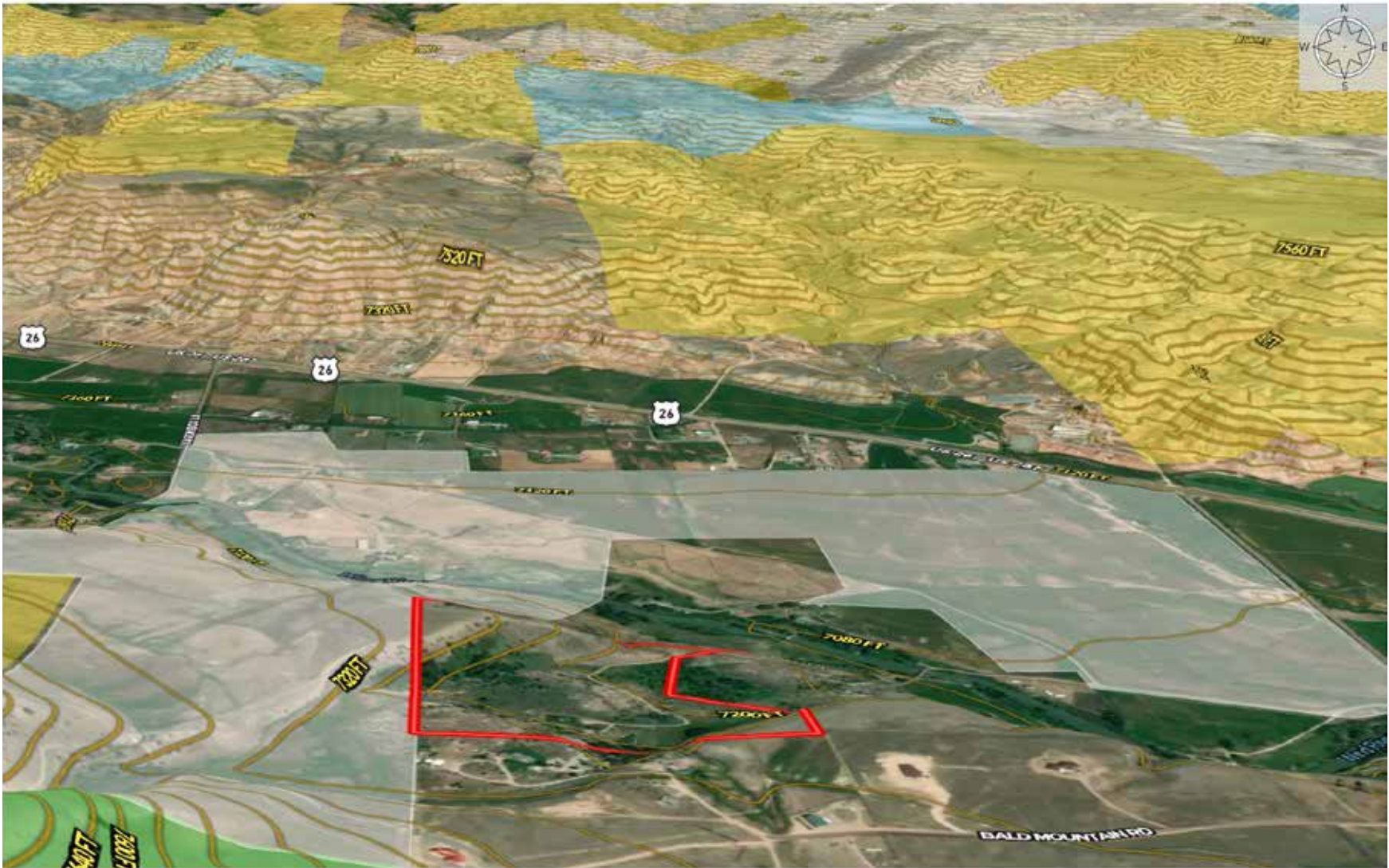
San Juan Hill - Location Map

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San Juan Hill - Topography Map

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