

The Nature Conservancy Lone Tree Canyon Ranch Hawk Springs, Wyoming

1408 Acres



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Price

\$600,000.00 Six Hundred Thousand Dollars

Location

The Lone Tree Canyon Ranch is located 60 miles northeast of Cheyenne, Wyoming in the foot hills of the Goshen Hole near Hawk Springs, Wyoming. Wyoming State Highway 313 provides access to the east edge of the ranch. Please see the map page bounded by this brochure.

Size

1,408 Acres m/1

Ranch Annals

Historically this ranch has been used for the production of livestock. The livestock are bound to the ranch by perimeter fencing and natural sheer rock cliffs. Because of its remote beauty friends & family use the ranch for picnics, hiking, horse back riding and wildlife viewing in a natural habitat. Lone Tree Creek traverses the ranch and provides live water.

Water Rights

There are 45 acres of water rights from Lone Tree Creek. Plus there is a reservoir right to store 7.85 acre feet.

Mineral Rights

The Seller is reserving the mineral rights

Real Estate Taxes

Estimated 2009 real estate taxes are \$443.50

Conservation Easement

The Nature Conservancy, the Seller, desires to protect the natural habitat on this ranch with a Reserved Conservation Easement in favor of the Seller. Easement terms prohibit subdivision of the property, introduction of non-native species, any commercial and industrial use, and construction of new buildings and structures except in the designated building envelope. Traditional ranching and agricultural activities are permitted.

Fences And Property Lines

The Seller is making it known that because of the unique topography of the ranch there are variations between the deeded property line and the existing fence lines. In addition, because of the rugged terrain in the canyon, the Seller trades use of land with adjoining land owners.

Hunting & Wildlife

The Natural diversity of habitat creates a wonderful opportunity to hunt deer, antelope, turkey & migratory birds. Wildlife enthusiasts will enjoy the opportunity to view bald eagles, hawks, coyotes, ducks, geese, bobcat, and numerous endemic species.

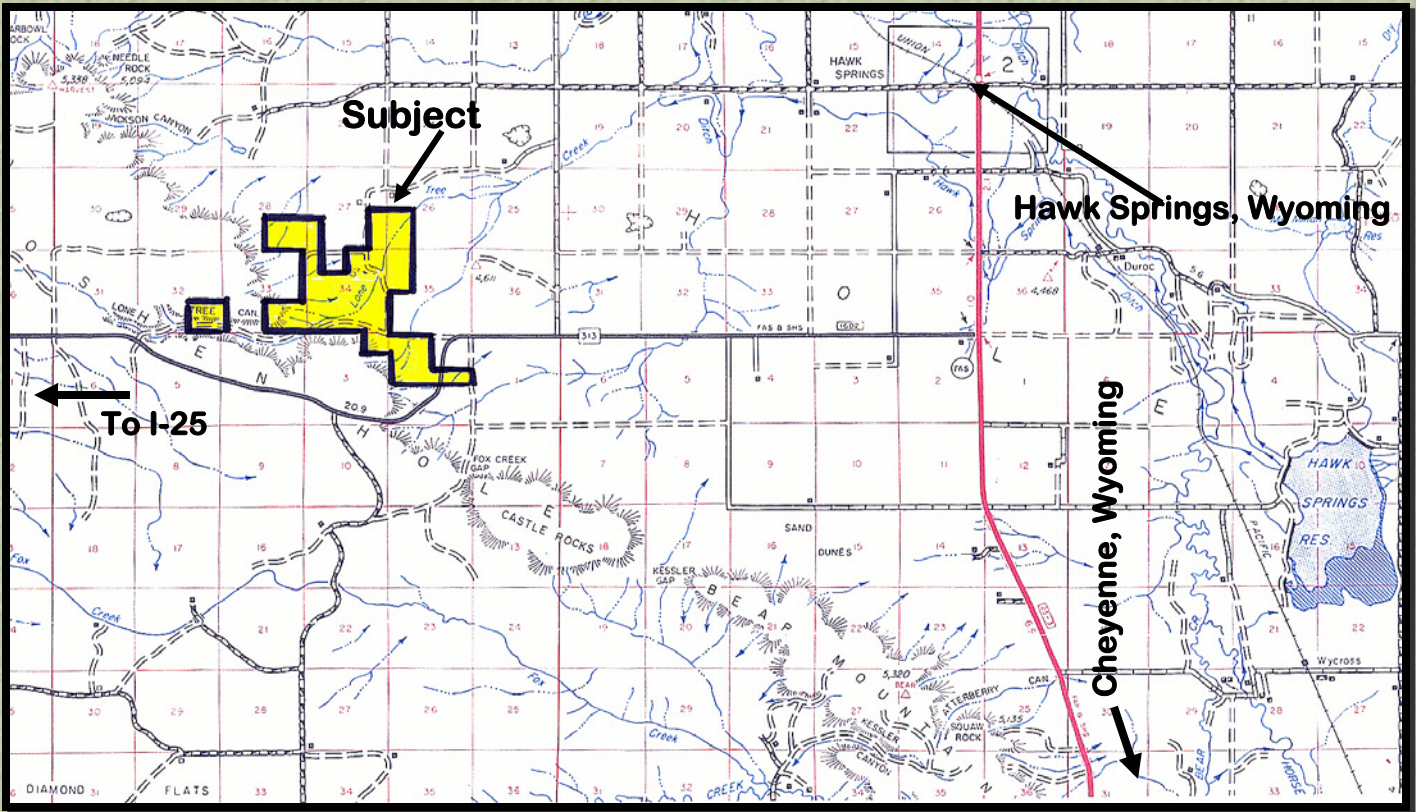
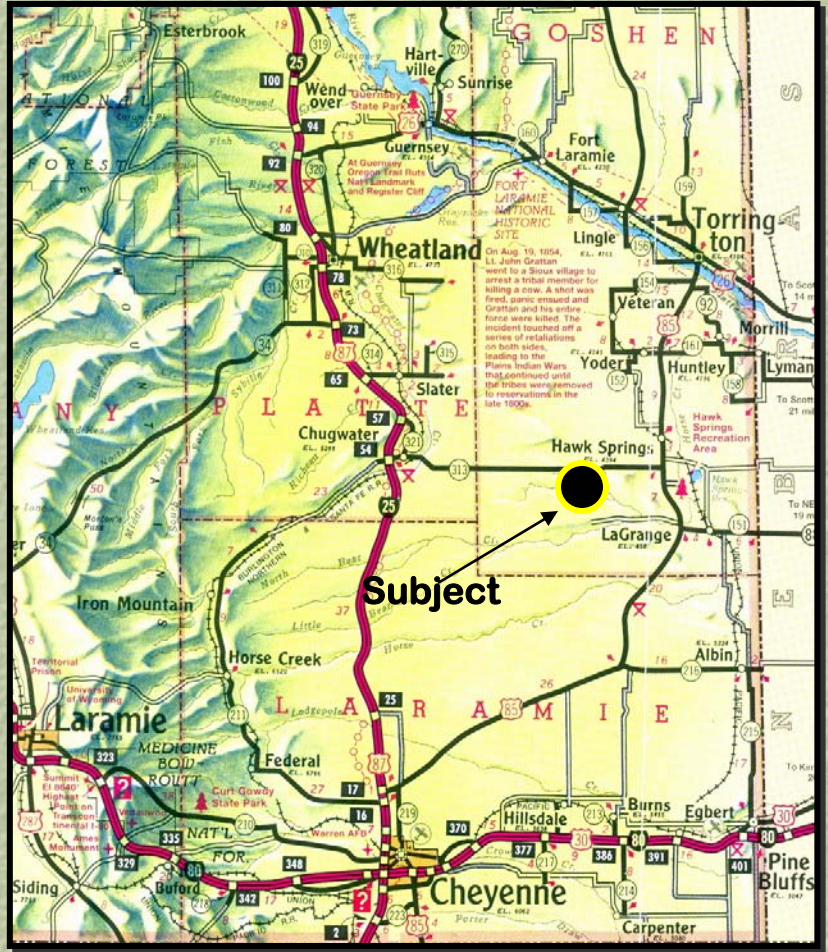
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Location Maps

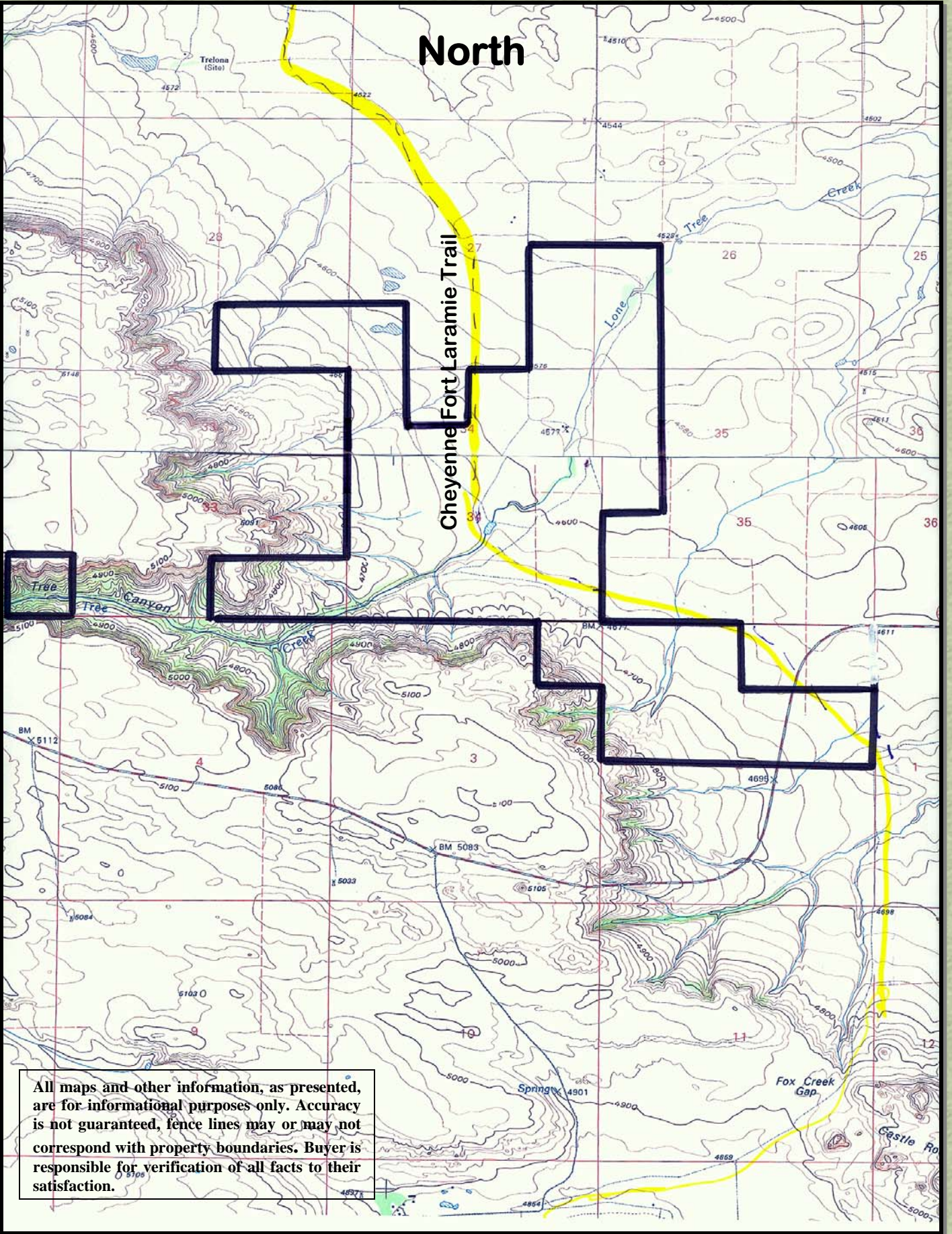


All maps and other information, as presented, are for informational purposes only. Accuracy is not guaranteed, fence lines may or may not correspond with property boundaries. Buyer is responsible for verification of all facts to their satisfaction.



North

Cheyenne Fort Laramie Trail



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