

The Midland Ranch

Unit 1: Grass Creek Ranch | $6,280,000

Offered by Court Merrigan, Agricultural Brokerage & Consulting

LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE



UNIT 1: THE GRASS CREEK RANCH

Offered at $6,280,000

A significant holding in the heart of Wyoming, the Grass Creek Ranch represents a legacy property with unparalleled water resources, abundant wildlife, and exceptional privacy. This unit stands as a complete and balanced ecosystem, offering a unique combination of productive agriculture, world-class sporting opportunities, and seclusion. With controlled access and direct entry into the National Forest, the ranch is a self-contained world of its own.

The Grass Creek Ranch is defined by its water. The owner of this property commands the highest diversion point on the Little Sandy River, ensuring first-use priority. The water rights are extensive and historic, with priority dates of 1903, 1904, and 1905. The owner maintains sole control over the diversion and the ditch—a critical asset in this arid region. A recently revamped irrigation system, including a two-year-old headgate capable of handling double the flow during high-water years, provides more than 6.11 cfs of surface water to irrigate 428 acres. This abundance of cold, spring-fed water supports a thriving fishery for approximately five miles along both Grass Creek and the Little Sandy Creek, all within the ranch's deeded boundaries. Anglers will find a strong population of brook trout, with brown trout also present and seasonal appearances by spring rainbow and cutthroat trout.

The Midland Ranch Unit 1: Grass Creek Ranch is a distinct and remarkable property offered for individual sale. Prospective buyers should be aware that it is also a key component of the legendary Midland Ranch, a legacy-scale holding of over one million acres which is being offered in its entirety. This larger portfolio represents a complete, year-round operation stretching from the timbered high country to the arid expanse of the Red Desert, encompassing world-class water rights, wildlife resources, and historical significance. While each unit stands powerfully on its own merits, the opportunity to acquire the complete Midland Ranch is a singular event in the western ranch market.



LAND & OPERATIONS

The ranch is a functional and efficient agricultural operation, historically running 450 pair from June 15th to November 15th, with a total of 1800 AUMs. The offering includes 1,000± deeded acres within the 1,770± acre Grass Creek BLM Allotment. This is a custodial allotment, which allows the owner to judge the stocking capacity. The property is completely fenced and cross-fenced into a 3-pasture system, with well-maintained fencing on both deeded and BLM lands. Improvements include a historic cabin and corrals with a storeroom, and a second primitive hunting cabin site located in the timber. For those with an eye on the future, the ranch includes 40 acres zoned for commercial use and negotiable mineral rights. There are also a large number of potential home sites on the ranch.

WILDLIFE & NATURAL SIGNIFICANCE

The Grass Creek Ranch is a sanctuary for wildlife. Sporting opportunities are boundless, with healthy populations of mule deer, antelope, bear, beaver, bobcat, coyote, sage grouse, sandhill cranes, blue grouse, mountain lion, and wolves. The property is also within the North American Flyway for Canadian geese, ducks, and turtle doves. The diverse habitat, which includes approximately 20% boreal forest of aspen and pine, supports this incredible array of fauna. With no public access or easements on the deeded ground, the wildlife and the landscape remain unspoiled.



AT A GLANCE: GRASS CREEK RANCH

Acreage: 1,000± deeded acres located within the 1,770± acre Grass Creek BLM Allotment, which includes 600 acres of irrigated pasture. The Grass Creek Allotment is private and fenced.

Water Rights: Senior water rights with priority dates from 1903, 1904, and 1905. The ranch owns and controls the ditch and headgate, representing the highest diversion point on the Little Sandy River.

Live Water: Approximately 5 miles of Grass Creek, augmented by water diverted from the Little Sandy River, flow through the deeded land, providing steady availability for private fishing. In addition, eight natural springs boost this bountiful water supply.

Fishery: Strong populations of brook and brown trout, with seasonal rainbow and cutthroat trout.

Wildlife: Abundant wildlife in this outstanding mule deer habitat. Also antelope, bear, beaver, bobcat, coyote, blue grouse, sage grouse, sandhill cranes and mountain lion, and the occasional bighorn sheep. Inside the North American Flyway for Canadian geese, ducks and turtle doves.

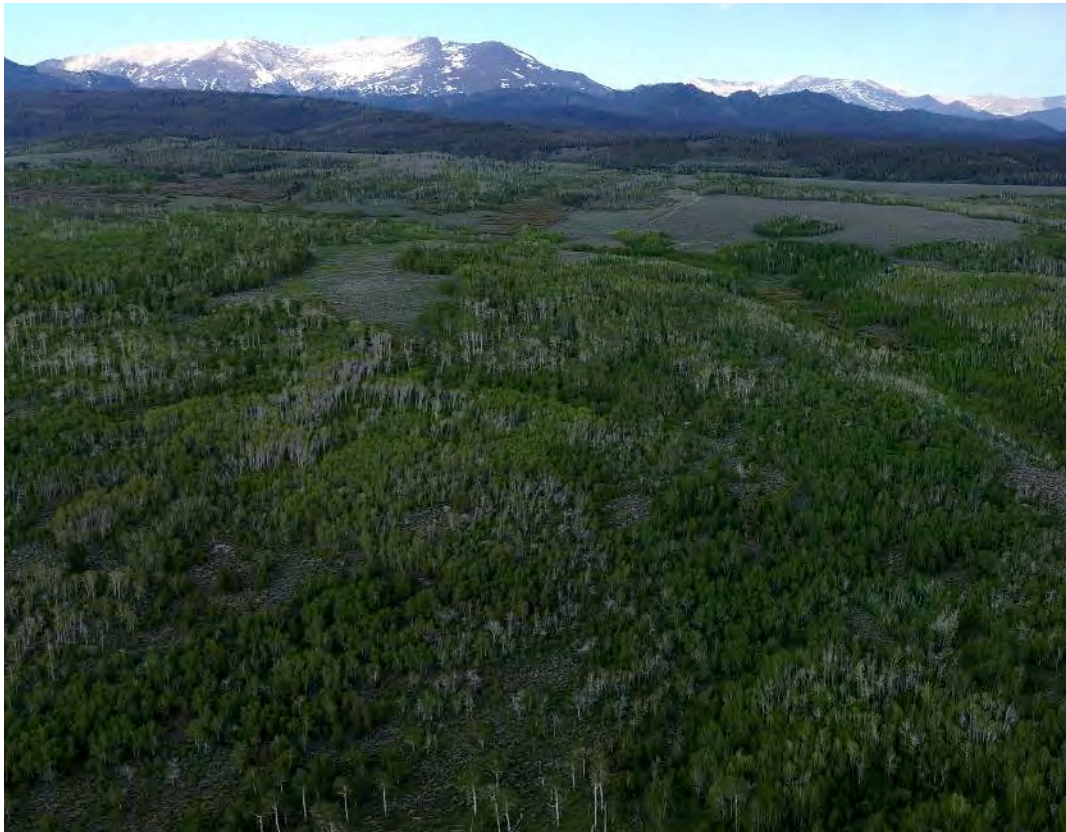
Access: Controlled by the landowner via an improved 30' gravel right- of-way, with no public access easements on the deeded lands.

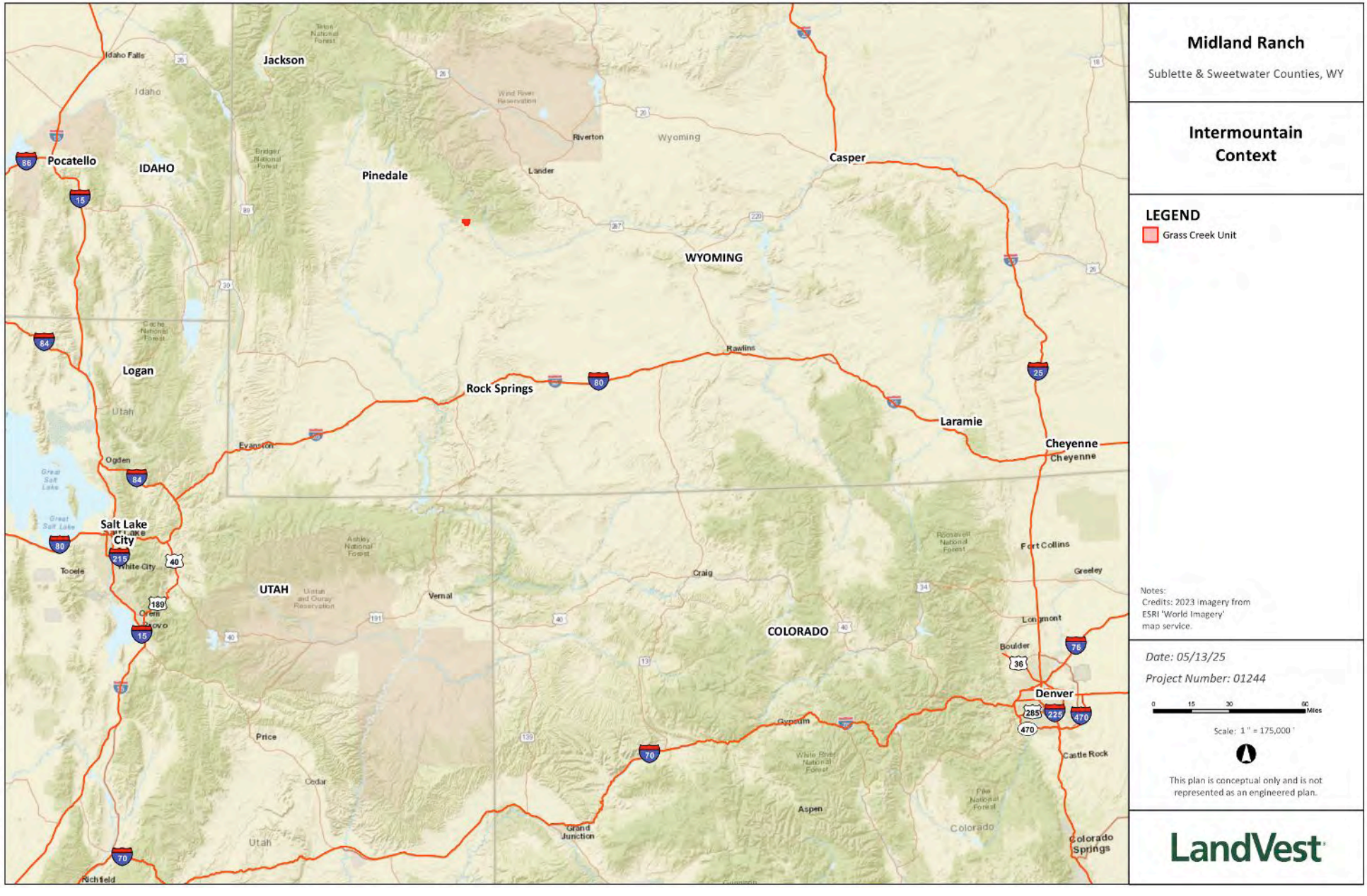
Operations: Historically supports 450 cattle pair for a 4-month season. 1800 AUMs total, 219 on the BLM and 1581 AUMs on the deeded. Fully fenced with a 3-pasture system. Includes a historic cabin, corrals, and a second primitive cabin site.

Investment Potential: Immediate opportunities for subleasing are available for absentee owners. A llama transfer station lease is in place for 2025, which can be discontinued. 40 acres are zoned for commercial development, and mineral rights are negotiable.

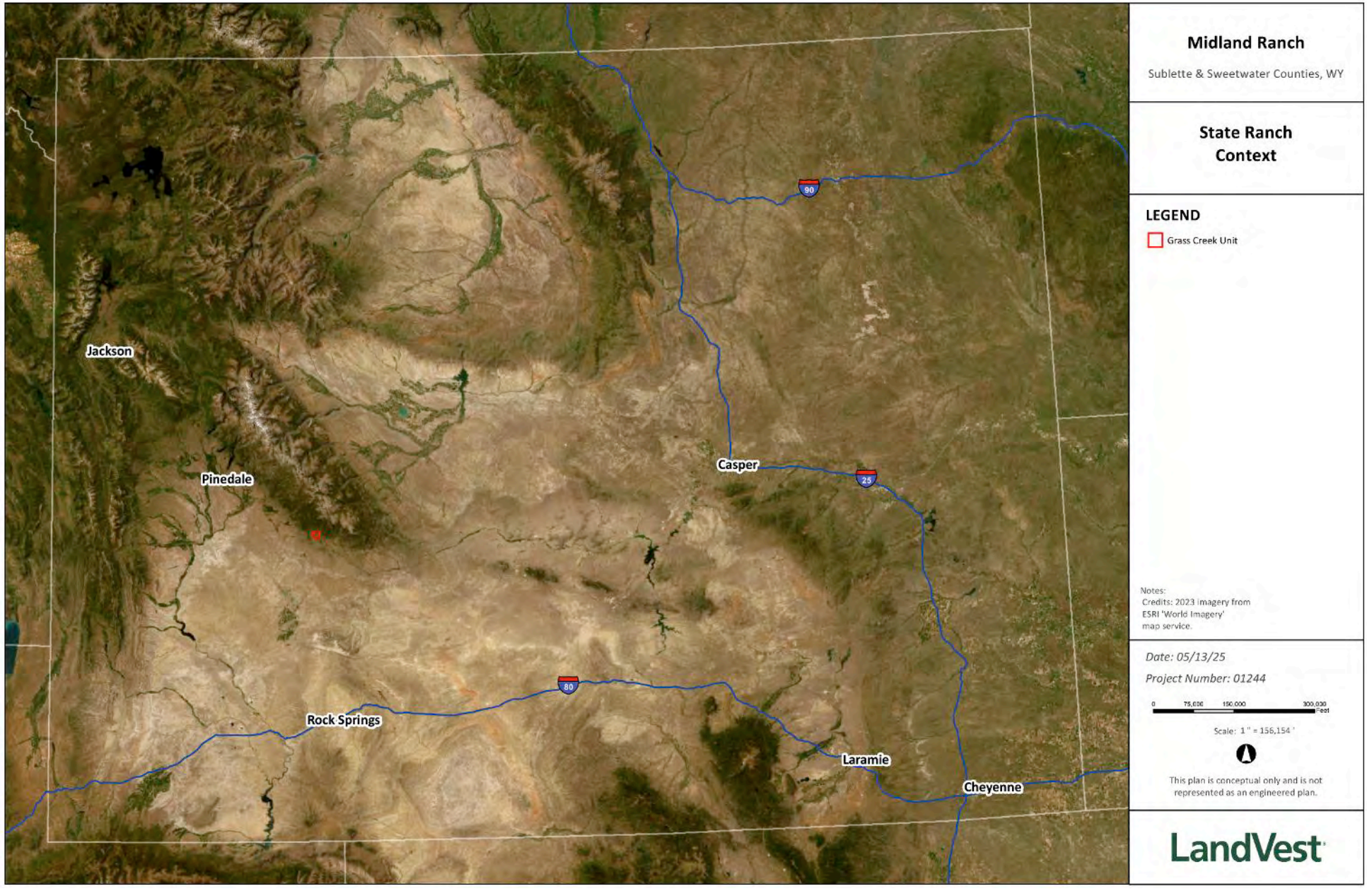




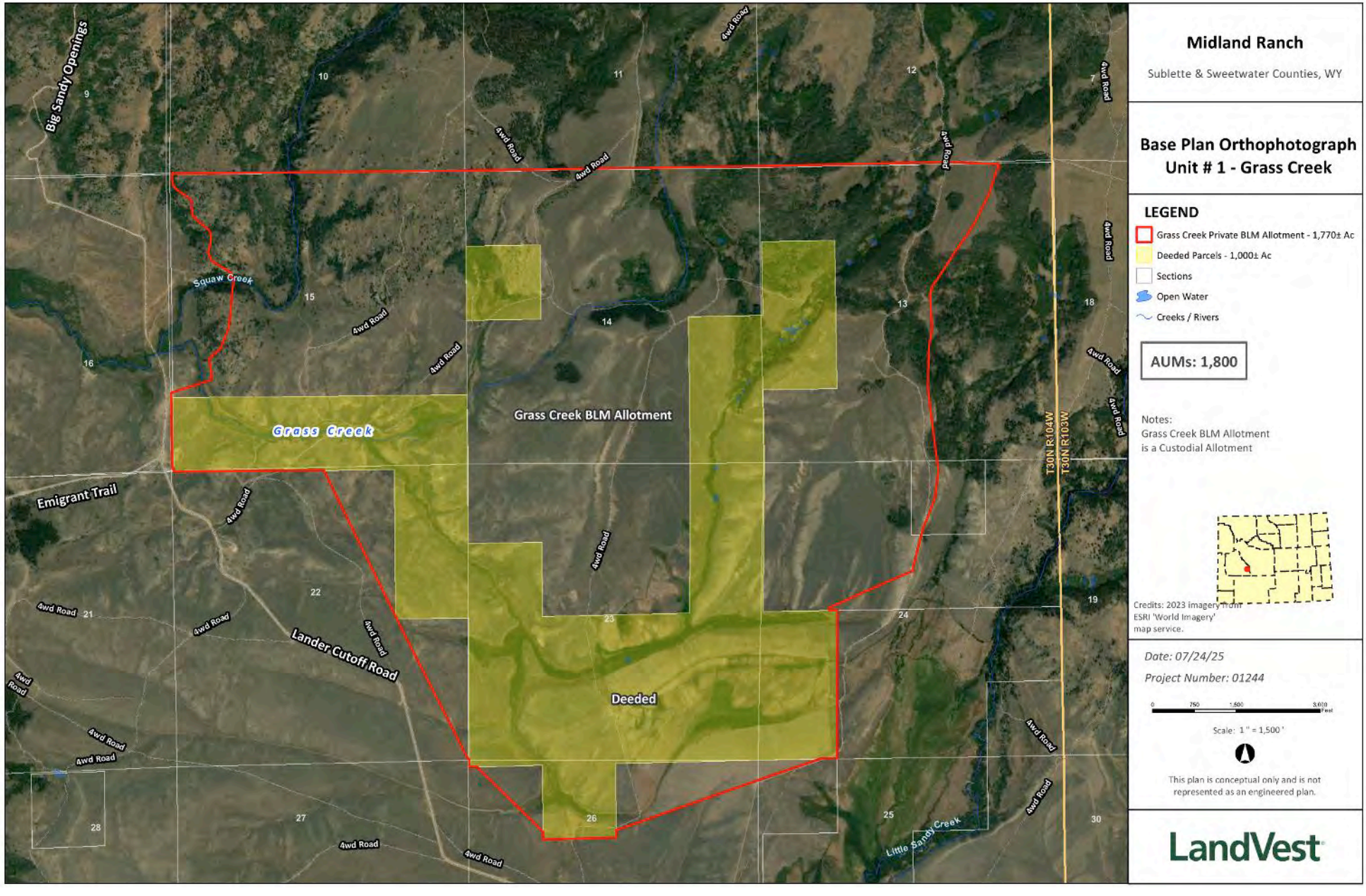




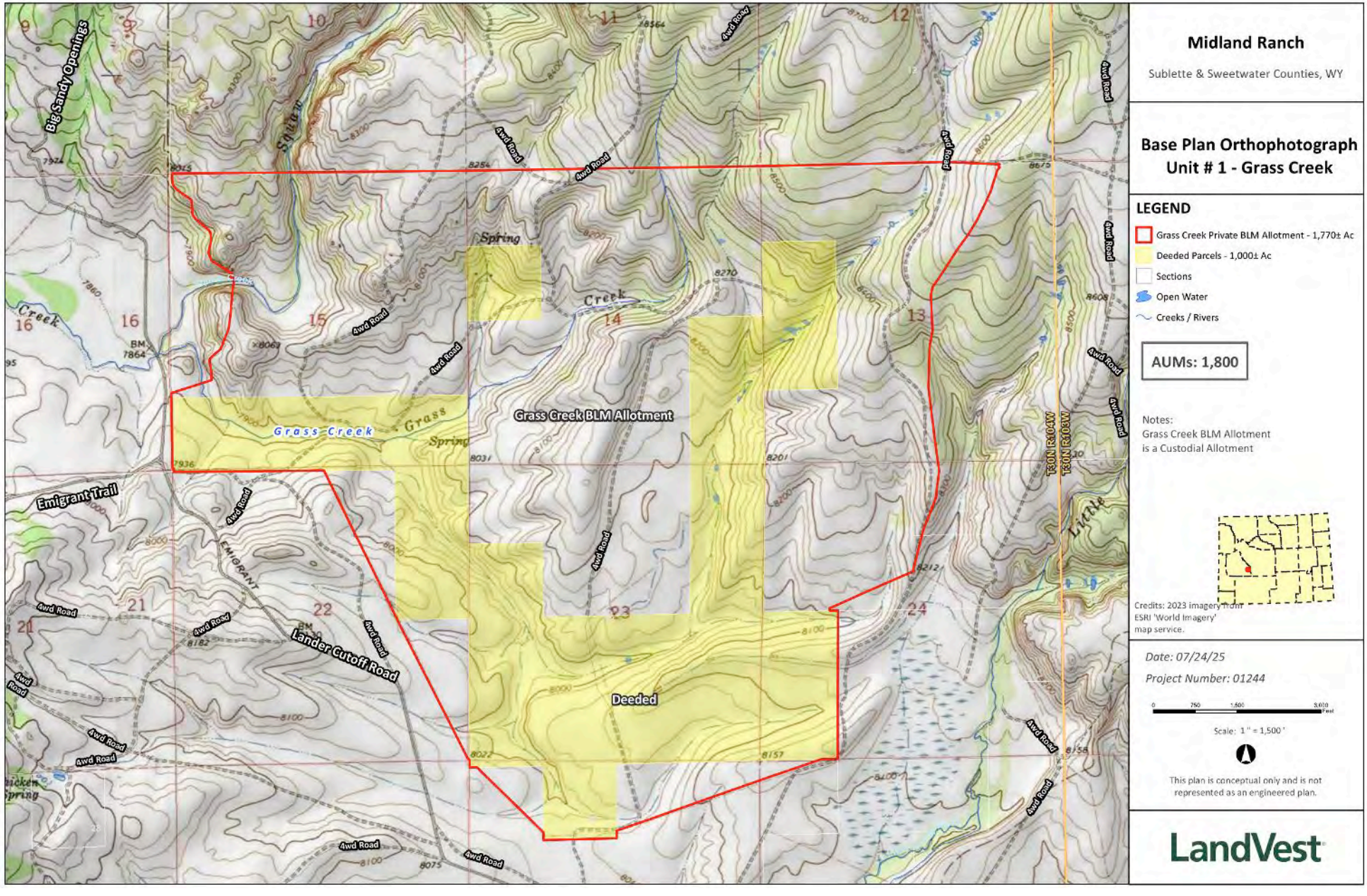
The Midland Ranch Unit 1: The Grass Creek Ranch
Intermountain Context



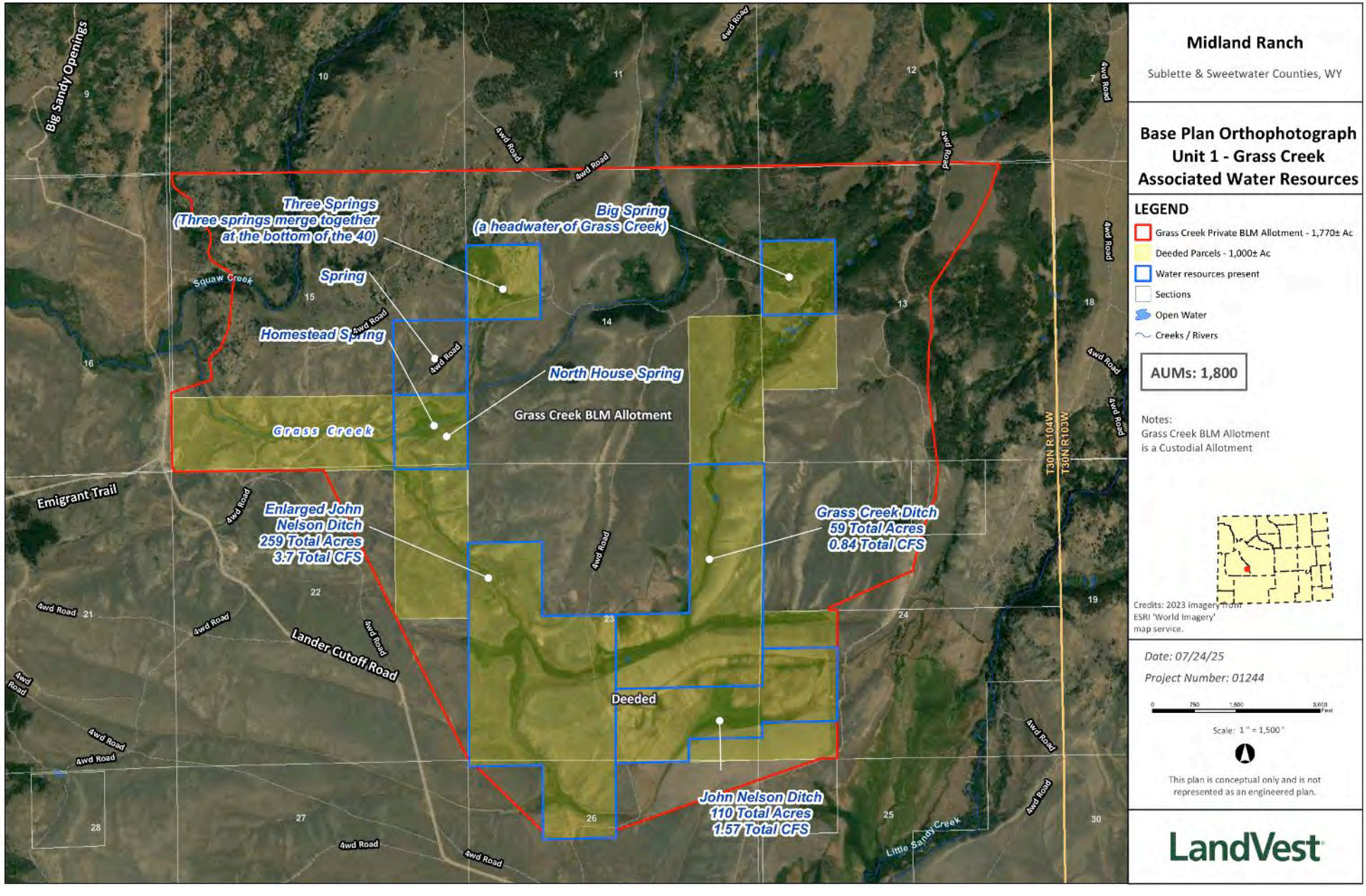
The Midland Ranch Unit 1: The Grass Creek Ranch
State Context Plan



The Midland Ranch Unit 1: The Grass Creek Ranch
Base Plan



The Midland Ranch Unit 1: The Grass Creek Ranch
Base Plan Topographical Map



The Midland Ranch Unit 1: The Grass Creek Ranch
Water Resources

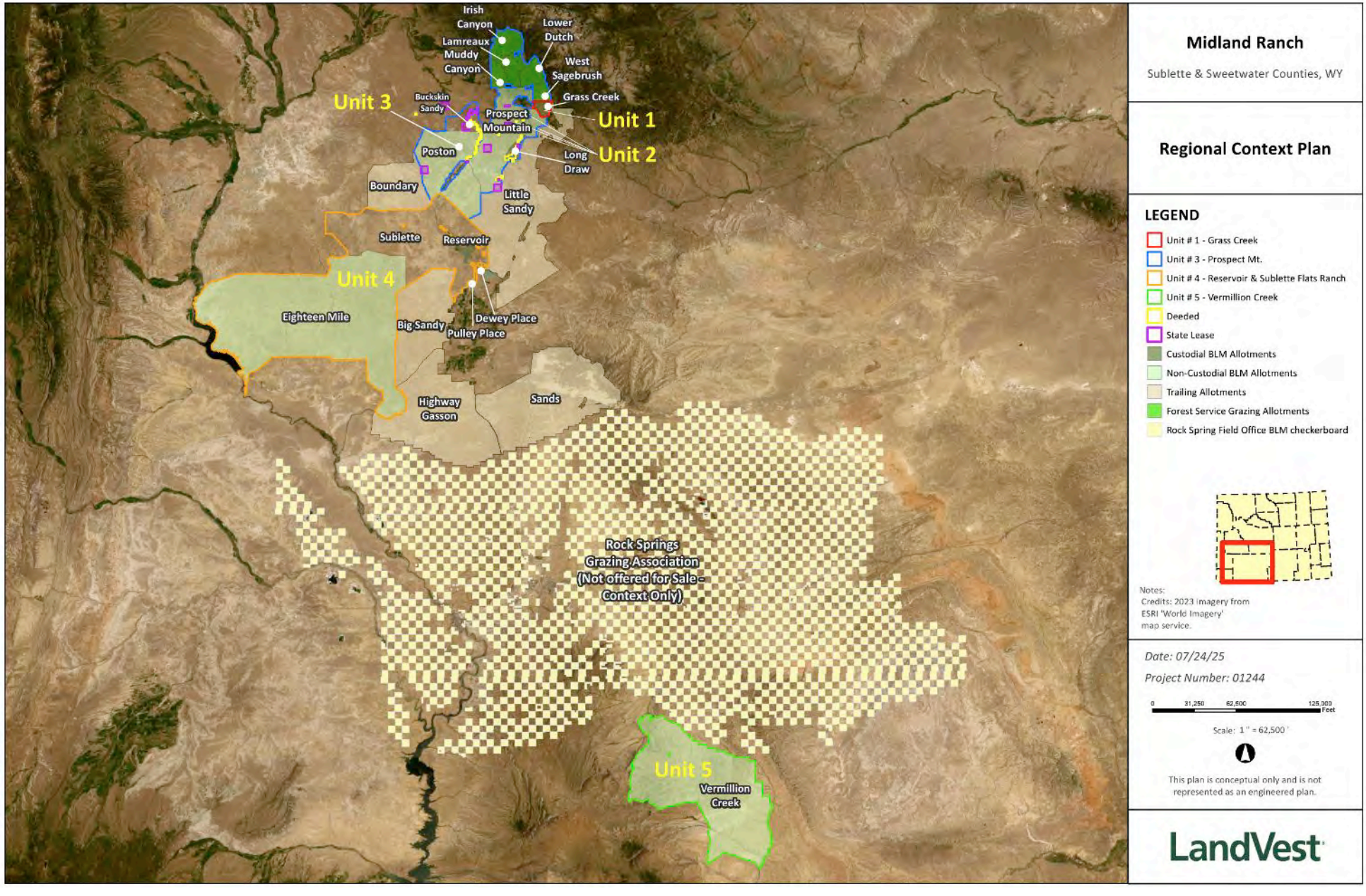


The Midland Ranch Portfolio: A Complete Ecosystem: The following maps illustrate the scale and synergy of the complete Midland Ranch offering, placing Unit 1: Grass Creek Ranch within the context of the larger portfolio. As depicted, the five distinct units function as a cohesive, year-round ecosystem. These include vast summer ranges and operational headquarters, complemented by critical winter grounds. The portfolio is further enhanced by the unique recreational parcels, private recreational opportunities, historical significance, and bountiful wildlife. These maps demonstrate how each component contributes to the whole, creating a balanced and self-sufficient legacy holding of unparalleled scope and operational integrity.

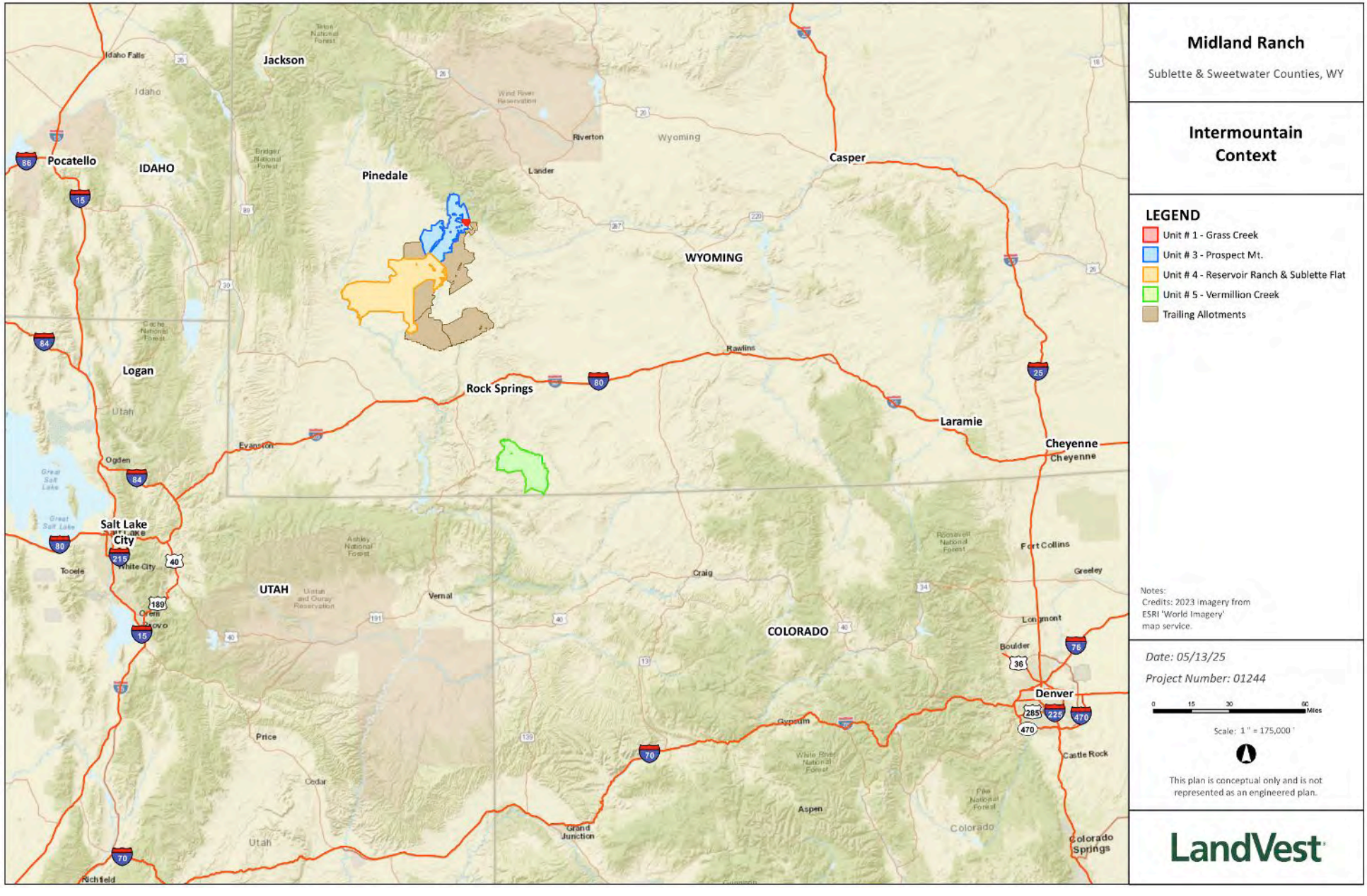
SUMMARY OF THE OFFERING

Available in its entirety or as individual units. Each of the five operating divisions—ranging from irrigated mountain holdings to expansive winter range—can be acquired separately. Buyers seeking a portfolio-scale acquisition may purchase the whole at a value advantage of $5,680,000.

UNIT NAME	PRICE	DEEDED ACRES	PRIMARY FUNCTION
Unit 1: Grass Creek Ranch	$6,280,000	1,000	Summer Pasture & Private Fishery
Unit 2: Little Sandy River Ranch	$2,000,000	320	Recreational Retreat & Historic Parcel
Unit 3: Prospect Mountain Ranch	$8,500,000	2,380	Operational Headquarters & Summer Range
Unit 4: The Reservoir & Sublette Flat Ranch	$9,900,000	1,980	Large-Scale Grazing & Historic Hub
Unit 5: Vermillion Creek Ranch	$1,000,000	200	Winter Sheep Range & Mineral Income
The Midland Ranch	**$22,000,000**	**5,880**	**Complete, Year-Round Legacy Ranch**



The Midland Ranch
Regional Context Plan



The Midland Ranch
Intermountain Context



PROPERTY SHOWINGS:

Property tours for qualified buyers are available upon signing of a Nondisclosure Agreement. These tours will provide buyers and buyer groups with an efficient and informative overview of the asset. Prospective buyers and their representatives are not permitted to view the properties independently and all visits must be arranged through LandVest.

Full legal descriptions and water resource summaries will be provided to qualified buyers.

BROKER PARTICIPATION:

Broker participation is encouraged. Seller will consider requests for buyer agent compensation.

DISCLAIMER:

Please also see Statement of Limitations.

STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding The Midland Ranch, WY that is currently offered for sale by LandVest, Inc. (hereinafter, the "Offered Property").

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this property profile or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors therein or omissions therefrom. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on their due diligence and such representations and warranties, if any, and to the extent as may be expressly stated in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such Agreement.

Any alternative use of the Offered Property implied in this Property Profile does not constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use or alteration of the property under pertinent federal, state, and local regulations and applicable covenants, easements, and restrictions on title. The Seller makes no representation as to the likelihood of approval of any proposed use or alteration.

Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this Property Profile or otherwise.

No legal liability is created by this Property Profile, and this document is to be used in whole and not in part. Any sketches produced by LandVest or plans prepared by other professionals in this Property Profile are included only to assist the reader in visualizing the property.

Access to the property is not allowed unless accompanied by an authorized employee of LandVest, Inc.

LandVest, Inc. by reason of this Property Profile, may not be required to give testimony in court with reference to the Offered Property described herein.



The Midland Ranch

Listed Exclusively with LandVest

For More Information, Please Contact:

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