

The Midland Ranch

Unit 2: Little Sandy River Ranch | $2,000,000

Offered by Court Merrigan, Agricultural Brokerage & Consulting

LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE

UNIT 2: LITTLE SANDY RIVER RANCH

Offered at $2,000,000

Defined by spectacular views of the Wind River Mountains, the Little Sandy River Ranch is a distinct and historical parcel offered for the first time in 120 years. Steeped in the lore of the American West, this private recreational paradise represents an ideal canvas for a personal legacy. The ranch's combination of dramatic scenery, live water, and rich history makes it a premier setting for development as a spectacular primary homesite, a private family compound, or recreational cabins.

The soul of the ranch is the Little Sandy River, which flows for approximately 1.25 miles through the property's 320± deeded acres. These deeded acres feature timbered parcels and significant water resources, including Chicken Spring, and Roober's Roost Spring, with developable, potable water. An additional half-mile of the river runs through an 80± acre state lease, which is accessible on foot. The river itself provides excellent sports fishing habitat and is known for its high population of brown 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.

RECREATION & A STORIED PAST

This property offers a rare blend of history and adventure. The famed Oregon Trail runs nearby, and the ranch itself was the historical site of Robber's Roost on the Owl's Hoot Outlaw Trail. Beyond its premier private fishing, the ranch serves as a private gateway to outstanding rock climbing on Little Prospect Mountain. Access is secure and well-established, with controlled vehicular access on two sides and a 30-year renewable BLM right-of-way.

A NATURAL STRONGHOLD WITH A VISION

The Little Sandy River Ranch is a vital piece of a larger, critical ecosystem. The property features a heavy wildlife presence, including black bear, blue grouse, sage grouse, elk, mule deer, coyote, wolf, beaver, bobcat, coyote, a burgeoning raptor population, sandhill cranes, and untouched natural populations of songbirds such as meadowlark, migratory hummingbirds and mountain bluebirds. The ranch also falls within the North American Flyway for Canadian geese, ducks, and turtle doves. This pristine setting offers an unmatched opportunity to build a private retreat in the heart of one of Wyoming’s most important wild places. Mineral rights are negotiable.

AT A GLANCE: LITTLE SANDY RIVER RANCH

Acreage: 320± deeded acres plus an 80± acre State Lease.

Offering: First time offered in 120 years.

Live Water: 1.25 miles of the Little Sandy River on deeded land and another half-mile on the state lease.

Fishery: Excellent sports fishing habitat with a high brown trout population.

Land Features: The deeded acreage includes parcels of timber.

Water Resources: Includes Chicken Spring and Robber's Roost Spring near the historic outlaw trail, providing potable, developable water.

Homesite Potential: A premier development opportunity for a legacy homesite, family compound, or recreational cabins, with spectacular views of the Wind River Mountains.

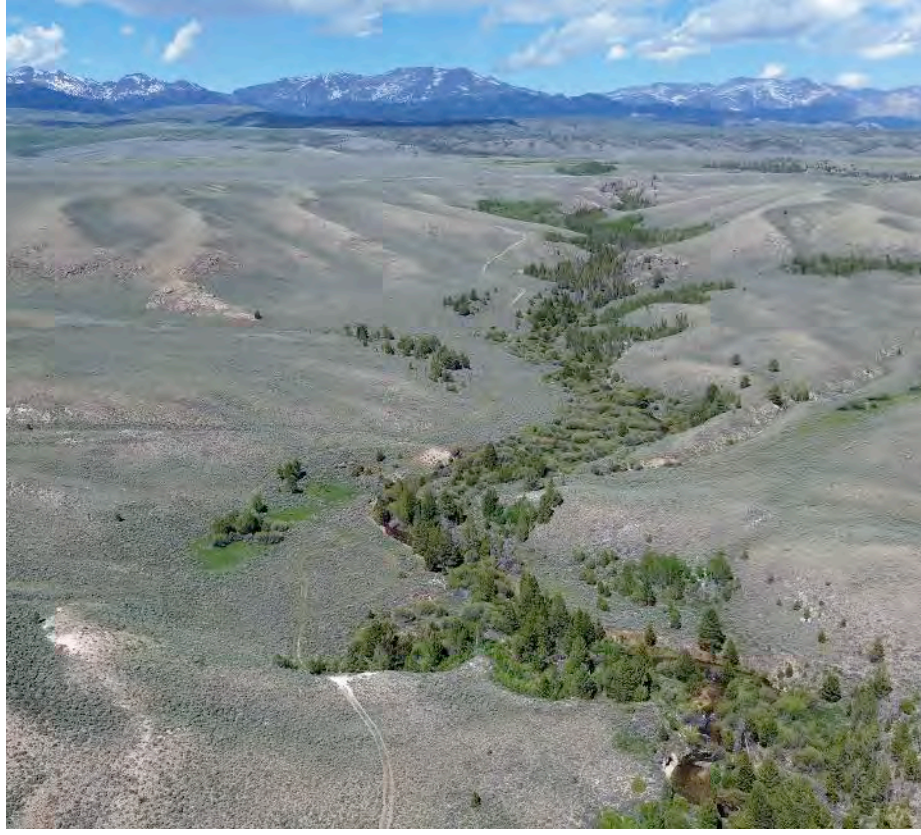
Unique Recreation: Premier private fishing on the Little Sandy River and serves as a private gateway to outstanding rock climbing on Little Prospect Mountain.

Historical Significance: The Oregon Trail runs nearby; it is the historic site of Robber's Roost, part of the Old Outlaw Trail.

Wildlife: Black bear, blue grouse, sage grouse, elk, mule deer, coyote, wolf, beaver, bobcat, a burgeoning raptor population, sandhill cranes, and untouched natural populations of songbirds such as meadowlark, migratory hummingbirds and mountain bluebirds. Canadian geese, ducks, and turtle doves along the North American Flyway can also be found.

Access: Controlled vehicular access on two sides plus a 30-year renewable BLM right-of-way with 26 years remaining.

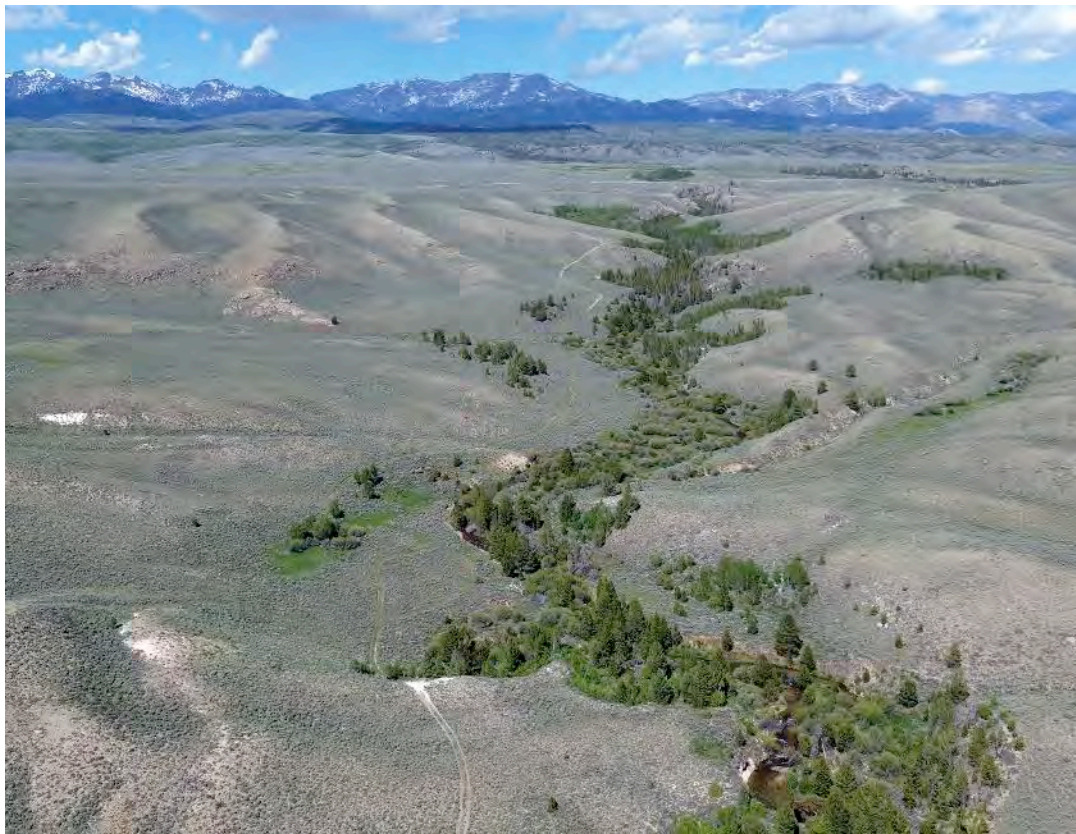
Mineral Rights: Negotiable.

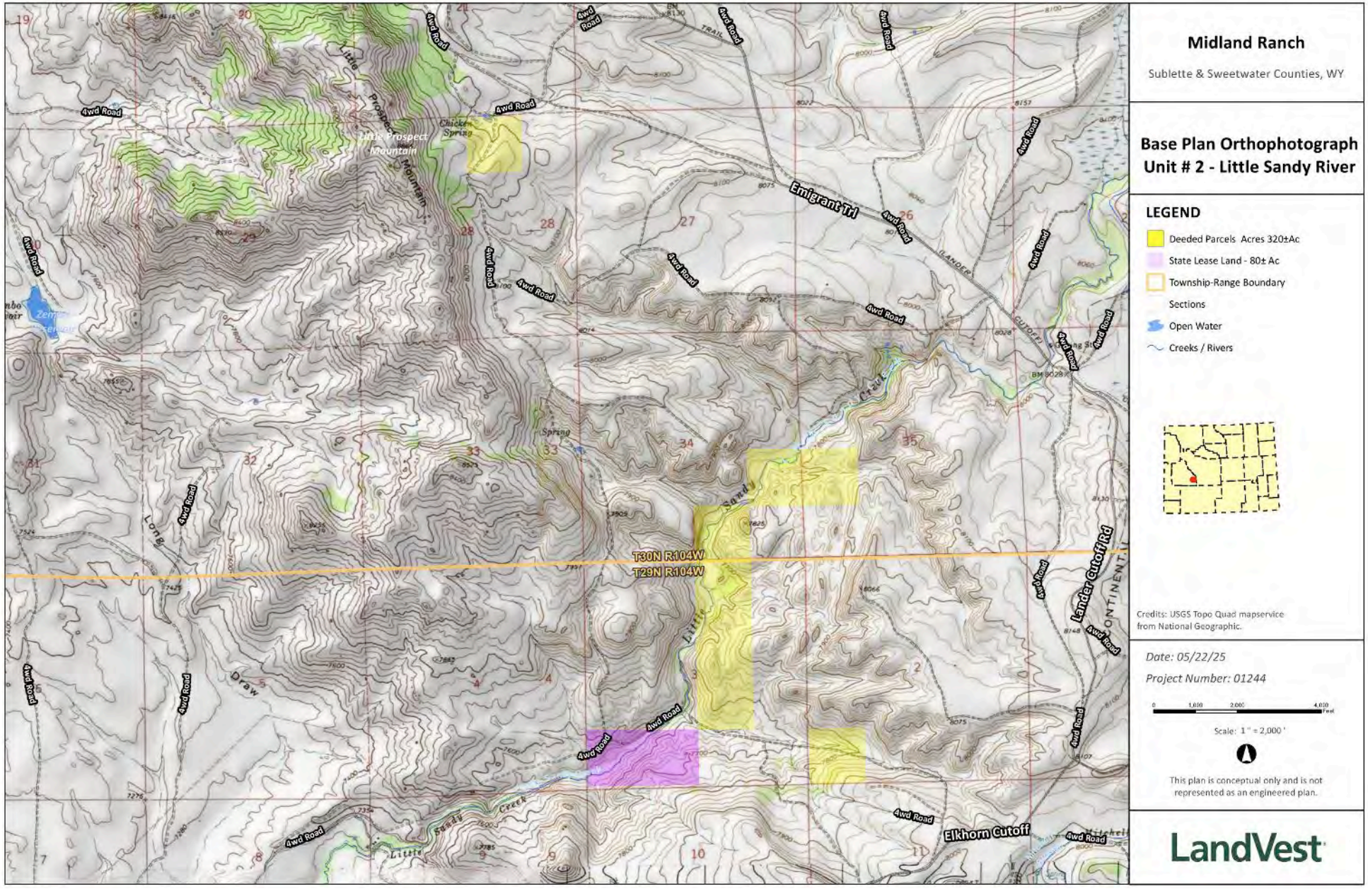




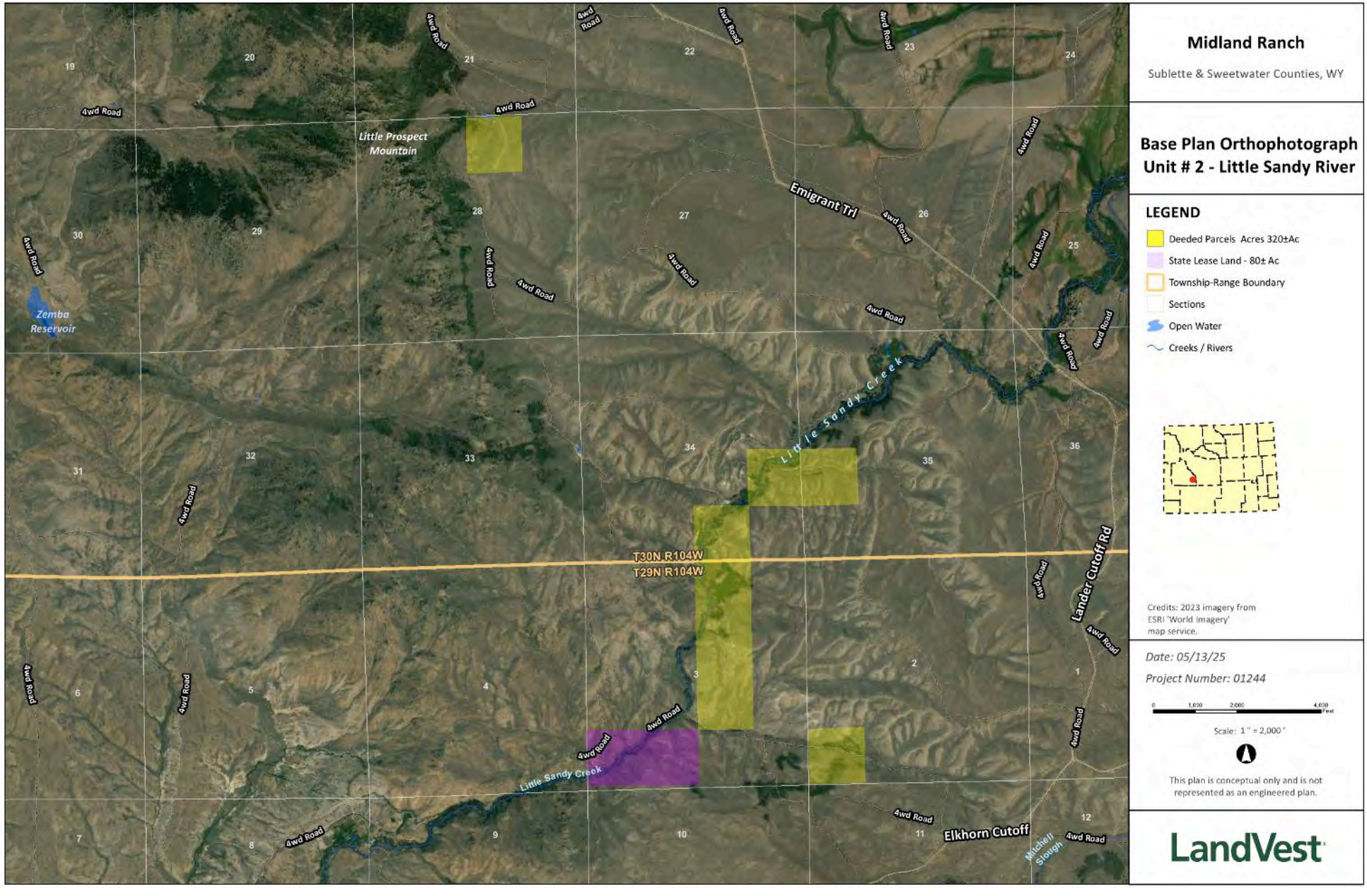




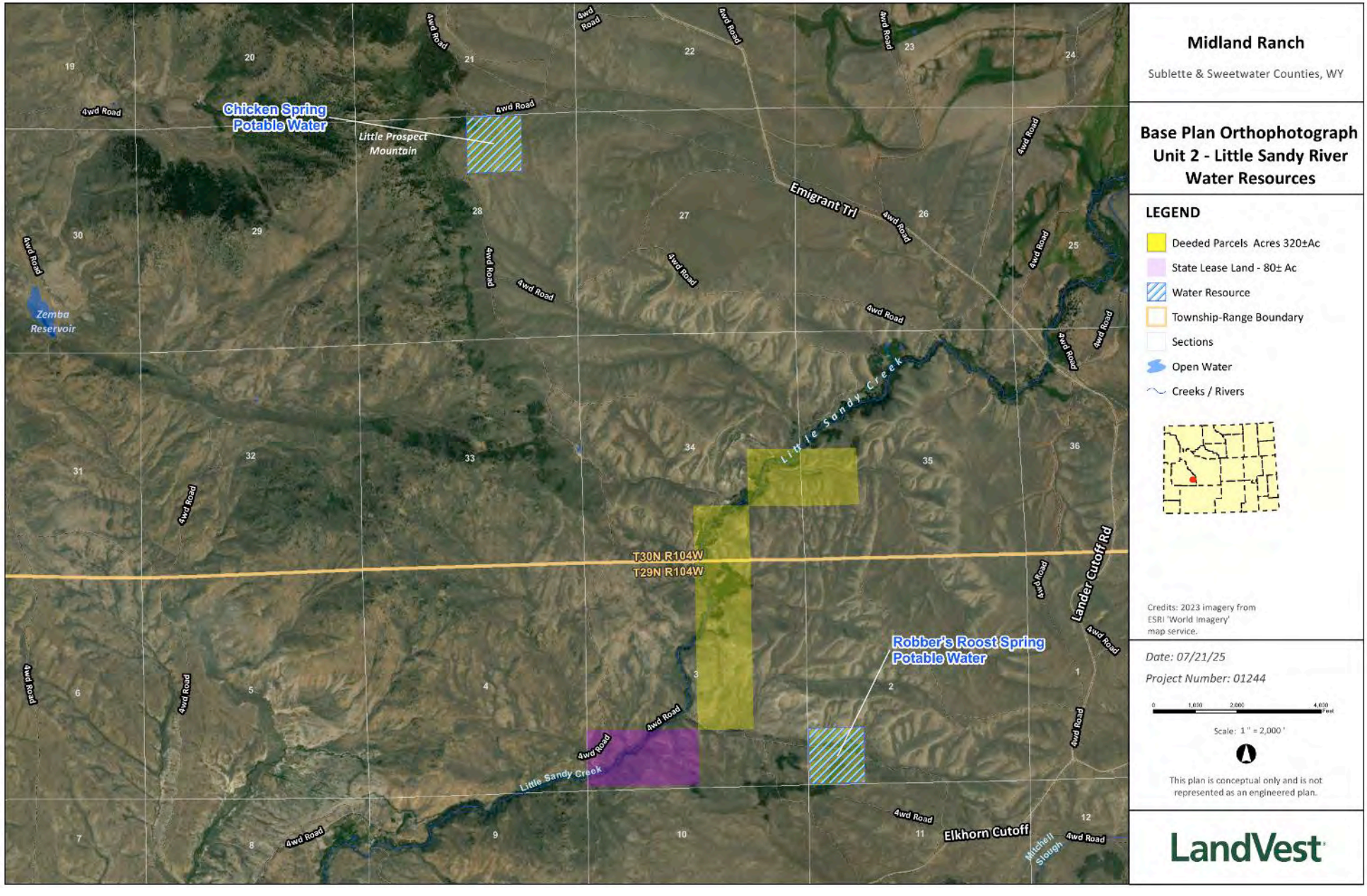




The Midland Ranch Unit 2: The Little Sandy River Ranch
Base Plan



The Midland Ranch Unit 2: The Little Sandy River Ranch
Base Plan



The Midland Ranch Unit 2: The Little Sandy River Ranch
Water Resources

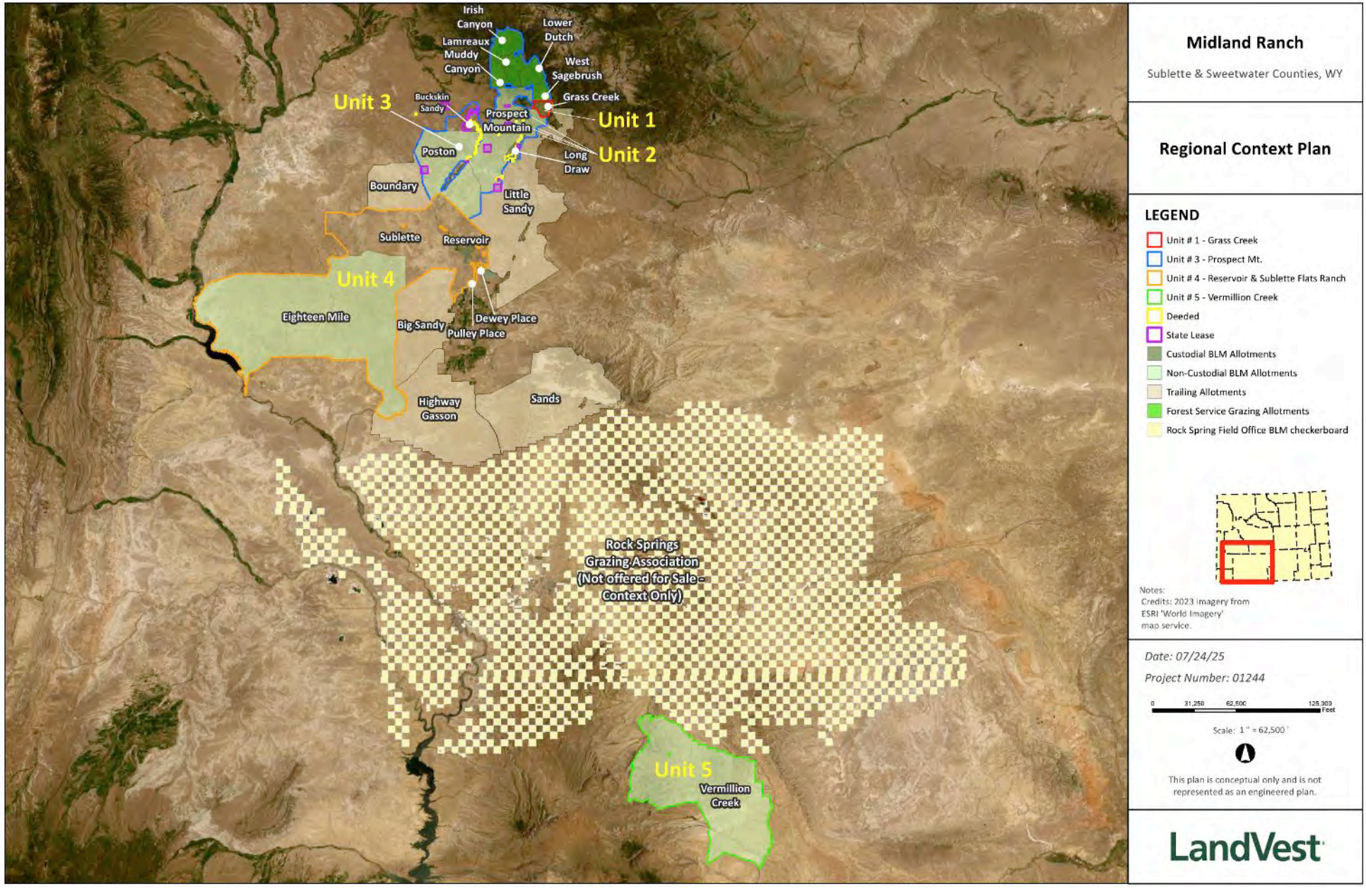


The Midland Ranch Portfolio: A Complete Ecosystem: The following maps illustrate the scale and synergy of the complete Midland Ranch offering, placing Unit 1: Grass Creek Ranch within the context of the larger portfolio. As depicted, the five distinct units function as a cohesive, year-round ecosystem. 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.

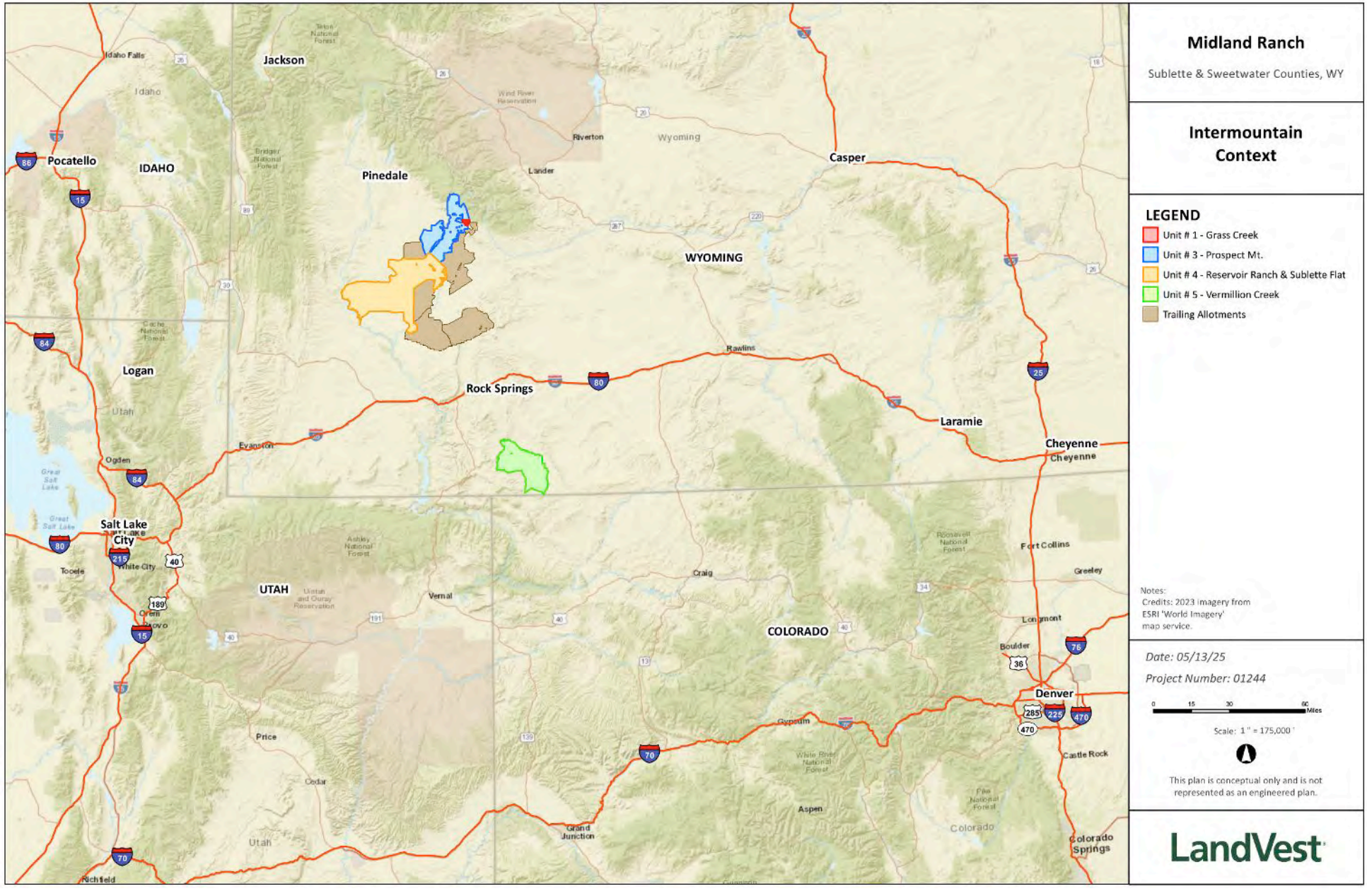
SUMMARY OF THE OFFERING

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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