

The Midland Ranch

Unit 5: Vermillion Creek Ranch | $1,000,000

Offered by Court Merrigan, Agricultural Brokerage & Consulting

LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE



UNIT 5: THE VERMILLION CREEK RANCH

Offered at $1,000,000

In the heart of Wyoming's Red Desert, where water is the ultimate currency, the Vermillion Creek Ranch emerges as a premier winter grazing operation, made possible by an extraordinary and rare abundance of water resources. This is a beautiful and proven winter feeding ground, historically providing a sanctuary for 3,200 ewes for a seven-month season. With a portfolio of over a dozen reservoirs, multiple springs, and permitted wells, this ranch is a remarkably well-watered and self-sufficient landscape, offering both agricultural productivity and unique income potential from producing mineral rights.

The Midland Ranch Unit 5: Vermillion 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.



THE LAND & OPERATION

Designed as a premier winter range, the Vermillion Creek Ranch operates from November 1 to May 1. The land base provides a total of 3,840 AUMs and consists of:

- Deeded: 200± acres
- BLM Allotment: The Vermillion Creek Allotment (139,551± acres)
- State Lease: 2,560± acres

The Vermillion Creek Allotment is presently a sheep-only allotment; however, an application has been made for a multispecies permit, which would provide access from November 1 to June 15. The operational capacity is built to carry 3,200 ewes for a full seven months.

AN OASIS OF WATER IN THE HIGH DESERT

The defining feature of this ranch is its extensive collection of water resources--a critical asset in this arid region. The ranch controls deeded surface water rights of 1.49 cfs for 178 acres with a senior priority date of 1913. This foundational right is supported by access to a comprehensive network of stored and natural water across its leased lands. Foremost among these is 8.75 miles of access to Vermillion Creek, which includes a quarter mile of private, deeded access. Vermillion Creek runs year-round. In addition, Salt Wells Creek on the northwestern boundary of the alltoment is accessible along 8 miles of its flow, include three quarters of a mile of deeded access on both sides of the creek. Salt Wells Creek is also perennial. There are also two named springs (Moses Spring and Washum Spring [5 gpm]), and a portfolio of over a dozen reservoirs, with the largest being the Pio Reservoir (88.3 acre-feet), which includes improvements, and the Patrick Draw Reservoir (40 acre-feet).

IMPROVEMENTS, ACCESS & WILDLIFE

The ranch is improved with a calving barn and features numerous historic buildings, including a rock house, a stable, log houses, and an original homestead site that speak to its long history of use. The property is easily accessed via State Highway 430 as well as oil field-maintained roads on the eastern side of the allotment. Moses Ranch Road (County Road 76) provides direct access to Pio Reservoir and associated improvements. Salt Wells Creek also runs through the deeded land in Laney Canyon.

This landscape is home to high populations of elk and deer, and record elk have been hunted on the property. An application for a multispecies landowner's permit is in process to further enhance opportunities for hunting elk, deer, and antelope. Other wildlife includes mountain lions, wolves, sage grouse, ducks, and Canadian geese. The allotment falls within Elk Hunting Unit 124, one of the most coveted areas to score a tag in western Wyoming.

A significant asset is the available passive income, which provide income for surface damage and production, averaging $8,000 per year. All other mineral rights are negotiable.



AT A GLANCE: VERMILLION CREEK RANCH

Acreage & Capacity

- Deeded: 200± acres.
- State Lease: 2,560± acres.
- In-Common BLM Allotment: 139,551± acres in the Vermillion Creek Allotment. This is currently sheep-only, with a multispecies permit application in process.
- Total AUMs: 3,840.
- Carrying Capacity: 3,200 ewes for 7 months.
- Season: November 1 to May 1. A new permit would allow access until June 15.

Water Rights & Resources

- Surface Rights: 178 acres / 1.49 cfs with a 1913 priority date.
- Wells & Springs: Moses Spring, and Washum Spring (5 gpm).
- **Reservoirs**: An extensive network provides ample water storage across the ranch.
    - Scheggs Draw Reservoir: 100 acre-feet.
    - Pio Reservoir: 88.3 acre- feet; access is included and also there are some improvements.
    - Patrick Draw Reservoir: 40 acre-feet.
    - Sunshine Reservoir: 25 acre-feet.
    - Lower Chicken Spring Reservoir: 20 acre-feet.
    - Upper Chicken Spring Reservoir: 20 acre-feet.
    - Granary Draw Reservoir: 20 acre-feet.
    - Milk Bucket Reservoir: 20 acre-feet.
    - Two Monument Reservoir: 20 acre-feet.
    - No Name Reservoir: 20 acre-feet.
    - Deadhorse Reservoir: 20 acre-feet.
    - Albert J. Angelovic Reservoir: 18.1 acre-feet (priority date 1954).
    - Alkali Reservoir: 15 acre-feet.
    - BLM Reservoir: 12 acre-feet.
    - Windhorse Reservoir: 12 acre-feet.
- Perennial Creeks: Vemillion Creek, with 8.75 miles of access, includeing a quarter mile of private, deeded access. Salt Wells Creek, accessible for 8 miles, including 0.75 miles of deeded access on both sides.



Improvements & Access

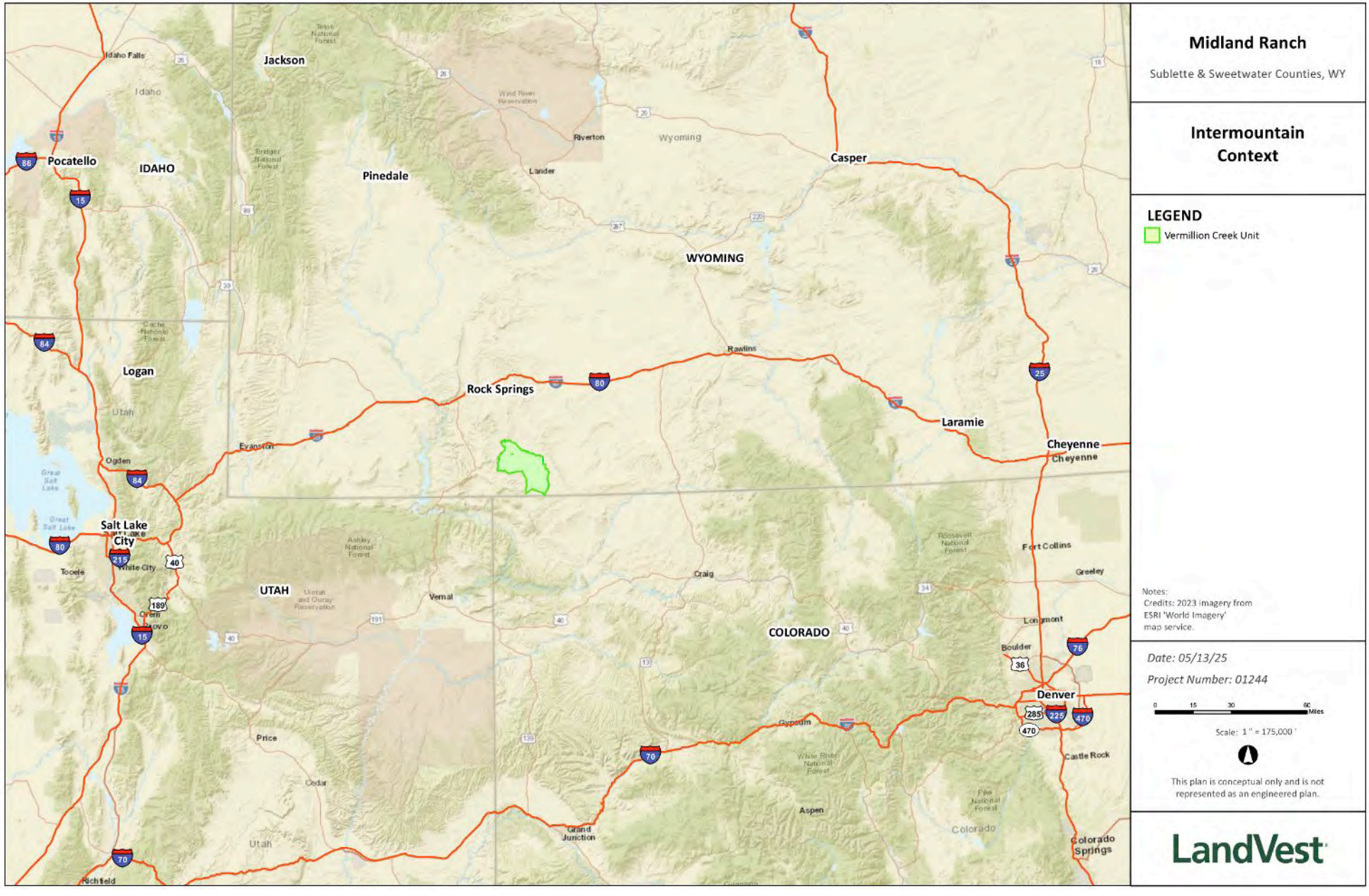
- Buildings: Includes a calving barn and historic structures like a rock house, stable, log houses, and homestead remnants.
- Access: Direct access from State Highway 430 north to south. The eastern side of the allotment has county road or oil field-maintained roads that provide access to large portions of the ground. Direct access to Pio Reservoir and associated improvements via Moses Ranch Road (County Road 76).
- Fencing: The property is fenced.

Recreation & Features

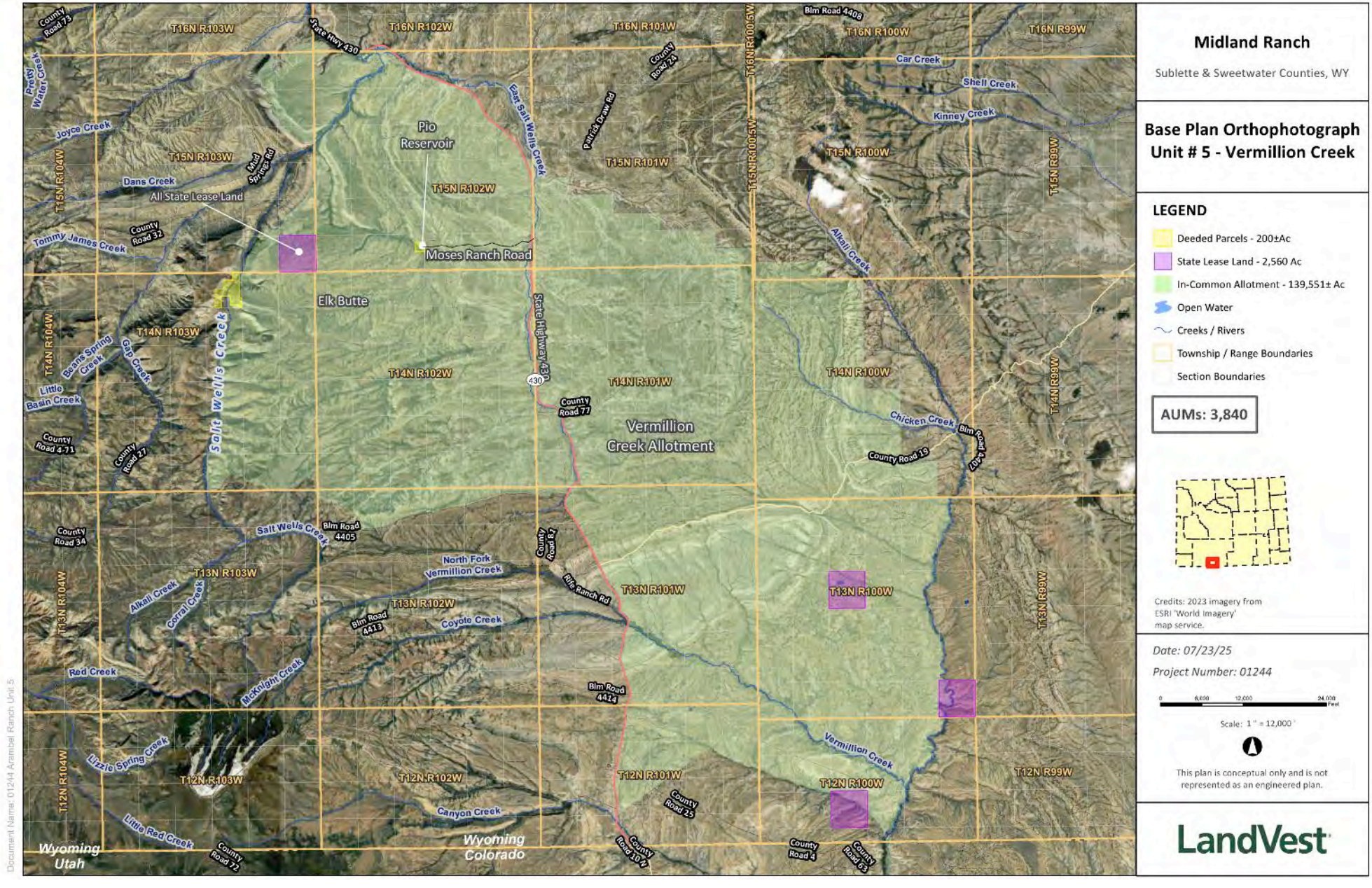
- Hunting: High populations of elk and deer; record elk have been hunted here. A multispecies landowner's permit is in application.
- Passive Income: Currently averaging $8,000/year in income. 140 acres of producing deeded mineral acres, yielding $1000/year. Surface damage on leased acres produces another $7000/year in income. Other mineral rights are negotiable.



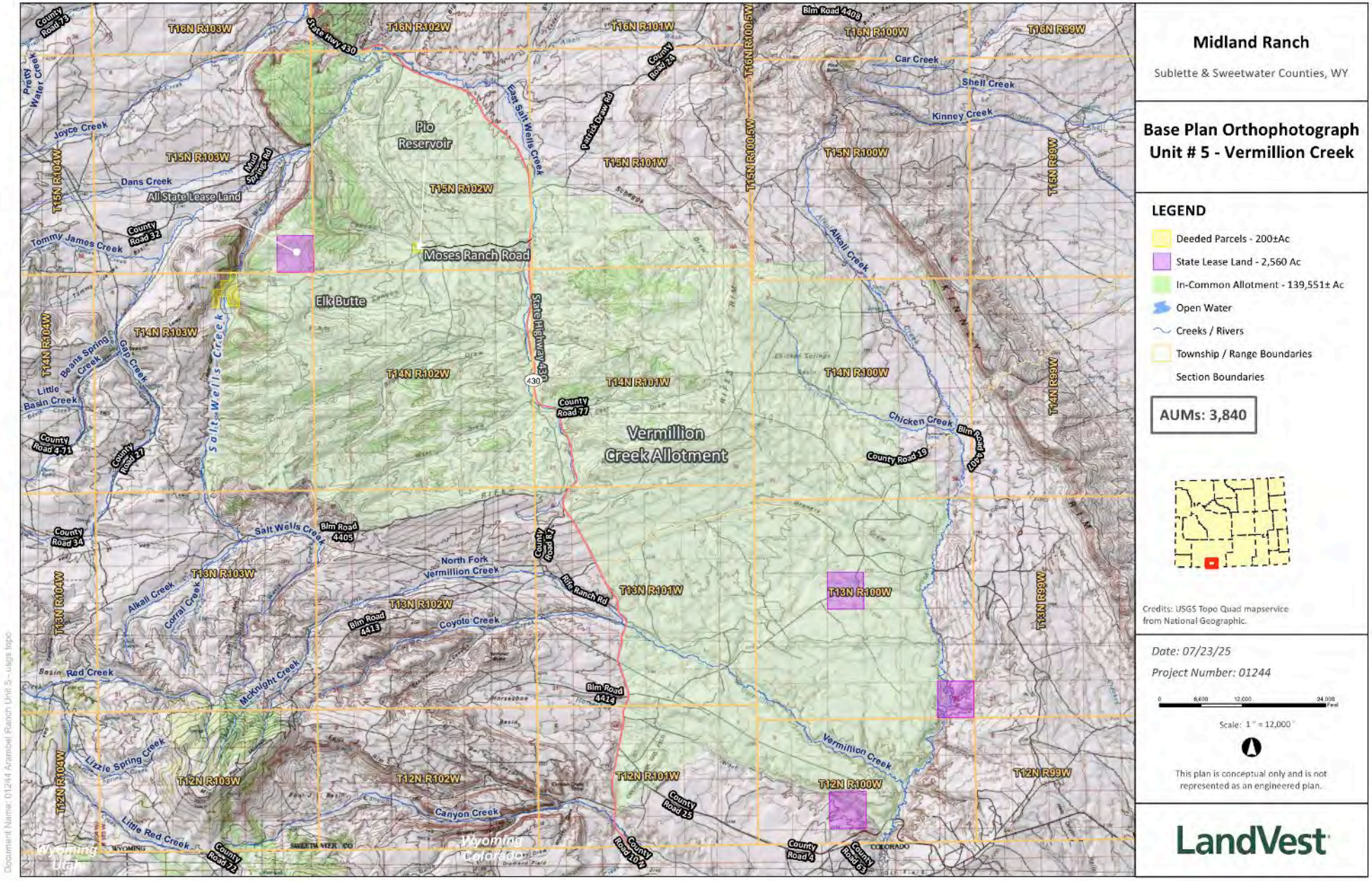




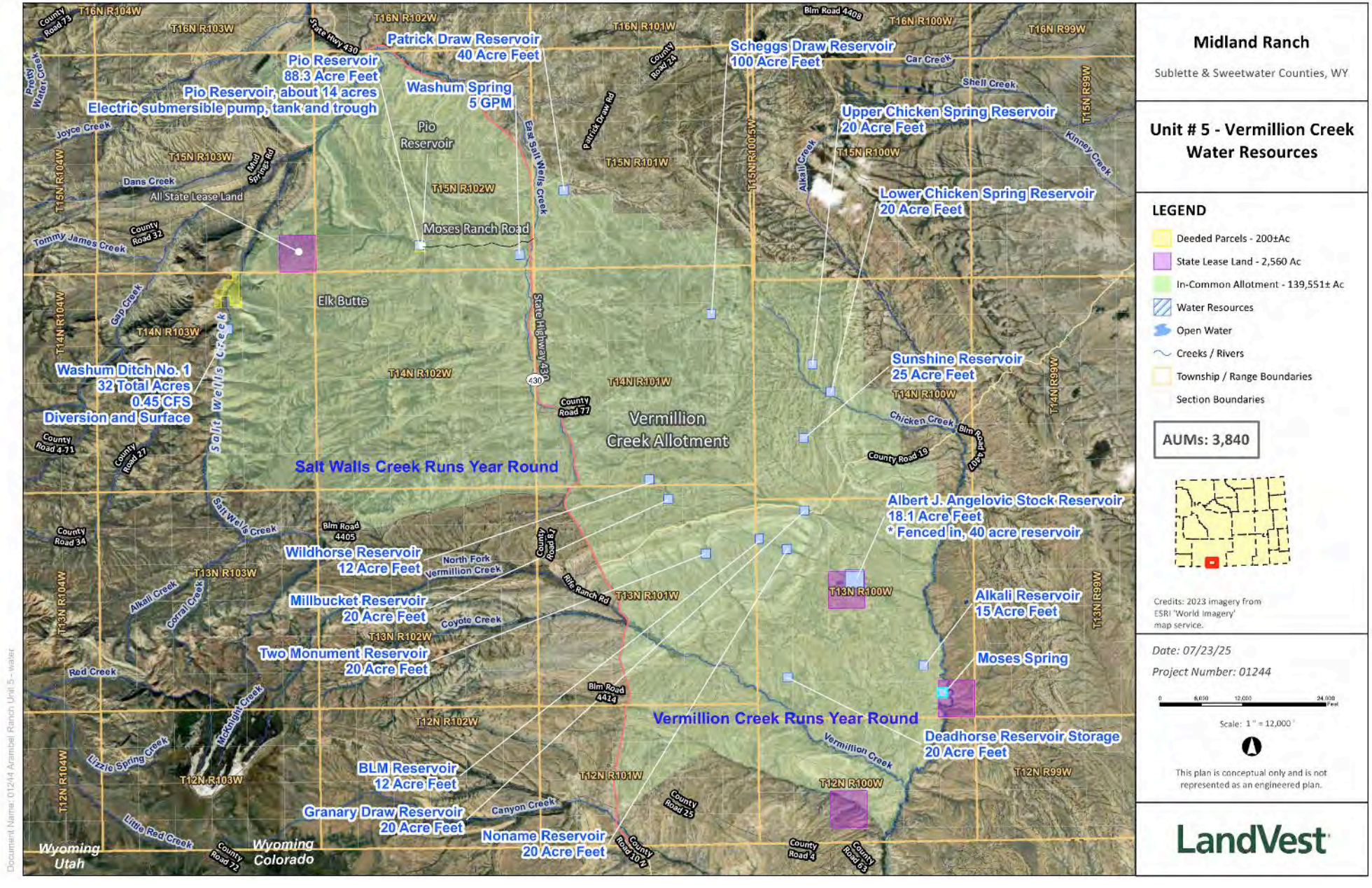
The Midland Ranch Unit 5: The Vermillion Creek Ranch
Intermountain Context



The Midland Ranch Unit 5: The Vermillion Creek Ranch
Base Plan



The Midland Ranch Unit 5: The Vermillion Creek Ranch
USGS Topo



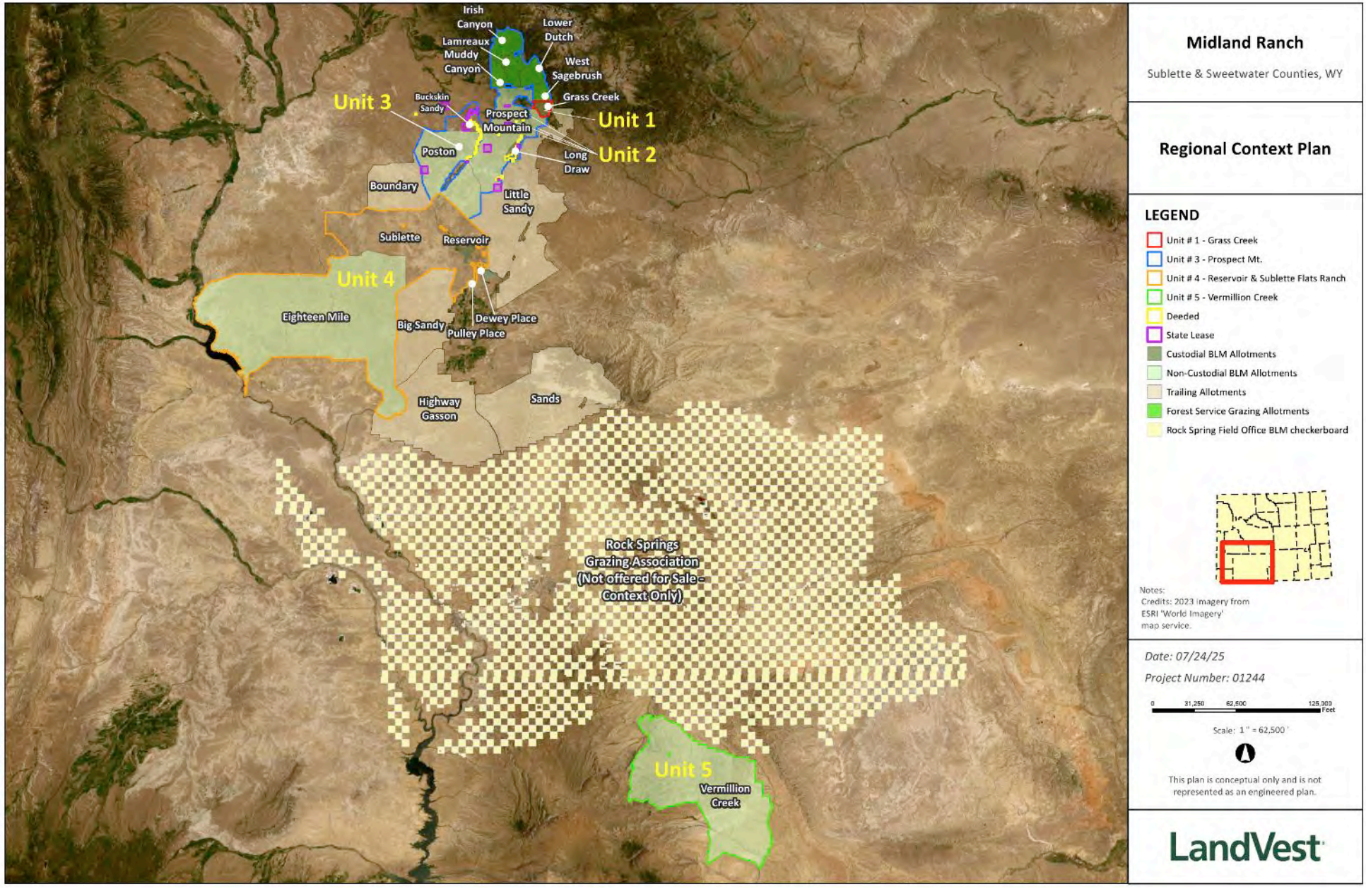
The Midland Ranch Unit 5: The Vermillion Creek Ranch
Water Resources

The Midland Ranch Portfolio: A Complete Ecosystem: The following maps illustrate the scale and synergy of the complete Midland Ranch offering, placing Unit 5: Vermillion 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.

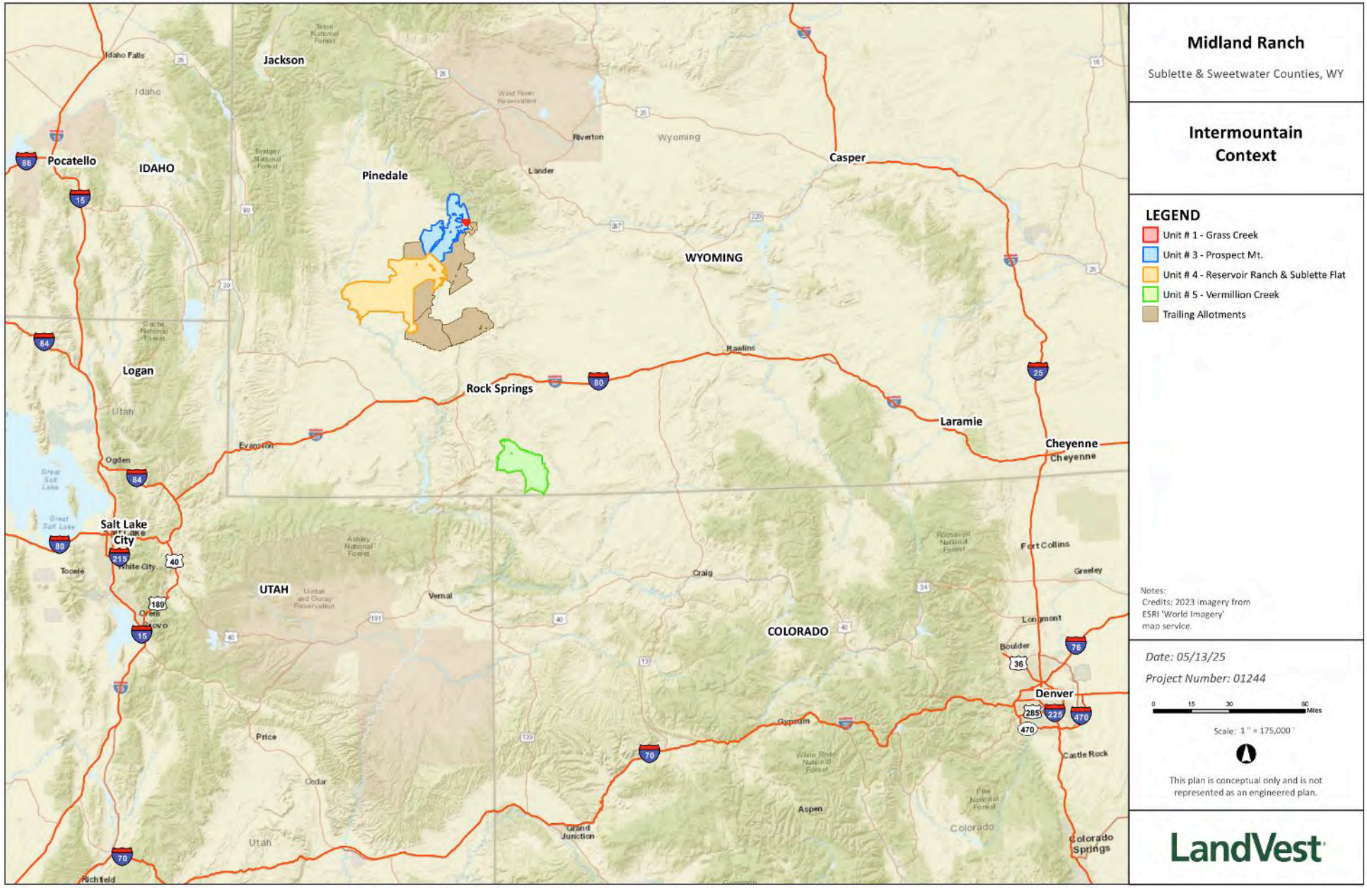
SUMMARY OF THE OFFERING

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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