

The Midland Ranch

Unit 3: Prospect Mountain Ranch | $8,500,000

Offered by Court Merrigan, Agricultural Brokerage & Consulting

LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE



UNIT 3: THE PROSPECT MOUNTAIN RANCH

Offered at $8,500,000

Possessing a scale and ecological diversity that place it among the premier ranch holdings in North America, the Prospect Mountain Ranch is an unrivaled, legacy-scale enterprise. In a single, completely contiguous operation, the ranch encompasses a vast range of climatic zones, descending from the timbered, alpine-influenced high country to the sweeping arid high plains. This is the operational heart of the entire Midland Ranch offering—a complete, turn-key operation with a substantial carrying capacity of 1,100-1,400 pair, world-class water and wildlife resources, and has been thoughtfully developed over the decades as a highly economical “walk in, walk out” operation.

The Midland Ranch Unit 3: Prospect Mountain 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

The scale of the Prospect Mountain Ranch is staggering, comprising a total of 6,890± AUMs from a combination of private and in-common allotments.

- 1860 AUMs are in-common allotments
- 5030 AUMs in private, fenced allotments
- 1500 AUMs on deeded and custodial

The land tenure includes:

- Deeded: 2,380± acres
- State Lease: 4,147± acres
- Custodial BLM Allotment: Long Draw Allotment (2,076± acres)
- Private BLM Allotment: Buckskin Sandy (8,508 acres)
- In-Common BLM Allotments: Poston and Prospect Mountain (89,995± acres)
- Forest Service Allotments: Irish Canyon, Lamreaux, Lower Dutch, Muddy Canyon, and West Sagebrush (33,128± acres)

An additional 1700 AUMs are potentially available via private lease.

The ranch is organized into 14 total grazing blocks. The grazing season runs from May 1 to December 1. All fencing is sheep-tight and functionally wildlife-friendly. Access is secured by a 30-year BLM right-of-way with 26 years remaining.

HEADQUARTERS & IMPROVEMENTS

The ranch is supported by a full suite of improvements and a headquarters complex built for large-scale production. The headquarters includes two residences, historic structures, and outbuildings. The working facilities are extensive, featuring corrals, a shipping pen with a commercial scale, a complete weaning facility, calving barns, and shearing/lambing barns. Historically, these facilities have supported the winter feeding of as many as 5,500 head of sheep and 1,500 cattle. The entire headquarters is served by an excellent, well-maintained county road.



WATER RESOURCES

Water is abundant and diverse across the ranch. The property commands the third-highest diversion point on the Little Sandy River and is the sole ditch right and diversion point holder. Surface water rights total 7.84 cfs for 549 acres, with senior priority dates of 1905, 1908, and 1911. In high-water conditions, available surplus water rights mean existing infrastructure can handle double the flow. Stored and natural water resources include:

Reservoirs:

- Zemba Reservoir: 87 acre-feet of storage with a priority date of 1908.
- Squaretop Reservoir (Antelope Springs): 16 acre-feet of storage with a priority date of 1916.
- Taliaferro Number Three Reservoir: 0.5 acre-feet of storage with a priority date of 1909.

Wells & Springs:

- 8 artesian wells with priority dates of 1992.
- 4 pump wells (two converted to solar, one submersible) with priority dates of 1977, 2008, and 2012.
- 9 springs on the BLM and Forest Service lands



RIVER CORRIDORS & WILDLIFE SANCTUARY

The ranch contains significant live water and is a true sportsman's paradise, home to the same species the Shoshone historically hunted. This land encompasses 435 acres of flood-irrigated improved hay fields. There are an additional 125 acres of flood-irrigated native hay meadow, as well as another 630 acres of flood and sub-irrigated pasture, for a grand total of 1200 acres. The northern deeded portions contain timber and provide direct access to the National Forest.

The property features approximately 9.5 miles of deeded and state lease land along the Big Sandy River, including 7.5 miles on both sides of the river and 2 miles on one side. Of these, 7.5 miles are deeded. It also controls 2.25 miles of deeded and state land along the Little Sandy River, with 1.25 miles on both sides and one mile on one side. Both rivers have sports fishery potential with abundant brown and brook trout. An ongoing fishery program is in place, and the drainage is protected by a fish step at the confluence of Long Draw and the Little Sandy River.

It is also a critical wildlife epicenter, with as many as 15,000 antelope traversing the ranch annually. There is excellent habitat for sage grouse as well as the Holback Mule deer herd and the Sublette Antelope herd, including 1,500-2,000 deer annually, 1,500-3,500 antelope annually, plus a resident elk herd of 350-400. Other species include wolves, coyotes, moose, black bear, beaver, bobcat, coyote, muskrat, mountain lion, bald eagles, and golden eagles.



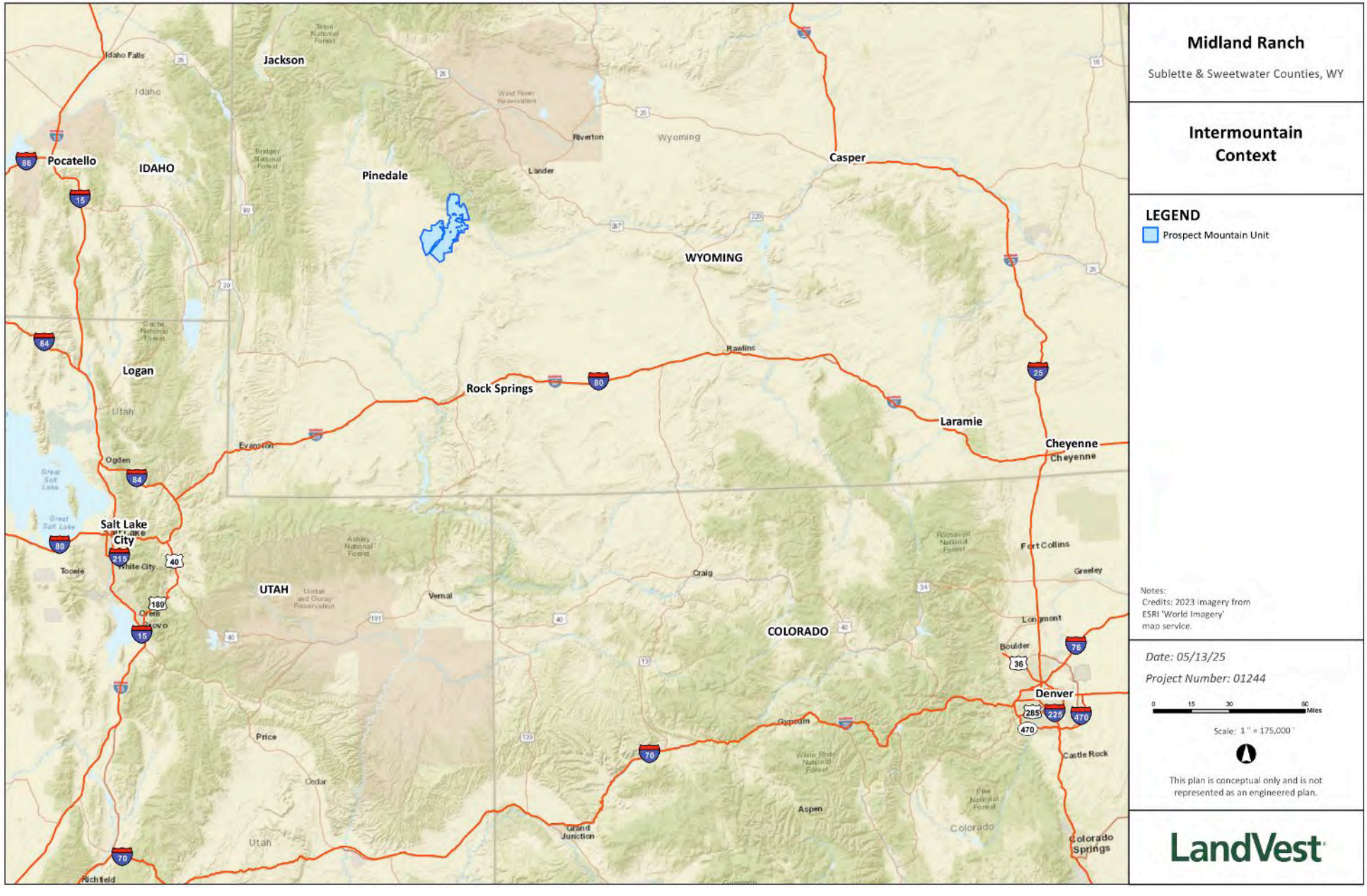






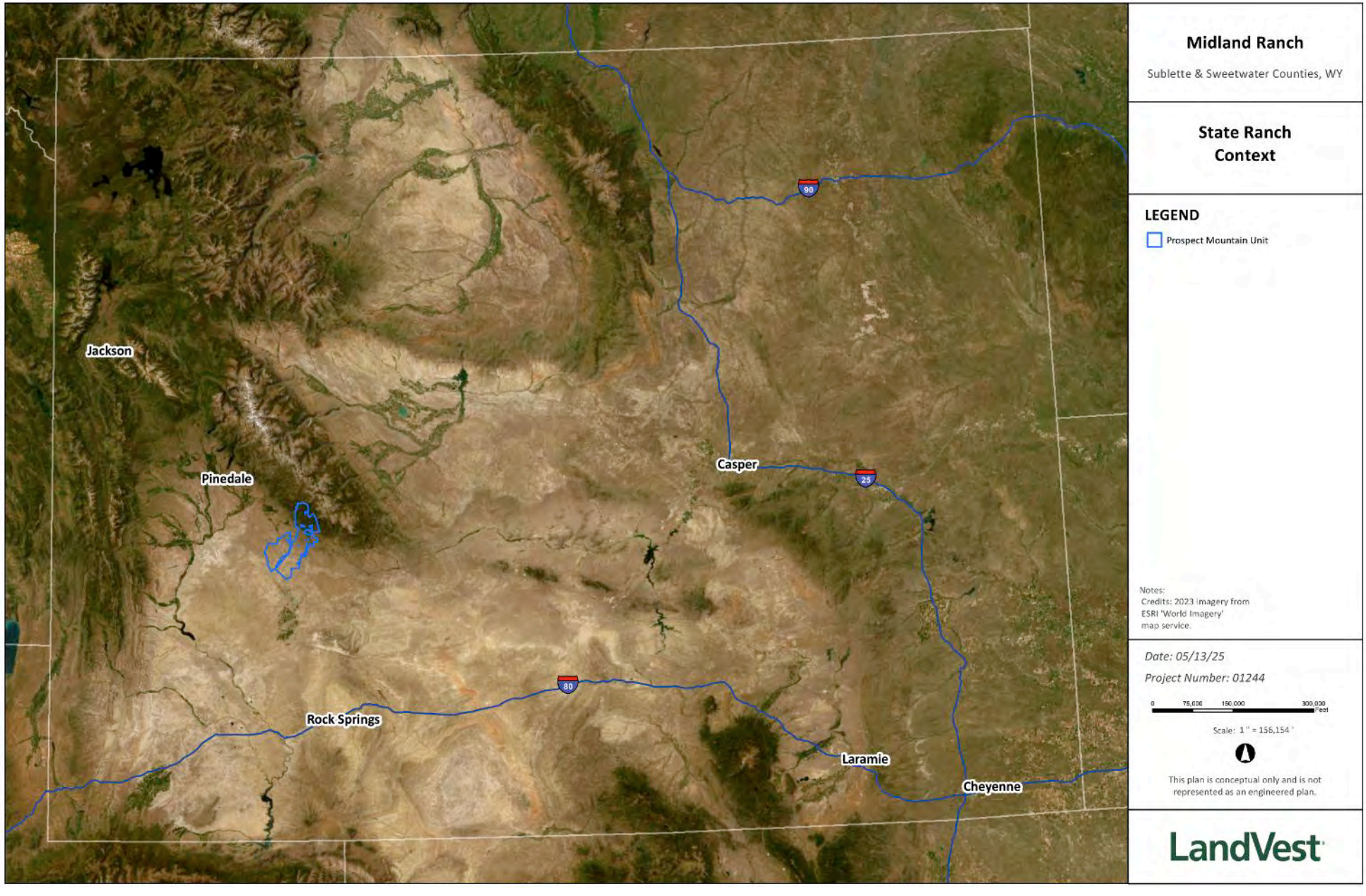




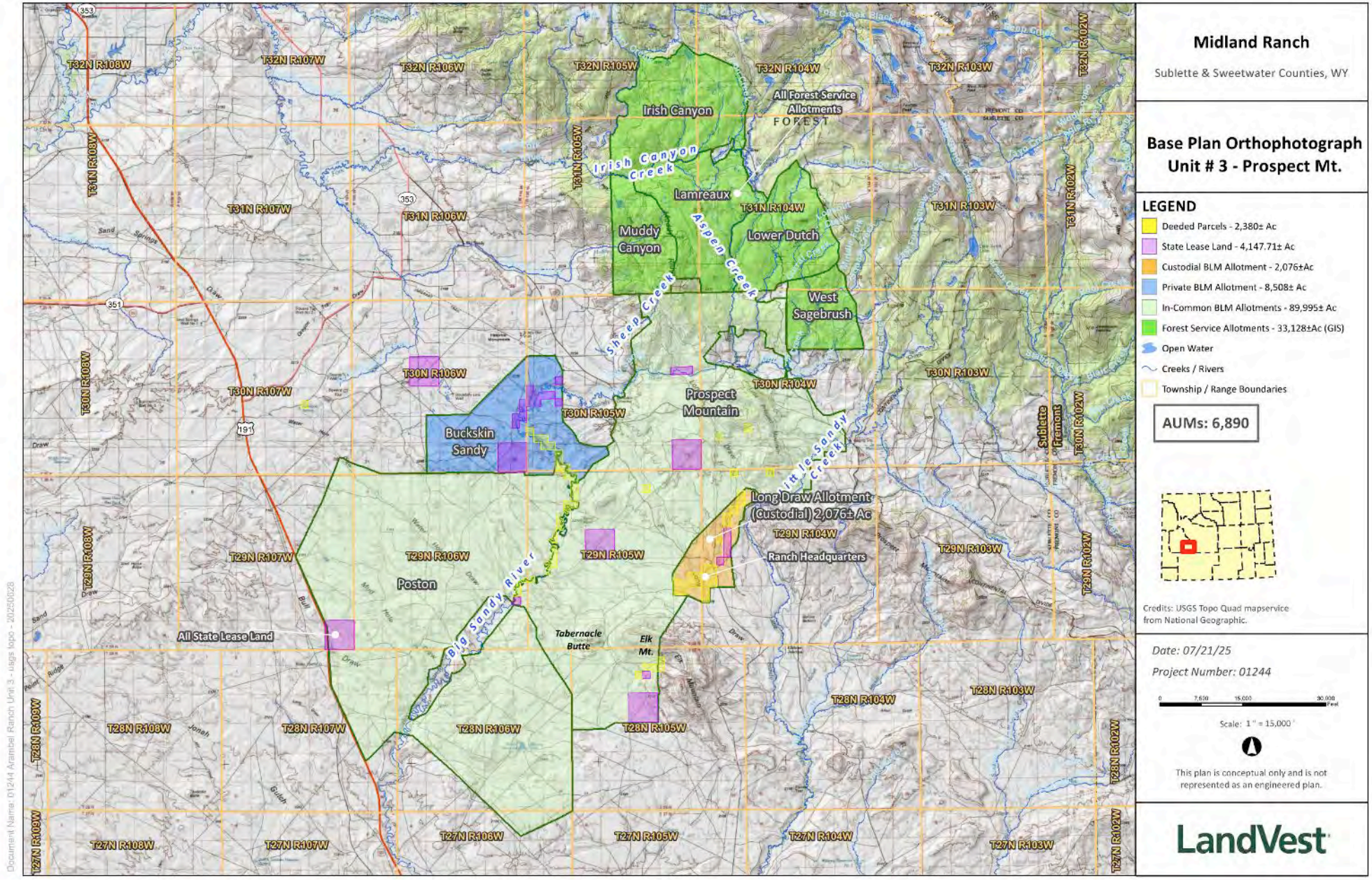


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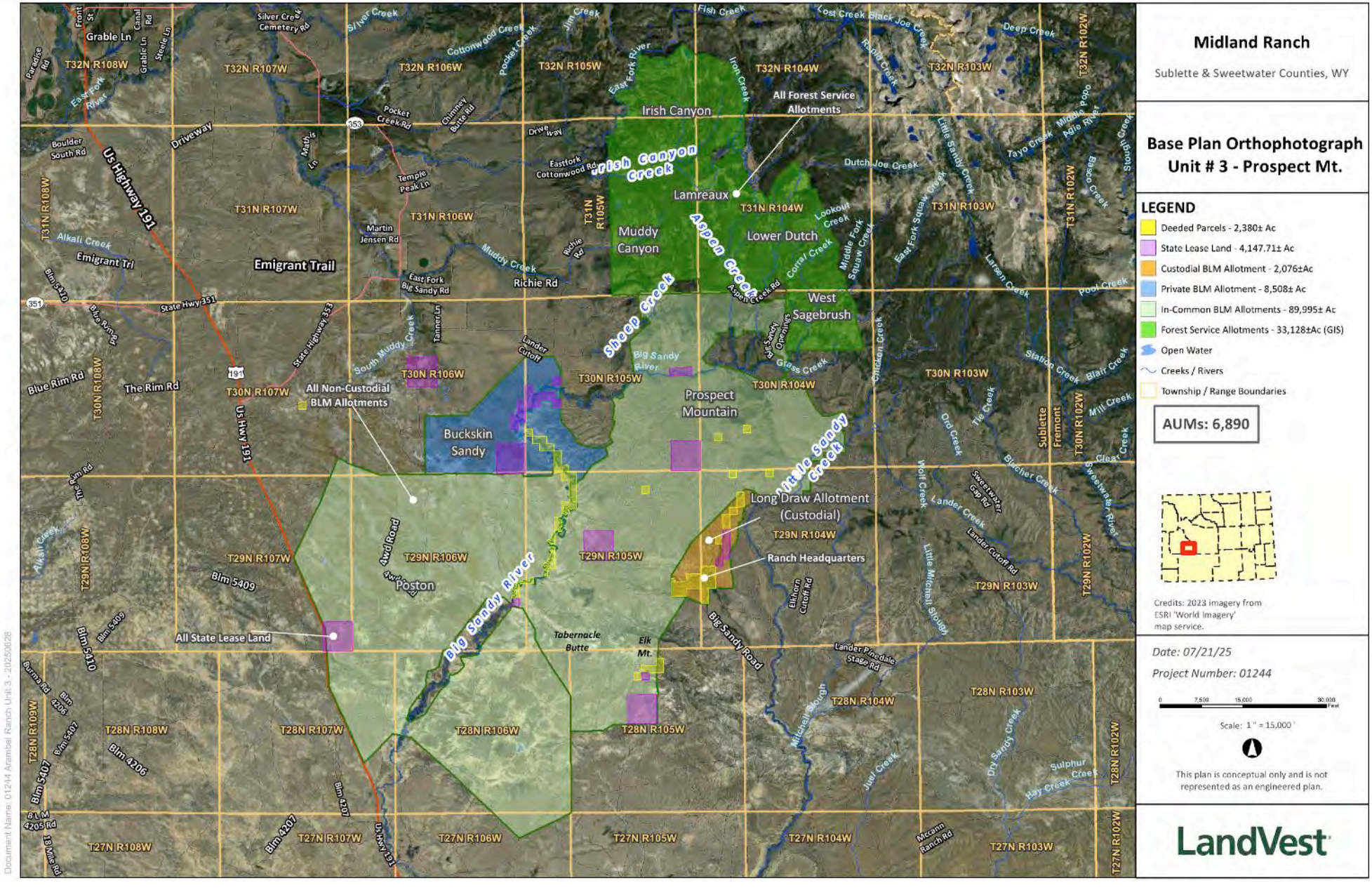
The Midland Ranch Unit 3: Prospect Mountain Ranch
Intermountain Context



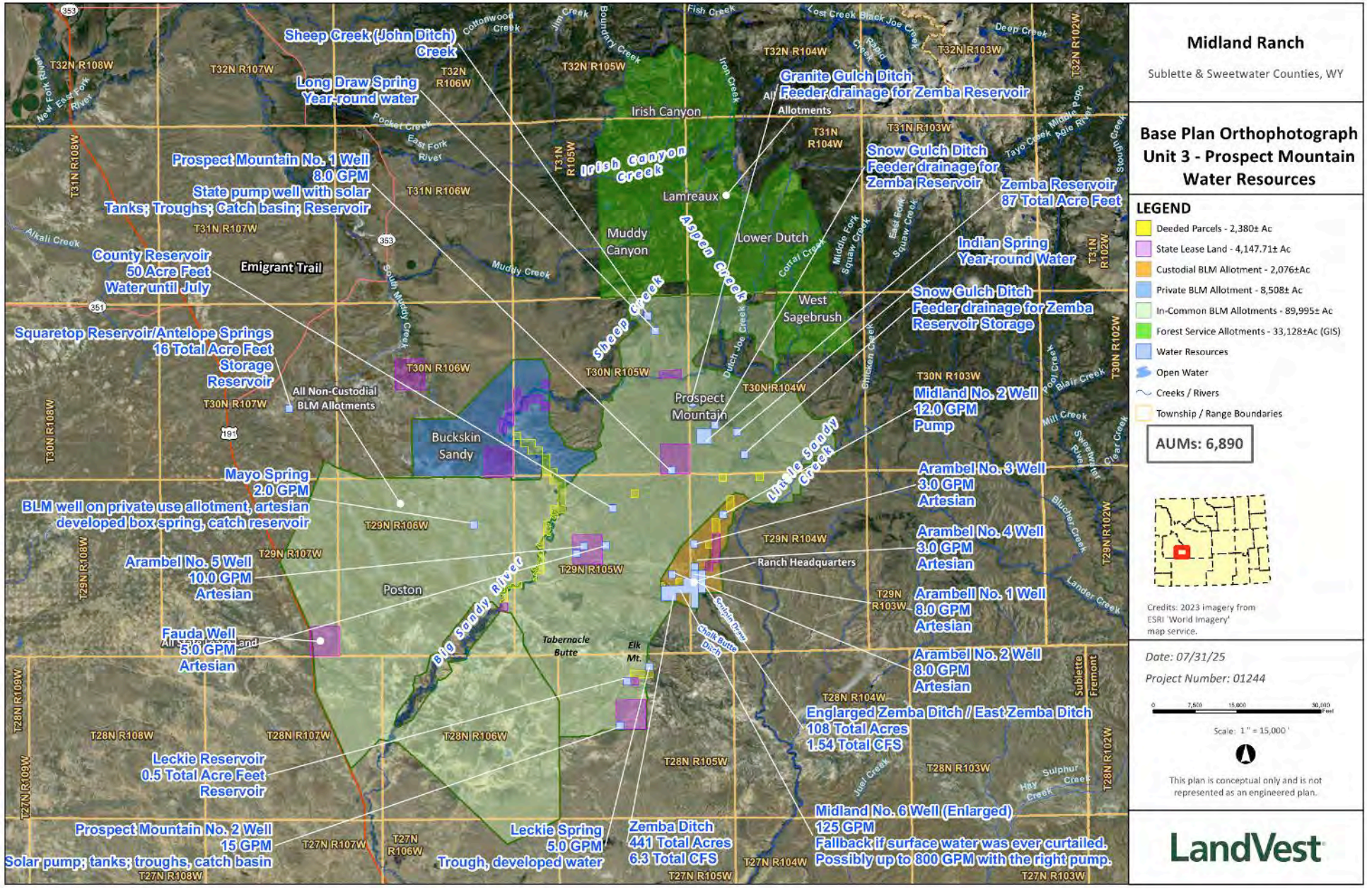
The Midland Ranch Unit 3: Prospect Mountain Ranch
State Context



The Midland Ranch Unit 3: Prospect Mountain Ranch
Base Plan



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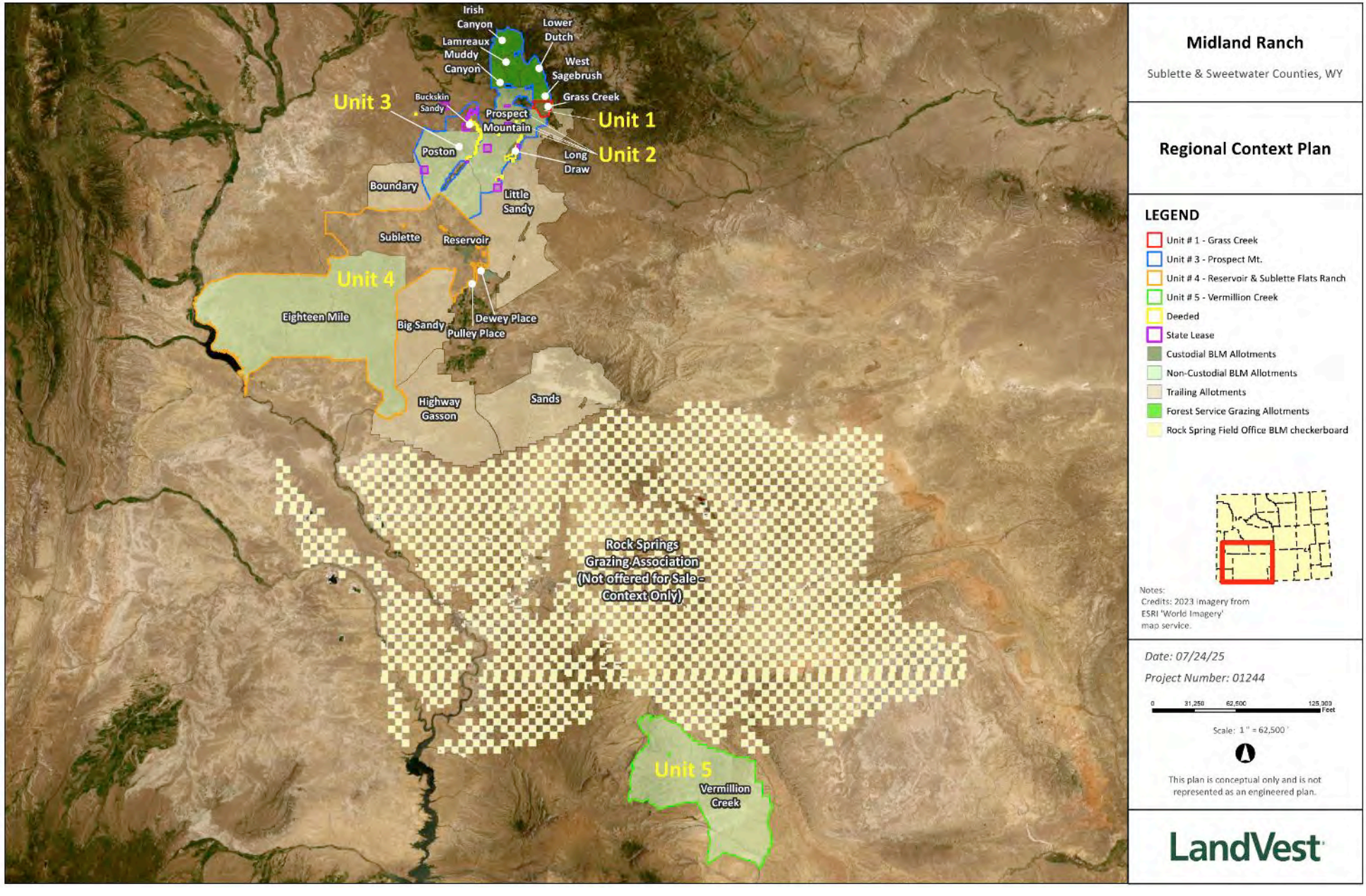
The Midland Ranch Unit 3: Prospect Mountain Ranch
Water Resources

The Midland Ranch Portfolio: A Complete Ecosystem: The following maps illustrate the scale and synergy of the complete Midland Ranch offering, placing Unit 3: Prospect Mountain 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

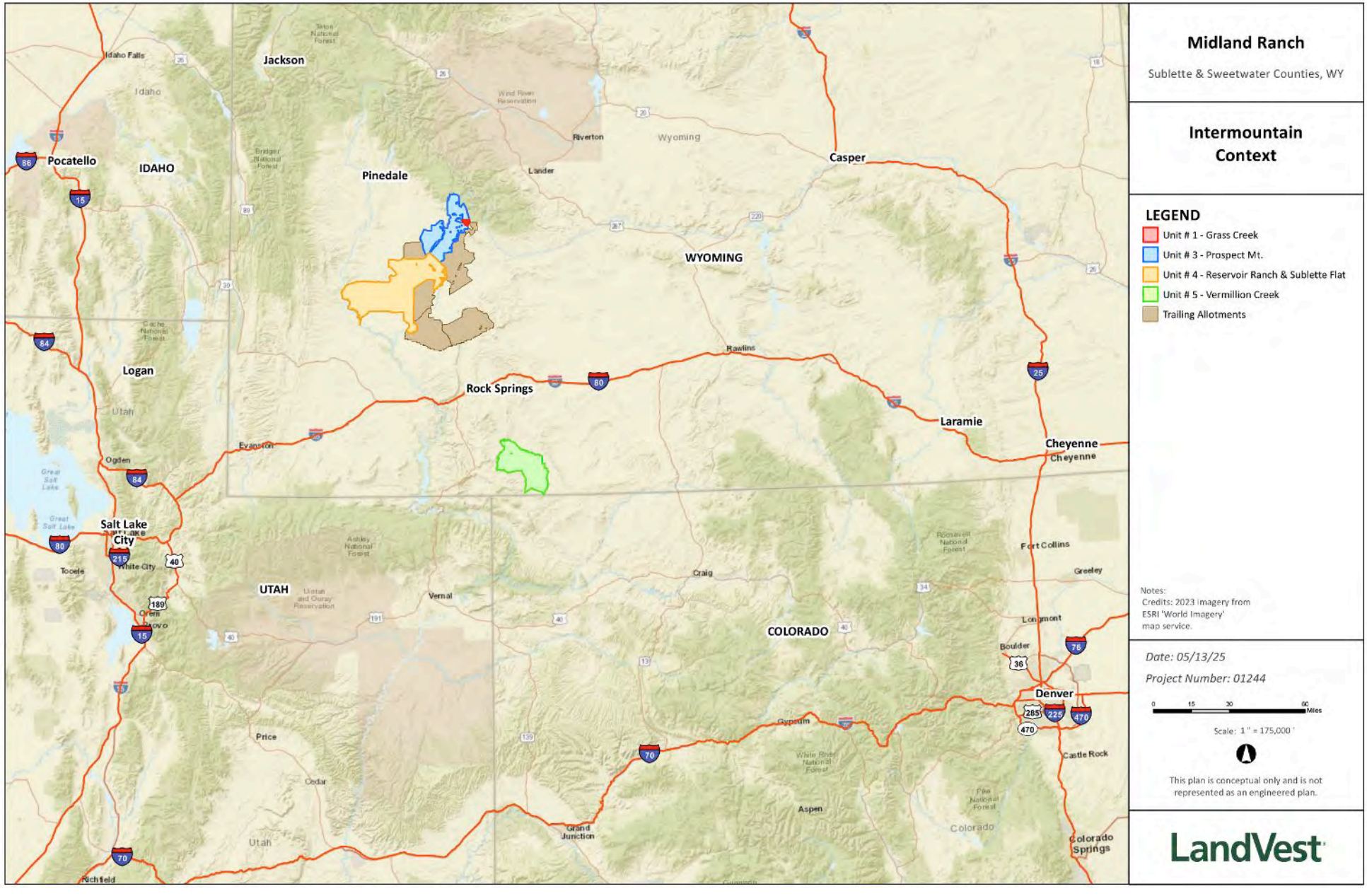
Available in its entirety or as individual units. Each of the five operating divisions—ranging from irrigated mountain holdings to expansive winter range—can be acquired separately. Buyers seeking a portfolio-scale acquisition may purchase the whole at a value advantage of $5,680,000.

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**



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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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