



SHAMROCK REALTY*

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Polo Ranch Parcels Offering Summary
Big Horn, Wyoming

Parcel 1.: 640 acres +/-, \$3,500,000.00

This parcel is located on the northern 'bench' of the property. Wild game, particularly deer and game birds abound, with an occasional elk passing through.

Access would be via an easement off Beaver Creek Road north of this parcel. The easement is of record but the road has not been built. In addition, the sellers have a recorded right of first refusal to purchase several hundred acres of land immediately north of this parcel. The sellers would convey all right, title and interest in that right of first refusal.

This parcel has been historically used, and continues to be used today, as native grass pasture land. This parcel is well sodded with productive grasses and live water. It offers incredible views, a variety of topography, with Darlington Draw running through the property, which includes an intermittent stream which feeds several small ponds.

This parcel would be ideal as the land base for a private residence, rural residential development, or equestrian facility.

Neighboring ranchers would be interested in leasing this land.

A very realistically price parcel of land with incredible views and natural beauty.

Parcel 2.: 780 acres +/-, \$6,500,000.00

This parcel borders WY 335 (Red Grade Road) on its south boundary. It has a private, electric gated entrance directly off WY 335.

This parcel has two homes, an older log home with a detached garage, corrals and support buildings and a recently nicely updated log home.

As with Parcel 1., deer and game birds are plentiful throughout Parcel 2. It also has exceptional water and water rights. Hanna Creek runs through the property year round supplying a large, trout stocked reservoir, along with several ponds below; a true fisherman's delight. Parcel 2. also has tremendous productivity with well sodded grasses complimented with over 200 acres under center pivot and side-roll irrigation sprinkler systems.

Neighboring ranchers would be very interested in leasing this land with or without the residences.

Parcel two offers security, privacy, excellent fishing and bird hunting and two very useable homes, all complimented by excellent productivity making it an exceptional value.

Parcel 3.: 480 acres +/-, \$10,500,000.00

For the discriminating buyer seeking an exceptional home, guest house, and equestrian facilities including 40 boxed stalls, a large indoor arena with guest apartment, viewing rooms and office, Parcel 3. has it all.

Access into Parcel 3. is off Highway 335. A flagstone, electric gated entry opens into a paved, tree lined, white fenced roadway to the equestrian facilities, main residence and guest home. Parcel 3. is park like in appearance, with manicured, well groomed ground and improvements built or renovated to the highest of standards.

The main home, comprised of over 7,700 square feet, of traditional English style wood and stucco was totaled renovated in 1996 with painstaking attention to detail, incorporating the finest materials. The renovation included the installation of a new heating and air-conditioning systems, new electrical and IT systems, new plumbing systems, a new spring fed domestic water system including a commercial reverse osmosis system, back up emergency electric generator, and a detached four car garage.

The main floor consists of a large entryway and formal stairway to the second floor, a formal living room, sitting room, powder room, private office, library, dining room, kitchen, guest bedroom with full bath, and a large sun room. Two flagstoned patios are accessed off the main floor into the park like, manicured grounds which include a single, privately commissioned, life size bronze of two horses.

The second floor has a master suite, an au paire suite, a guest bedroom with private bath, and two additional bedrooms with a shared bath between them.

In addition to the main house, the 'carriage house', formerly a carriage barn, has been superbly renovated into a guest house featuring a beautiful sitting room with fireplace, kitchen, laundry, garage (carriage garage with two box stalls), and second floor with three bedrooms, one with a private bath and two with a shared bath. Exquisitely and tastefully done.

Equestrian facilities within Parcel 3. are the finest in Wyoming and include:

- a gathering barn with office, ¼ bath, ¾ bath, kitchen, car wash bay, catering kitchen with outside barbecue, wood shop, paint shop, sixteen (16) box stalls,
- a large horse barn with sixteen (16) box stalls, office, apartment, several break rooms, two viewing stands, a large, heated and lighted indoor arena which exits into two lighted round pens and numerous paddocks. This facility is exceptional,
- a mare barn with eight (8) box stalls and round pen, tack room and office,
- stallion barn with two (2) separate paddocks,
- numerous paddocks with white vinyl fencing,
- paved roads throughout the equestrian facilities.

Parcel 3. is very well sodded and also contains several hundred acres of very productive irrigated lands supplying an excellent hay base for the equestrian facility.

Several entities, including a 501(c)(3) engaged in a horse therapy program for injured children and adults have expressed an interest in leasing the equestrian facilities.

Parcel 3 offers an executive retreat with the finest of improvements, with the ability to purchase antiques, furniture and furnishings at private treaty, along

with an exceptional set of equestrian facilities at a discounted price well below 50% of replacement costs; Truly an incredible value in today's market.