Rome Hill Ranch

TEN SLEEP, WYOMING

Live Water Properties
Location:

The Rome Hill Ranch is located in Wyoming’s Big Horn Basin in Washakie County on the west slope of the Big Horn Mountains. The ranch lies approximately 12 miles southeast of the charming little cowboy town of Ten Sleep, Wyoming. This area is known for its true western heritage and lifestyle. Mixed with Native American and ranching history, Ten Sleep’s fertile soils, abundant artesian wells and various creeks, rivers and waterways provide the ideal Wyoming setting for ranching and raising livestock. Additionally, the sporting lifestyle is prevalent here. The Rome Hill Ranch is conveniently accessed year round by maintained county roads leading to the ranch’s main entrance.
ROME HILL RANCH - Into the West
History:
In addition to its famous Native American rest-stop location and the origins of its name, Ten Sleep is also well known as the site of an important piece of ranching history called the “Spring Creek Raid”. The incident in 1909 was supposedly the last feud in the West’s Sheep and Cattlemen’s War, however this last armed conflict between cattlemen and sheep growers occurred in the Nowood Valley at Spring Creek just 7 miles southeast of Ten Sleep. During the raid, seven masked riders raided Joe Allemand’s sheep camp. The raid was probably motivated by the presence of Allemand’s herd of 5,000 sheep in the Nowood Valley, which cattle interests had declared off limits to sheep. In March 1909, local cowboys Herbert Brink, Tommy Dixon, Milton Alexander, George Henry Saban and Ed Eaton, were brought to trial in Basin for participating in the killings. The public reaction to the raid resulted in the end to such violence on the open range. A historical monument now marks the site of the raid. There is a historic cemetery on the Rome Hill Ranch where the sheepherders were buried.

Ranch Acreage:
The Rome Hill Ranch acreage is as diverse as Wyoming’s varied landscapes. Controlling over 20,000 acres, of which 9,342 is deeded and contiguous; the ranch’s varied terrain makes this property unique. The ranch goes through a transformation from its lower acreage to its high country pastures. The base elevation at 4,800 feet is comprised of 400 irrigated acres of meadows, creek, spring-fed lush pastures and wetlands. It rises to hillsides, rock outcroppings with junipers and dense dark timber at 7,500 feet. One of the ranch’s most notable natural resources is the canyon; this particular region of Wyoming is well known for its abundance of natural aquifers and limestone canyons. The ranch’s Spring Creek and its canyon are dramatic and breathtaking. Rome Hill Ranch boasts private ownership and controls this precious resource. The creek originates out of the canyon walls and is supplemented by several springs as it makes its way through this steep rugged corridor. The creek’s flow slows to create the ranch’s peaceful and pastoral setting.
Improvements:

Built and designed under current ownership, the main home and guesthouse were strategically placed on 5 acres that are beautifully manicured and landscaped. The owner’s compound is fenced and gated, complete with underground sprinkler system and newly-enhanced and stocked trout pond between the two homes. The setting is slightly elevated, providing dramatic views of the ranch in every direction.

The main home was completed in 1997 by a well known log home builder out of Montana using custom, oversized lodge pole pine logs. The meticulous art of wood-chinking add to this 6,600 sqft, four-bedroom, four-bath masterpiece. Complete with custom-designed light fixtures throughout and an impressive hand-carved western scene on the front doors, the home boasts 30-foot vaulted ceilings showcasing the impressive log trusses. The large river rock fireplace acts as the centerpiece creating a true western lodge feel. The large picture frame windows provide tremendous views.

Another focal point of the main residence is the detail given to the gourmet chef’s kitchen. Complete with custom hand-painted tile counters and décor, the kitchen is meant for entertaining. There is a 60-inch Wolf commercial range with double ovens, Viking hood, Traulson refrigerator, two Bosch dishwashers and Wellbuilt ice machine in the adjoining walk-in pantry. A large sitting area compliments the kitchen opposite the river rock fireplace, which flows into the formal dining area surrounded by large windows overlooking the ranch’s landscapes and red rock formations. Large decks surround the house in addition to a large outdoor fireplace perfect for entertaining or simply enjoying a quiet evening on the ranch.

Across the pond from the main home is the custom log guesthouse. Built in 1994 the home has two bedrooms, each with ensuite baths, and large loft for additional sleeping quarters or living area. The main room provides an open feel with large corner river rock fireplace. The unfinished basement is completely wired, and with final framing could accommodate an additional one or two bedrooms, bath and living room.

The owners built a new log barn close to the owner’s compound in 1998. This drive through style four-stall horse barn includes four rooms that could be used as bunk rooms, tack rooms or office, plus a full bath. There is loft hay storage as well.

Additionally, the nearby ranch headquarters includes a four-bedroom home next to the corrals and handling facilities, and a large shop and machine storage building. The former “Spring Creek Ranch” headquarters are located along the creek towards the south end of the ranch. Here there is a three-bedroom house with an adjacent large shop.
Operational Consideration:
The Rome Hill Ranch is set up as an excellent cattle operation that has been meticulously cared for by current ownership. This venture has been productive for both running the cattle operation while also successfully managing the ranch for wildlife. There are approximately 300 Red Angus mother cows and 80 head of horses, and the ranch could run nearly 550 cattle with the use of all the grazing permits. The large Forest Service grazing allotment is located in the nearby national forest and allows grazing for 325 Animal Units (AUs) from July 16th to September 30th. There is also a lease for 1,200+/- acres of BLM land that allows grazing for 376 Animal Use Months (AUMs) and a State lease of 1,200+/- acres that allows grazing for 347 AUMs. There are approximately 75-100 miles of perimeter and cross fencing onsite. The ranch contains approximately 400 acres of irrigated pasture that produces 2-3 cuttings of an alfalfa hay mixture, depending on the year, and produces an average of 1,500 tons of hay per year. With the excellent hay base and multiple grazing scenarios, an incoming owner would have many options to custom-manage the cattle operation.
**Water Rights:**

This ranch boasts large amounts of senior water rights, which irrigates the approximately 400 acres of irrigated pasture. Along with the rights, Rome Hill Ranch has a water delivery system installed that includes approximately 50,000 feet of buried pipe. There is an elaborate valve system that allows these pipes to deliver water to various areas of the ranch where they have holding tanks and storage for stock. The ranch also includes an artesian well that the current owners dug in 1995 into the Madison Formation. This artesian well is over 1,600 feet deep and produces nearly 500 gallons per minute. The owners have used this primarily as additional irrigation water over the years, however it is also being used to manage some of the trout ponds. This water could also be a valuable resource in the enhancement of the ranch’s Spring Creek fishery.

**Live Water:**

The Rome Hill Ranch is very unique, as it offers something special for anglers. For the fisherman, the ranch includes approximately 7 miles of meandering, private Spring Creek with populations of brown, cutthroat and brook trout. The top end of the creek flows through a large, dramatic canyon offering pocket-water fishing in between the towering walls. The lower meadow section has many twists, turns and undercut banks holding larger fish. There are many springs that feed the creek as it descends through the property, keeping the water clear and cool throughout the year. There are also a few stocked ponds on the ranch that contain large trout. Two of these ponds are connected by Jacob’s Creek and are supplemented by an artisan well. One pond is located by the ranch manager’s home, which recently yielded a large brown trout measuring over 26 inches. Finally, there is a small developed trout pond by the main home, offering a place for friends and family to practice casting to healthy and willing rainbow trout.
Conservation Easement:

100% unencumbered by any restrictions, the Rome Hill Ranch could be a great candidate for a conservation easement. In a neighborhood where The Nature Conservancy (TNC) has been extremely active, the Rome Hill Ranch almost borders TNC’s 9,000-acre Ten Sleep Preserve, as well as another neighboring ranch of 4,000+ acres also protected by a conservation easement with TNC. The Ten Sleep Preserve’s primary focus is to protect a 12-mile stretch of Canyon Creek in an area rich in Native American history, complete with ancient pictographs and historic gathering sites revealing a long history between the native people and their land. The Preserve is open to the public from May through mid-October. The learning center and trail systems offer the public a rare and unique opportunity to enjoy the ecological wonders and history of the Bighorn National Forest. For more information on The Nature Conservancy and conservation easement opportunities for the Rome Hill Ranch, please contact their Wyoming office in Lander at 307-332-2971.
Wildlife:
The abundant wildlife of Rome Hill adds magnificent value to the overall experience on the ranch. Herds of elk, Mule deer and antelope are practically present year round. The average elk herd has ranged from 300 to 800 animals. In 2010, it is said that a game warden counted upwards of 1,200 elk on the property. The genetics of the herd coupled with the prime habitat of the ranch provide the ideal situation for large bull elk. This is also a tribute to the management of the herd.

The hunting on the ranch in the past has been managed and patrolled by 2 outfitters to ensure quality animals. In 2011, a heavy 7x7 bull was taken by a local high school student. Trophy Mule deer and antelope are also a common sight, especially along the Spring Creek corridor and surrounding pastures. Upland birds such as pheasants, Sage grouse, Hungarian partridge and wild turkey thrive here. The pheasants, partridge and turkeys are normally found around lower Spring Creek, while grouse can be found in the higher sage ground. Many species of waterfowl are found on the ranch, especially on the lower pond and associated wetlands complex. Other wildlife such as mountain lion and birds of prey can also be seen on the ranch.
Recreational Opportunities:

There are many recreational options in this area of the Rocky Mountains. The ranch is in close proximity to the 1,115,000-acre Bighorn National Forest and near to the 200,000-acre Cloud Peak Wilderness, offering endless recreational opportunities. Whether skiing, snowmobiling, hiking, mountain biking or rock climbing, there is something for everyone here. Meadowlark Ski resort is only 15 minutes east of Ten Sleep, offering a local ski hill with small crowds. The Nature Conservancy’s 8,500-acre Ten Sleep Preserve nearly borders the ranch and offers amazing hiking through beautiful canyons full of local flora and fauna. Castle Gardens is another local attraction. Named for its impressive rock formations created by years of erosion, this site is a local favorite. The ranch itself offers excellent horseback riding, as the barns and corrals are in good shape for the equestrian enthusiast; one of the best ways to see the many terrains of the ranch is via horseback.
This map is for visual aid only. Accuracy is not guaranteed.
Notes:
1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you.
2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.
3) Live Water Properties LLC represents the Seller as a Seller's Agent.
Summary:

- 9,342+/- deeded acres with a variety of terrain including canyons, lush meadows and pastures, rolling hillsides and rock outcroppings, sage ground and timbered ridges
- 1,200+/- acres of BLM lease allows grazing for 376 AUMs, 1,200+/- acres of State lease allows grazing for 347 AUMs, and 8,600+/- acres of Forest Service lease allows grazing for 325 AUs from July 16th through September 30th
- Located 15 minutes from Ten Sleep, Wyoming, and 40 minutes from Worland, Wyoming
- Approximately 7 miles of Spring Creek on the property along with several natural springs on the ranch
- 5 water storage tanks with over 50,000 feet of pipeline as a water delivery system for the ranch and livestock
- Main residence compound includes 6,600 sqft custom wood-chinked log home, spacious log guesthouse, and new horse barn with offices, bunk rooms and full bath
- Ranch headquarters includes a 4-bedroom manager or caretaker’s home, an insulated shop and indoor large machine storage; well-built and fully-functioning corrals, handling and shipping facilities
- Creekside set of improvements with a 3-bedroom home, shop and refurbished historic barn
- Excellent senior water rights on approximately 400 acres along with several natural springs serving as nature’s irrigation for various pastures and meadows
- Good set of roads throughout the property making access easy to all portions of the ranch
- Center pivot installed in 2009
- One-of-a-kind Wyoming Legacy ranch for fishermen, hunters, stockmen and outdoorsmen
- TAXES: $20,240 in 2011

PRICE: $15,000,000
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