



**PFISTER**  
LAND COMPANY, LLC

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# Recluse Ranch

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# Recluse Ranch

## SIZE

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*3,600 +/- deeded acres  
200 +/- BLM lease acres*

## LOCATION

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*Campbell County, Wyoming*

## PRICE

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*\$5,950,000*

# WELCOME

## TO THE RECLUSE RANCH

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*Pfister Land Company, LLC is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by Pfister Land Company, LLC; however, the accuracy of this information is not guaranteed or warranted by either PLC or the sellers, and prospective buyers are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice and any offer presented does not have to be accepted.*





**3,600 +/- DEEDED ACRES**  
**200 +/- BLM LEASE ACRES**

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# HIGHLIGHTS

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Located in the Powder River Breaks of northeast Wyoming, the Recluse Ranch consists of 3,600 +/- deeded acres of exceptional timbered ridges, rolling hills, protected draws, grassy meadows and native and improved hay ground. The living and operating improvements are located immediately off of Bitter Creek Road, a maintained gravel county road, just 10 minutes north of Recluse and 45 minutes north of Gillette, providing excellent year-round access. The 425 +/- acres of dryland hay meadows surround the improvements along Bitter Creek. The bulk of the deeded land is located to the west of the improvements and grows in elevation from 3,700 feet at the headquarters to 4,100 feet on the west end of the ranch. The sporadic to densely covered timbered grazing land is easily accessible via miles of improved interior roads and provides excellent protection for livestock and wildlife. In addition to Bitter Creek, which flows seasonally through the hay ground near the improvements, water on the ranch is supplied by reservoirs, springs, and stock tanks fed by wells and a pipeline system. This is an incredible opportunity to own a well-balanced livestock operation and exceptional hunting and recreation ranch.



425 +/- ACRES DRY LAND HAY

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# LOCATION & ACCESS

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The ranch is located just south of the Montana/Wyoming border and is situated in the Bitter Creek Valley in northeast Wyoming. The deeded acreage is easily accessed off of Bitter Creek Road north of Recluse and Gillette, Wyoming. The town of Gillette is located 50 miles south of the ranch and has a population of 32,000 and offers commercial air service, a community college, and a multitude of dining and entertainment options. The towns of Sheridan and Buffalo and access to the Bighorn Mountains are only a short drive from the ranch on Highway 14/16.

**The ranch is located in close proximity to the following towns:**

- Recluse, Wyoming 12 miles
- Gillette, Wyoming 50 miles
- Buffalo, Wyoming 85 miles
- Sheridan, Wyoming 95 miles
- Campbell County Airport in Gillette 45 miles

COMFORTABLE RANCH  
HOME, CORRALS, SHOP AND  
OUTBUILDINGS



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# IMPROVEMENTS

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The improvements on the Recluse Ranch are well-maintained and are located on the west side of Bitter Creek Road. The welded pipe, steel panel and wood corrals at the headquarters are very sufficient for livestock. This property was historically home to commercial hunting operation and there are 6 RV hookups for guests/clients with 50 AMP electrical service, water and septic hooks located near the heated shop and improvements.

The living and operating improvements include:

- 1984 Century Mobile Home with 4 bedrooms, 2.5 bathrooms that has been updated with an addition
- 7,140 sq. ft. equestrian and livestock barn built in 1984 with 16" sidewalls and 14.5' overhead doors
- 3,000 sq. ft. heated equipment shop with concrete floors constructed in 2002 with an attached 2,400 sq. ft. covered area for equipment or hay storage
- 1950's barn and loafing shed, multiple grain bins, calving barn and other outbuildings

The property is located in an area that historically benefitted from coalbed methane production and as a result there is a mix of single-phase and three-phase electrical power in various locations throughout the ranch.







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# RECREATION

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This area is well-known for its big game hunting and the terrain and ample water support trophy elk, mule deer, whitetail deer, and antelope as well as upland birds on the ranch. The property qualifies for landowner elk and deer tags and is located in Elk Area 129, Deer Area 17 - both of which are general draw areas for residents and non-residents - and Antelope Area 17.

The 2022 season dates are as follows:

## General Deer Area 17

Archery Season:	September 1-30
Rifle Mule or Whitetail Deer:	October 1-20
Rifle Whitetail Only:	November 1-30

## Elk Area 129

Archery Season off private land:	September 1-14
Rifle on Private Land:	September 1-14
Rifle on both public and private:	September 15 -October 31
Rifle cow elk only:	November 1-30

## Antelope Area 17

Archery Season:	August 15 - September 30
Rifle Season:	October 1 - October 20



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# LEASES & TAXES

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The Recluse Ranch is further benefitted by a Bureau of Land Management lease. The South Rosie Draw Allotment (WY16813) and is permitted for 19 AUMs.

The ranch is also located in close proximity to thousands of acres of public State and BLM lands providing additional access for recreation opportunities.

The 2022 estimated property taxes are \$2,055. Wyoming offers an extremely favorable tax climate including:

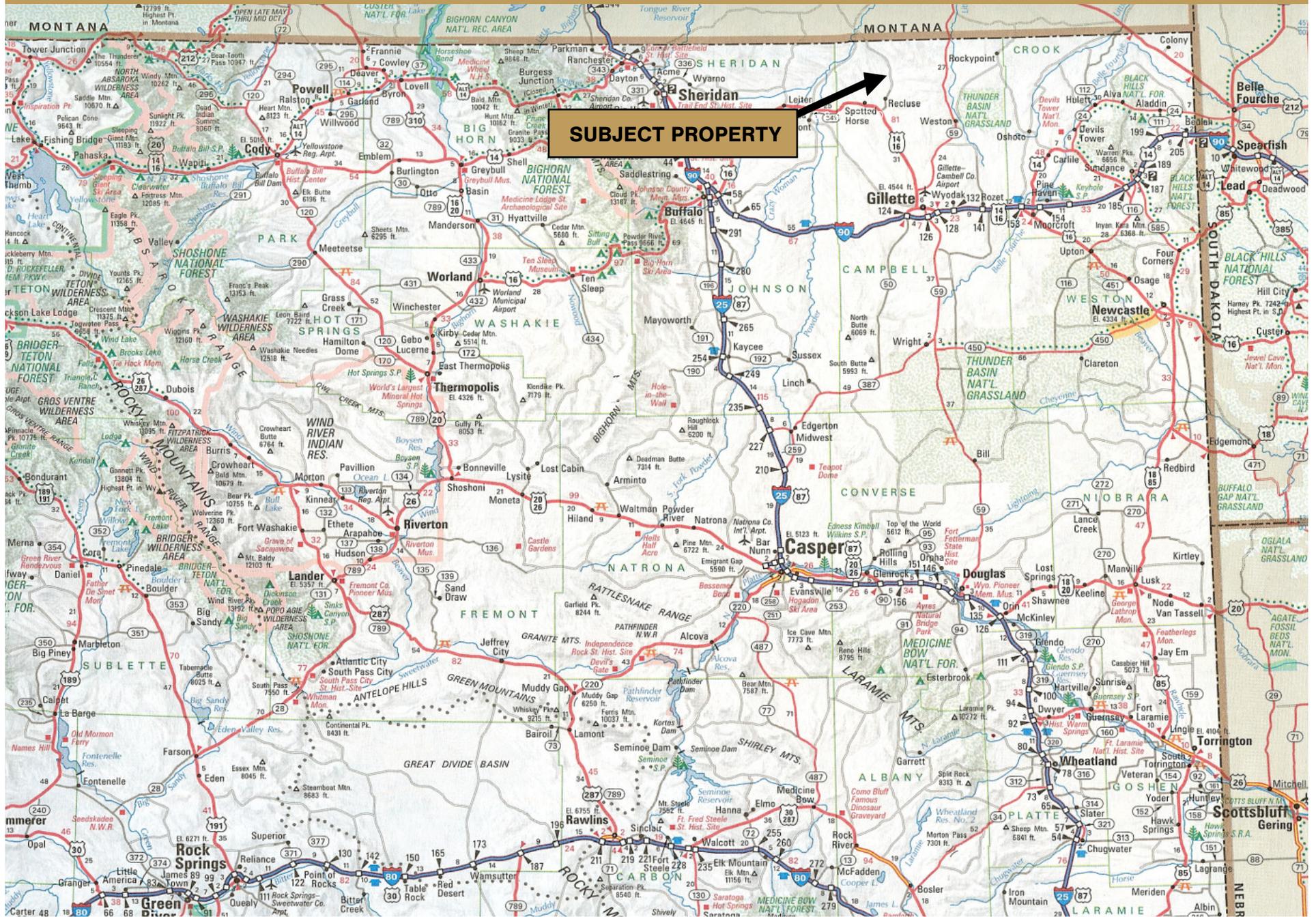
- No personal income tax
- No corporate income tax
- No gross receipts tax
- No inventory tax
- Low retail sales tax
- Low property tax
- Favorable inheritance tax
- Favorable unemployment tax

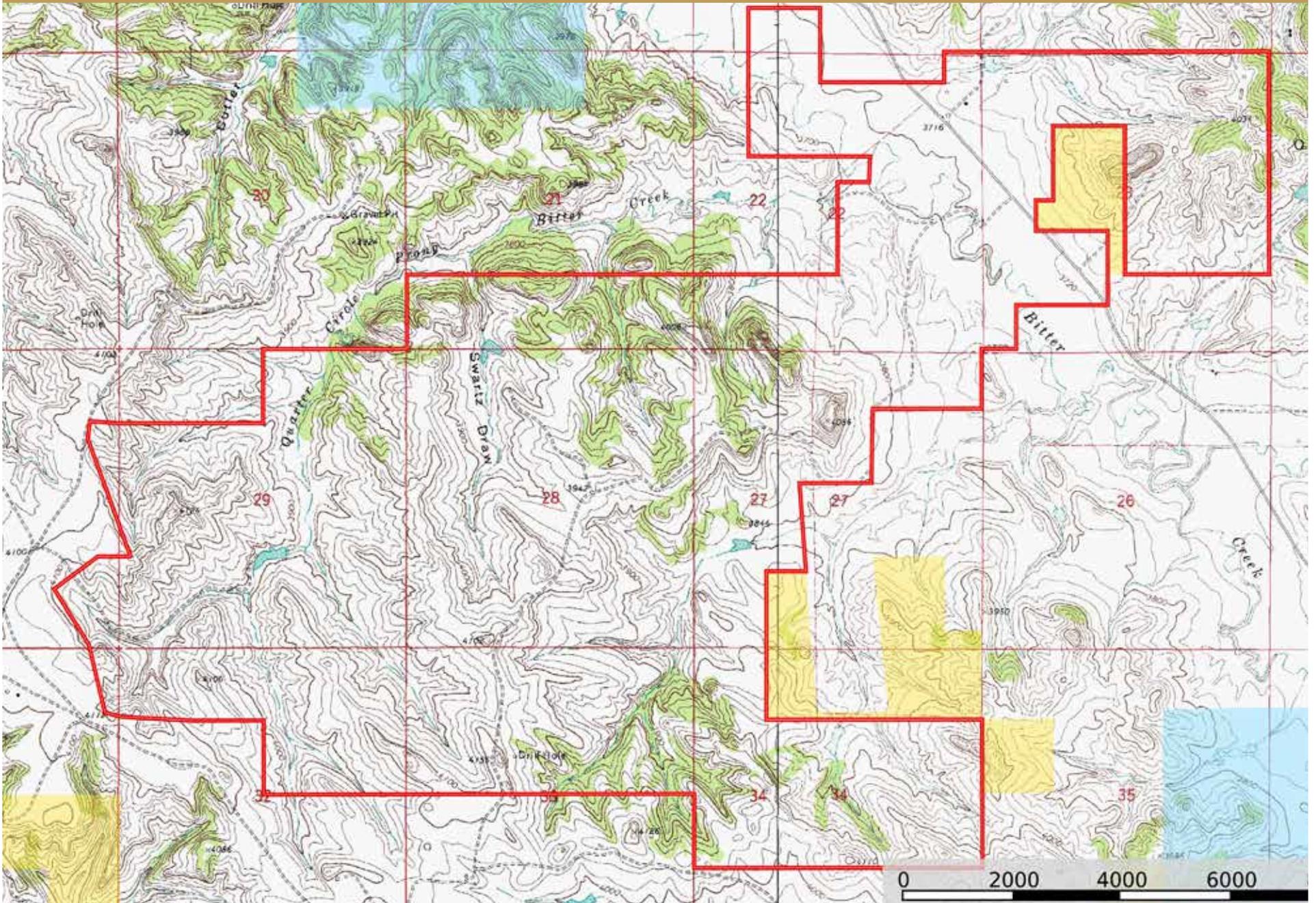


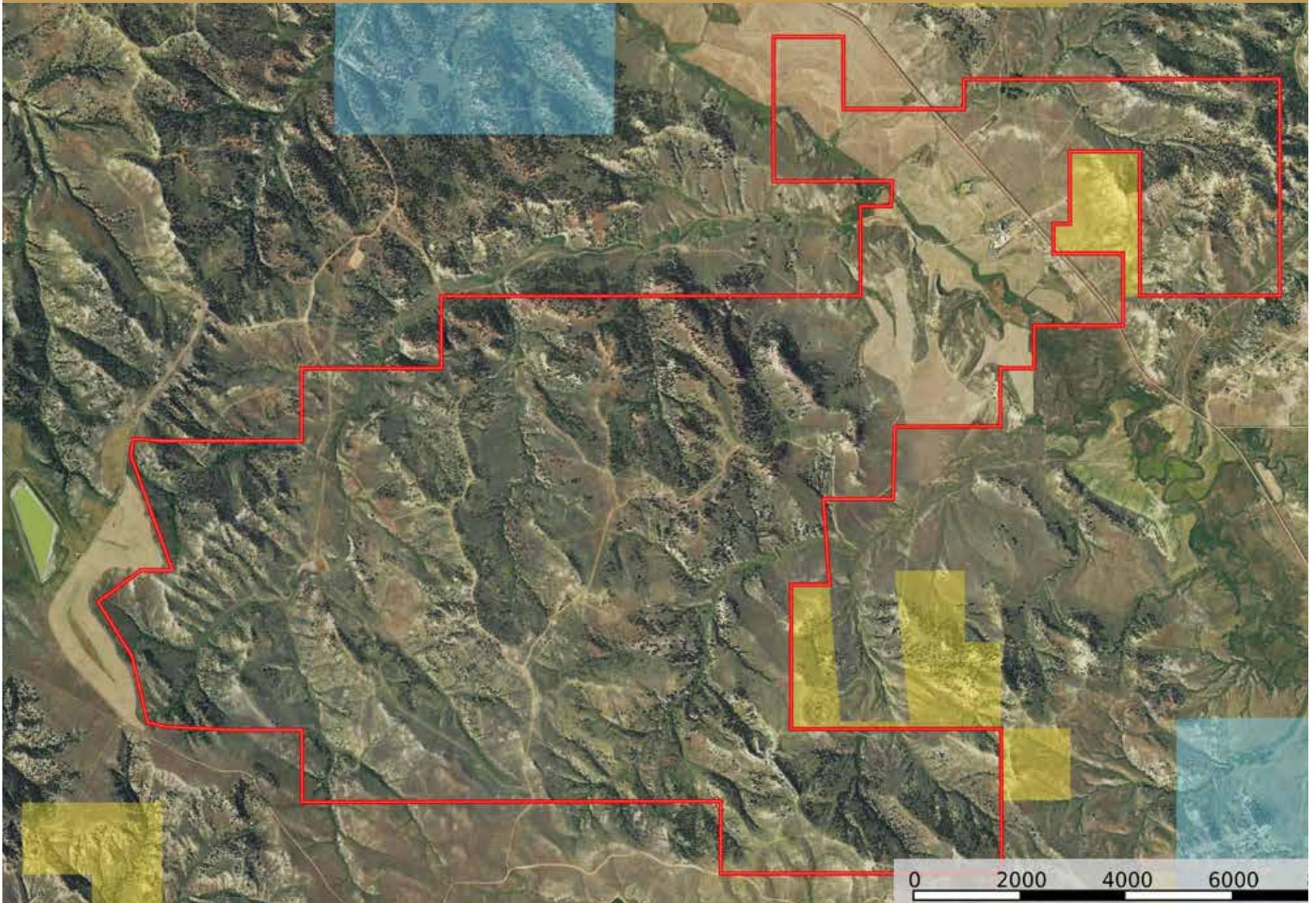


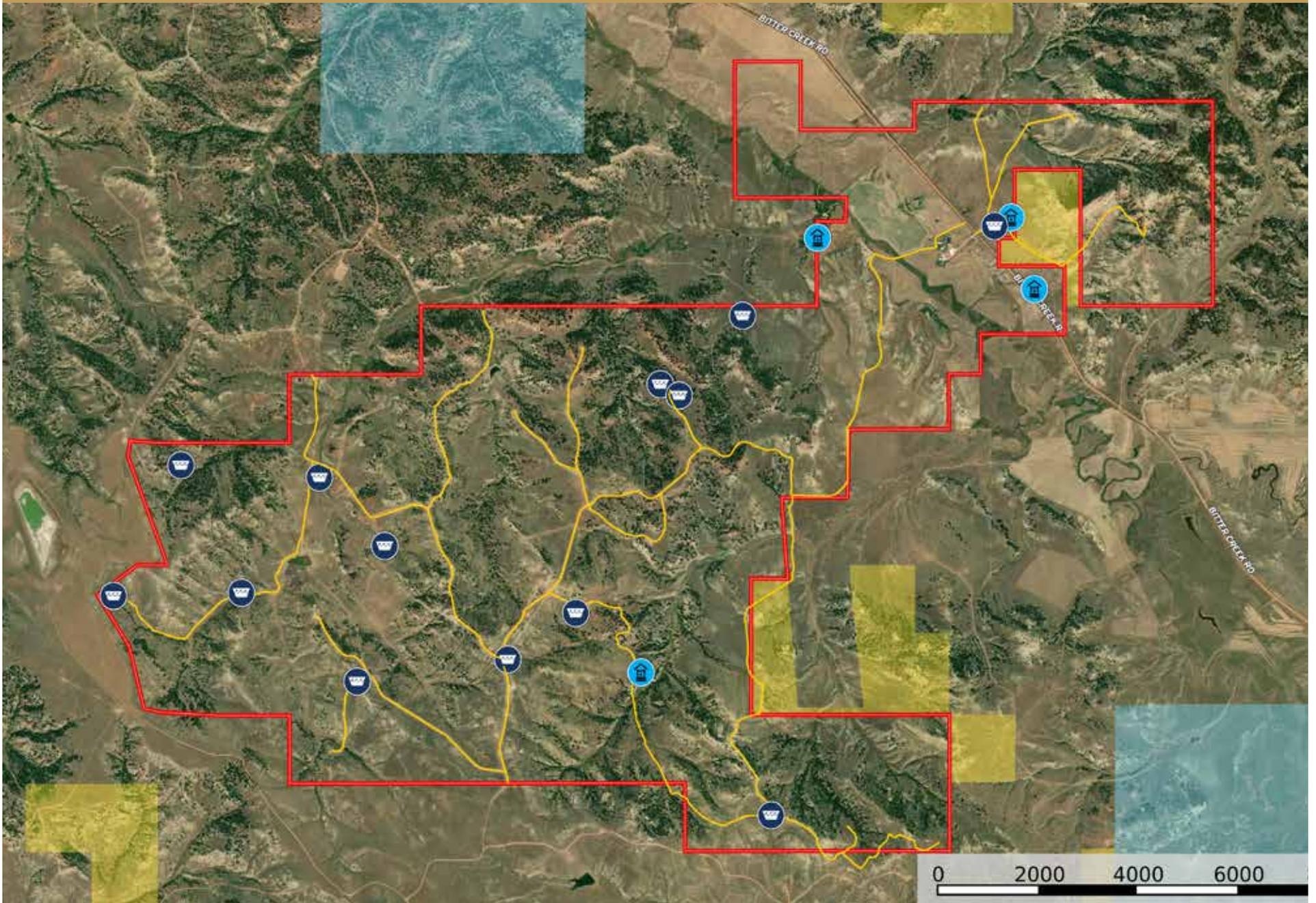


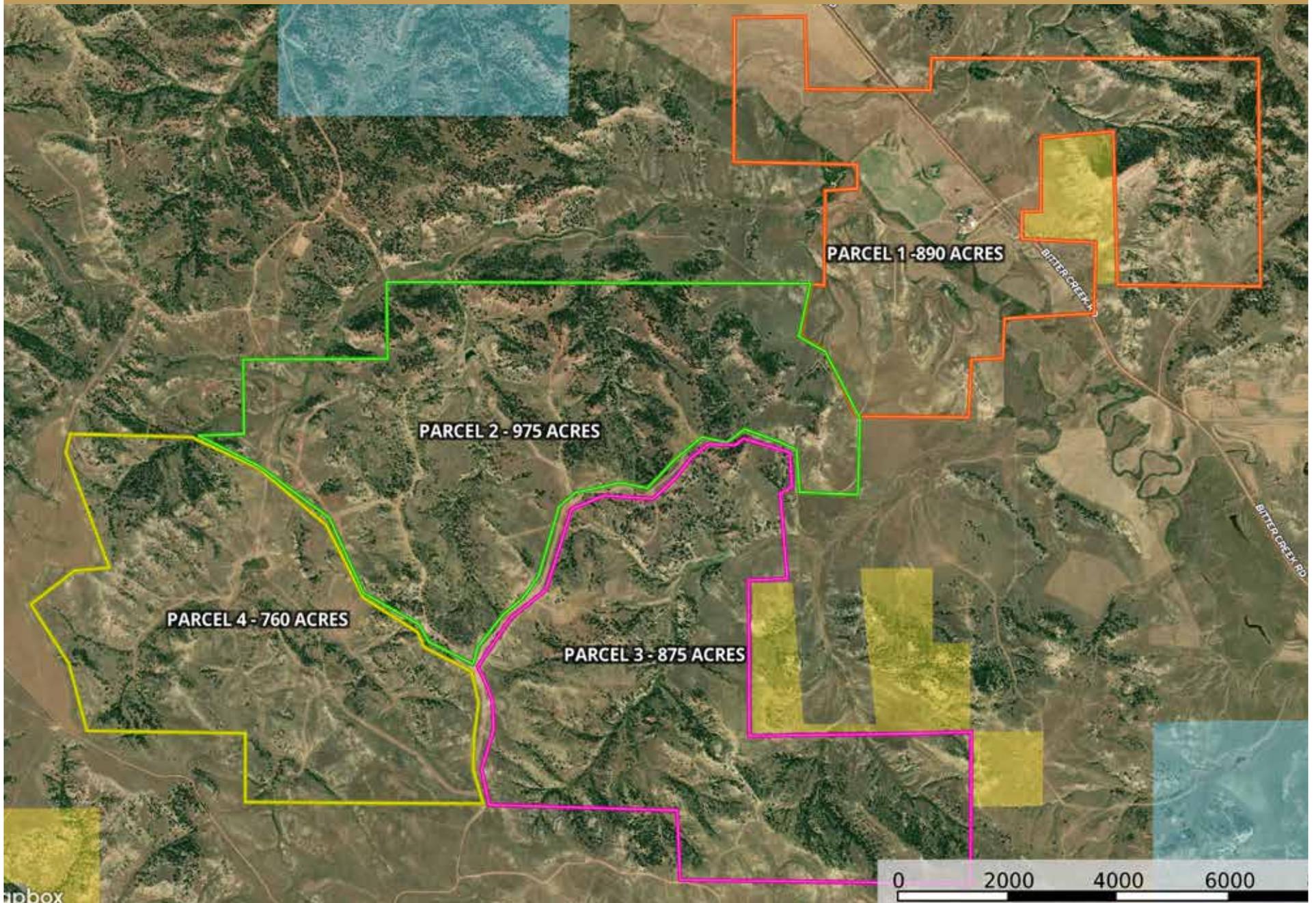












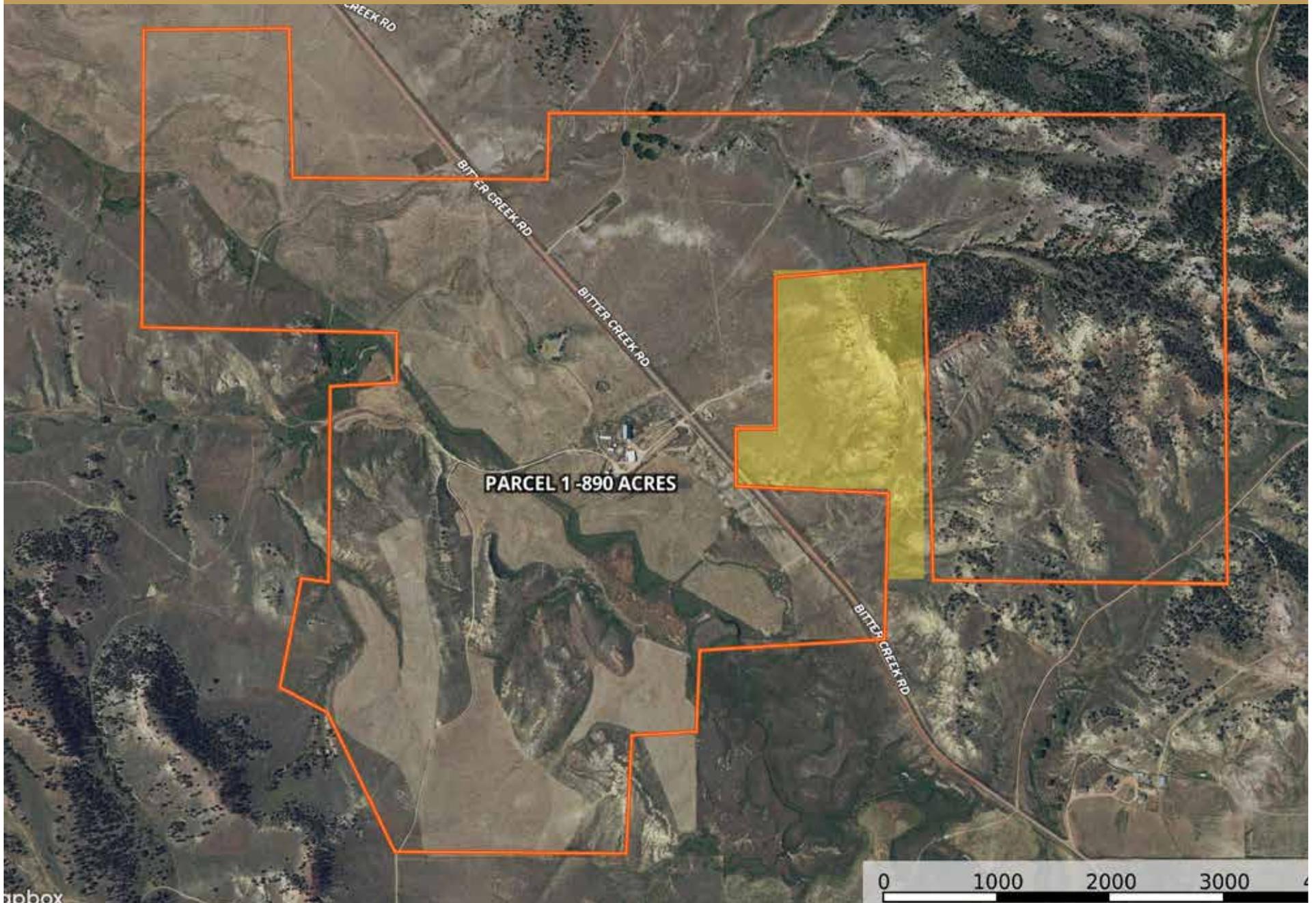
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# PARCEL CONFIGURATIONS

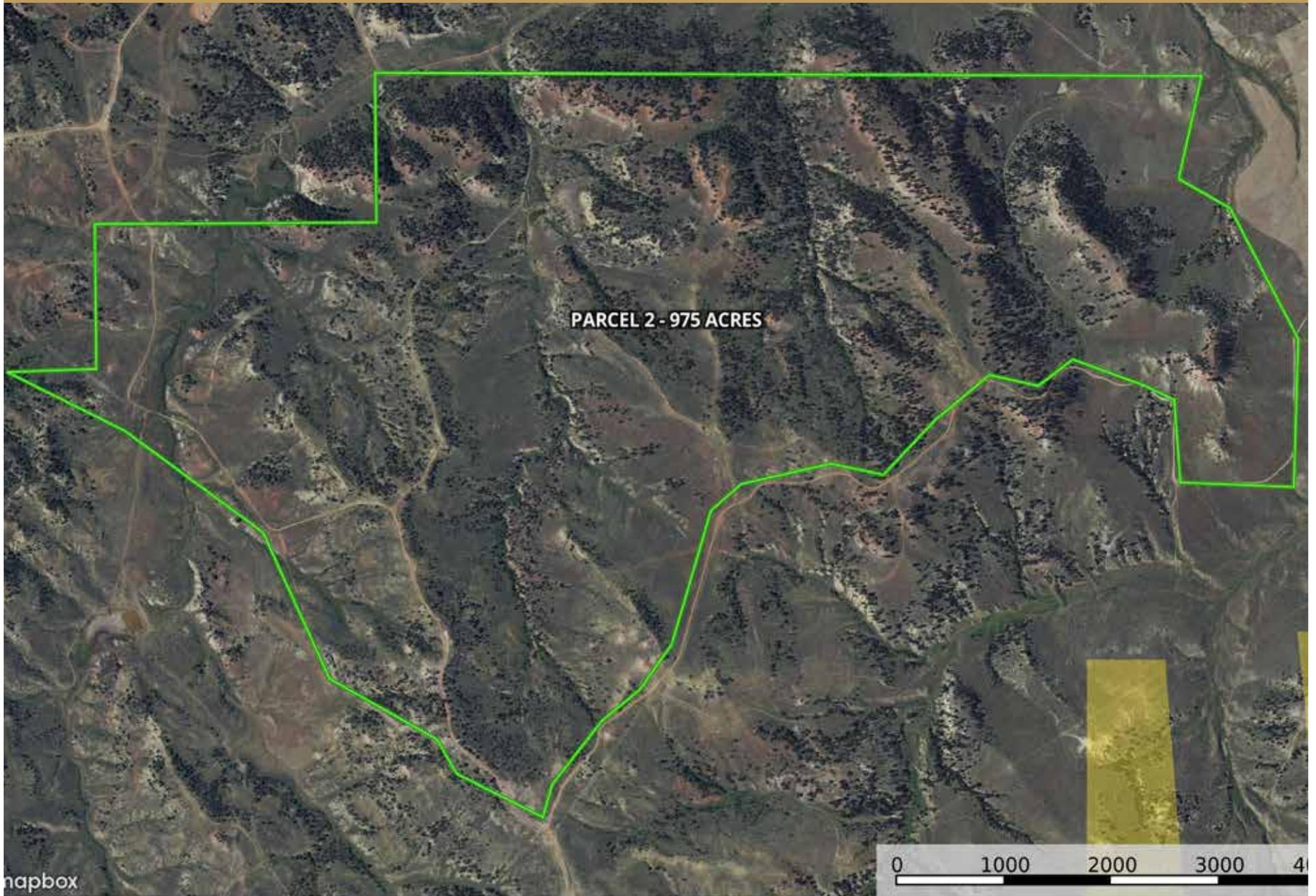
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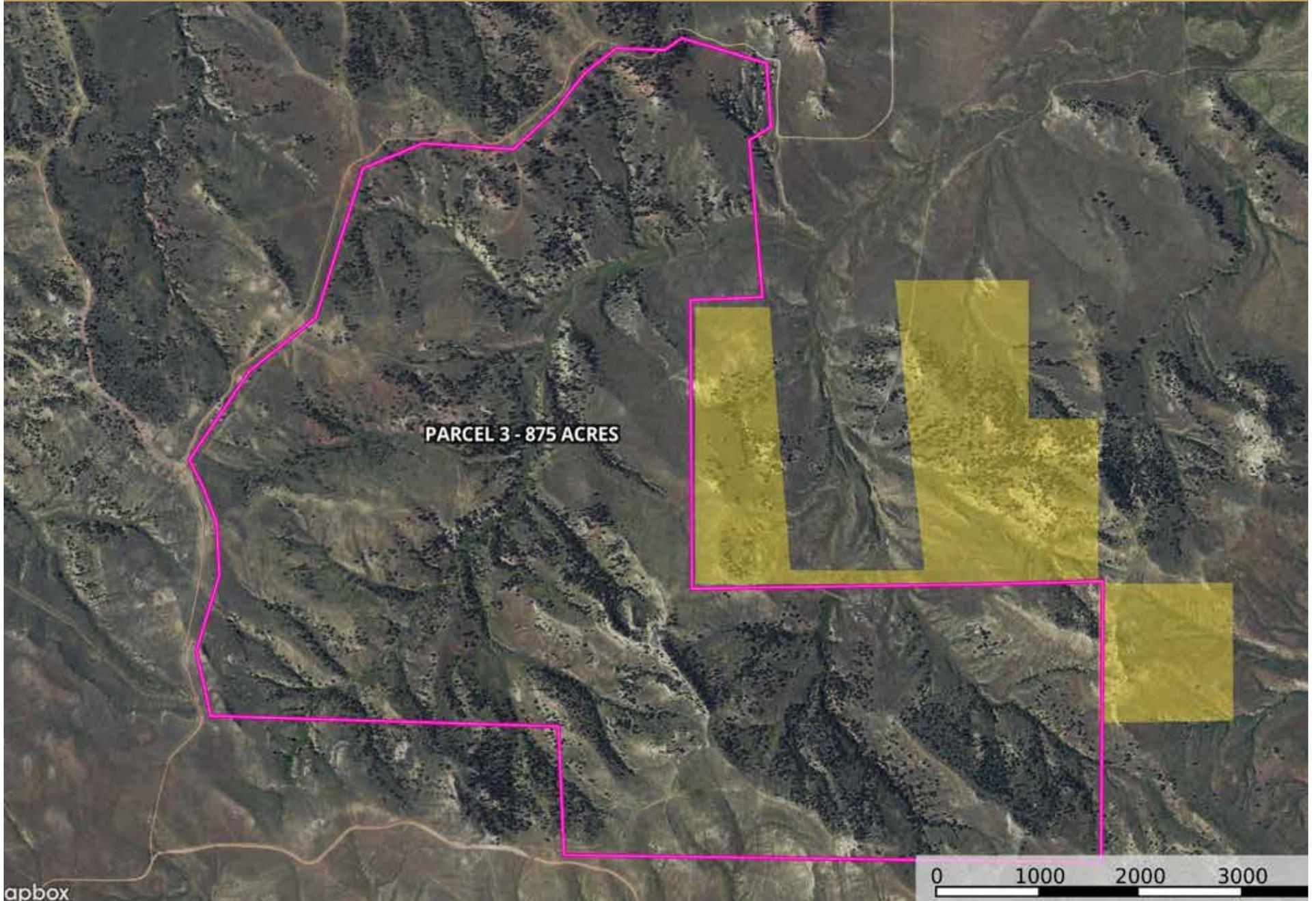
The Recluse Ranch is also offered in four parcel configurations ranging in acreage size and price. These parcels may be subject to survey and change in configuration, size, power and access easements etc. Purchasers of individual parcels may be responsible for drilling a domestic well, running power, and road improvements. Please contact our office for additional information and maps of existing water and power infrastructure.

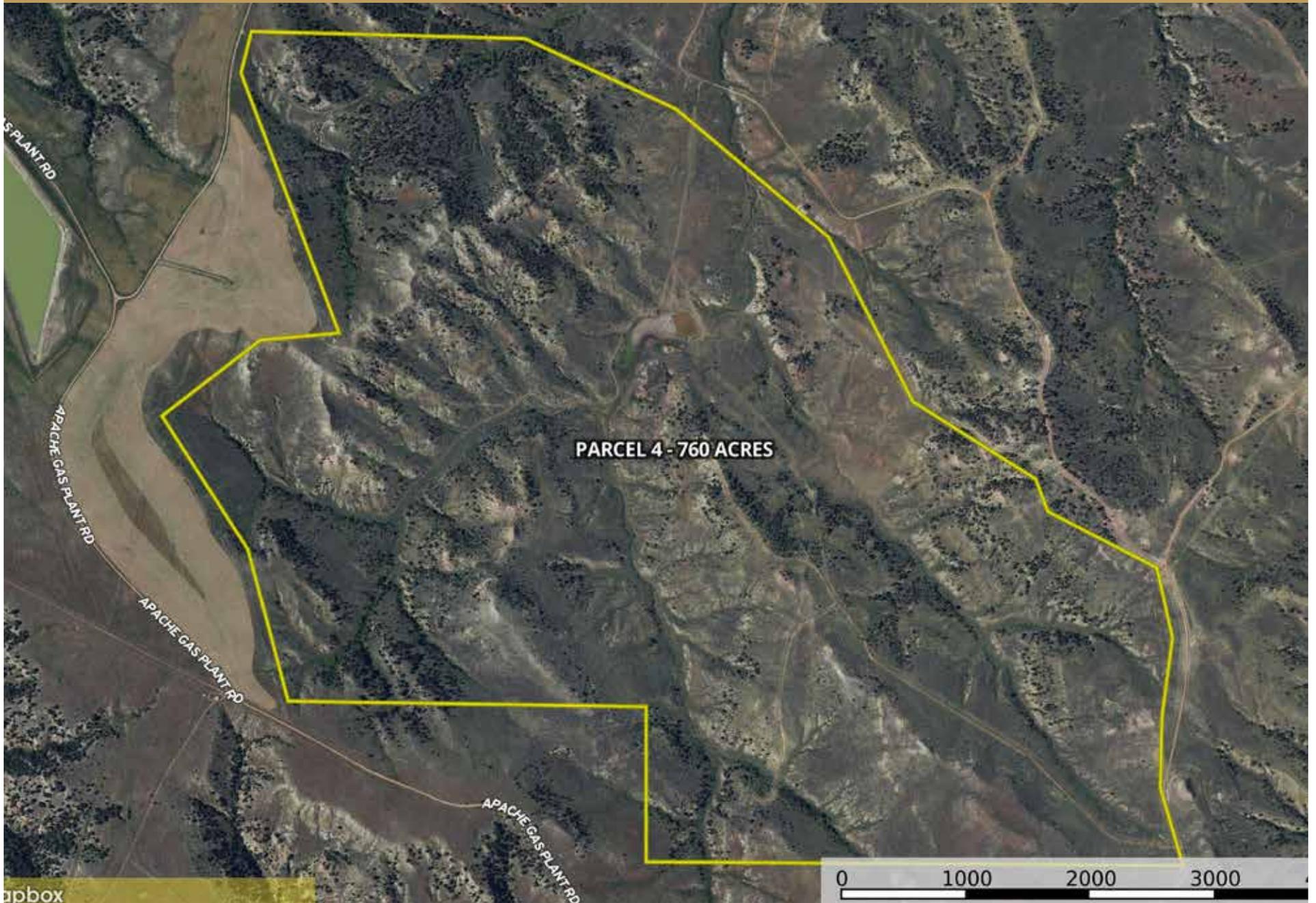
Parcel 1	890 +/- deeded acres	Offered for \$2,513,000 <i>*includes headquarters</i>
Parcel 2	975 +/- deeded acres	Offered for \$1,657,500
Parcel 3	875 +/- deeded acres	Offered for \$1,487,500
Parcel 4	760 +/- deeded acres	Offered for \$1,292,000



apbox









# Why Pfister?

## EXPERTISE. VISION. DEDICATION. RESULTS.

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“Old West Values” because we have roots here, in a part of the country that’s known for authenticity and hard work. “New West Vision” because we’re always looking to the future, to ensure we’re in step with your needs and priorities.

These are things that matter to you, and they’re the same principles that have helped Pfister Land Company, LLC become known as one of the premier real estate firms in the West. We represent buyers and sellers throughout the west on real estate transactions. **We look forward to exploring how we can help you buy or sell Western properties.**



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