

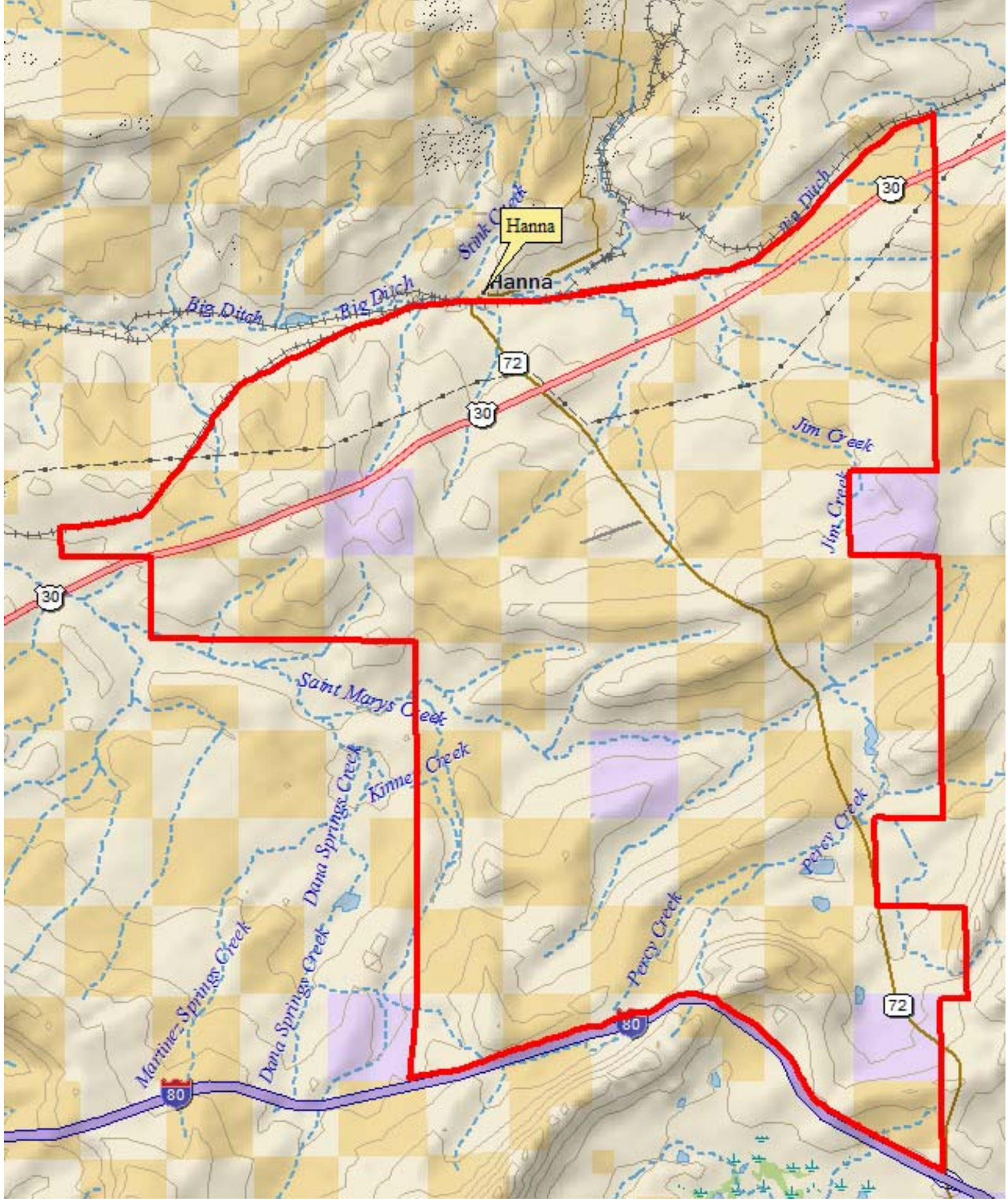
Hanna, Wyoming

Dana Meadows Ranch



Dana Meadows Ranch is large acreage of grazing land located in Southern Wyoming bordering Interstate 80 near Elk Mountain and Hanna, Wyoming. Elk Mountain named for the spectacular peak just south of the ranch, Saratoga, Wyoming, one of Wyoming's premier designations is only about 40 miles from the ranch with Laramie, Wyoming, home to the University of Wyoming, 60 miles away.

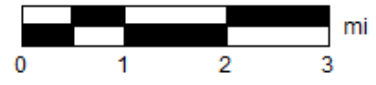
Dana Meadows is similar to many others in the area. Long time ownership in a combination of deeded and BLM lands in a checkerboard pattern used primarily for grazing and hunting. It borders Interstate 80, on the south, for about 7 miles and the Union Pacific railroad, on the north, for about 12 miles. Elevations run from about 6,800 ft. to 7,400 ft. in a varied terrain of ridges and valleys.



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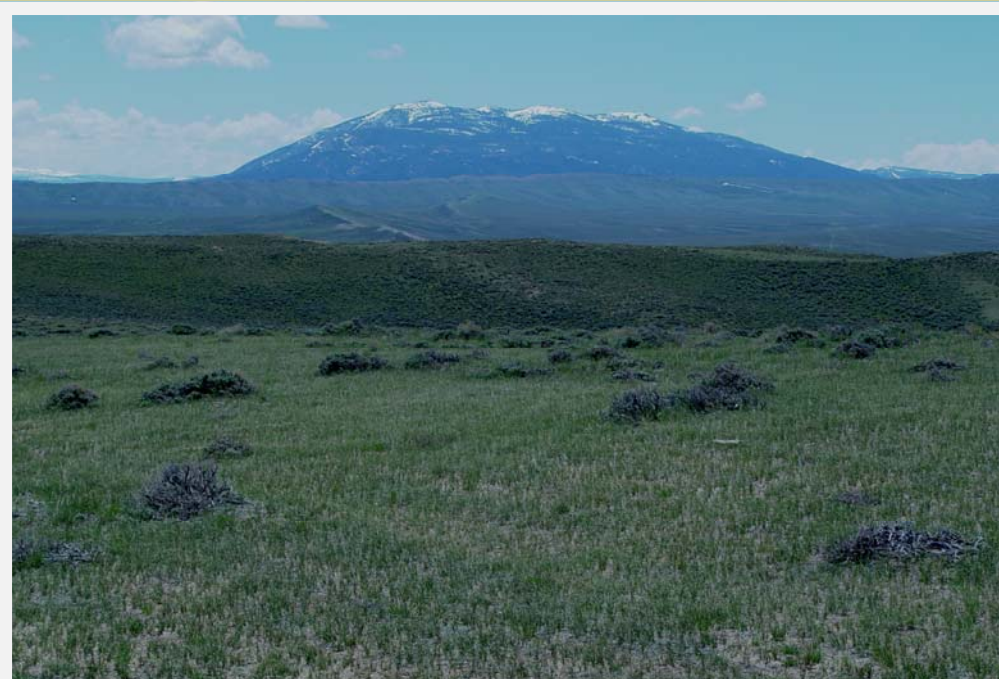
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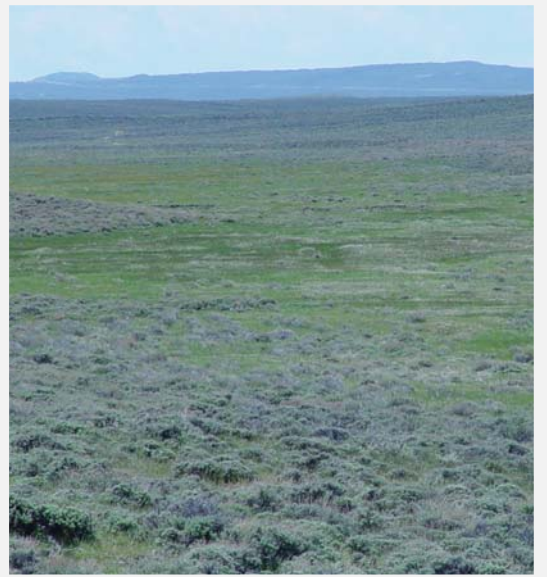


The ranch has 17,315 acres of deeded land, 5,476 leased from RME Land Corp (originally owned by the Union Pacific Railroad), 623 acres of Wyoming State lease and approximately 14,800 acres of Bureau of Land Management lands. A total of 38,000 acres, more or less, being mostly in a checkerboard pattern with the deeded lands.

The ranch is divided into a series of pastures watered by a combination of springs, reservoirs and wells. New wells are being installed with solar systems. Improvements are minimal with working corrals for processing cattle and a scale. The Ranch lends itself to a wide variety of uses including cow/calf, yearlings or some combination of either. Excellent access from the Interstate and easy movement between the pastures.

The ranch is in a core area for Sage Grouse. Wyoming is very active in the process of conserving Sage Grouse habitat with particular emphasis on areas with active leks, several of which are on the Dana Meadows Ranch. The ranch is not presently under a Conservation Easement and a new owner will have the opportunity to work with the various agencies involved to their financial advantage.





The ranch supports game populations of antelope and deer. Presently the land owner, in cooperation with the Wyoming Game and Fish, allows some access for hunting. This is a year to year agreement should a new owner not wish to continue it.

This is an opportunity to own a versatile, easily accessible ranch for grazing and their enjoyment. Right off Interstate, close to the mountains and Saratoga.



The Dana Meadows Ranch is being offered for:

\$2,850,000

Western United Realty, LLC
Wyoming-Laramie-Baggs

It's not about dirt for dollars, it's
about families, heritage, integrity,
hard work and honesty.



For more information, please contact:

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