



Bird Cloud Ranch

SARATOGA, WYOMING



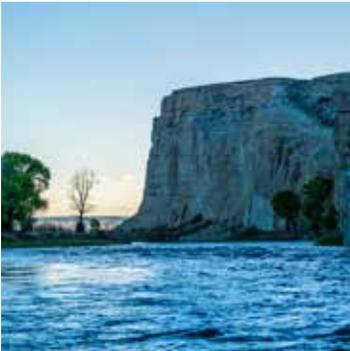
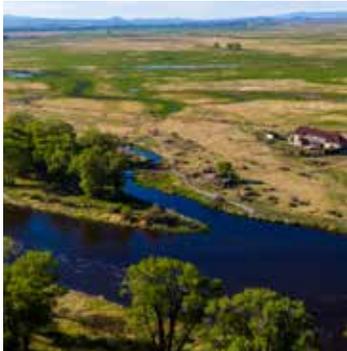
LIVE WATER
P R O P E R T I E S

HUNTING | RANCHING | FLY FISHING | CONSERVATION

Bird Cloud Ranch

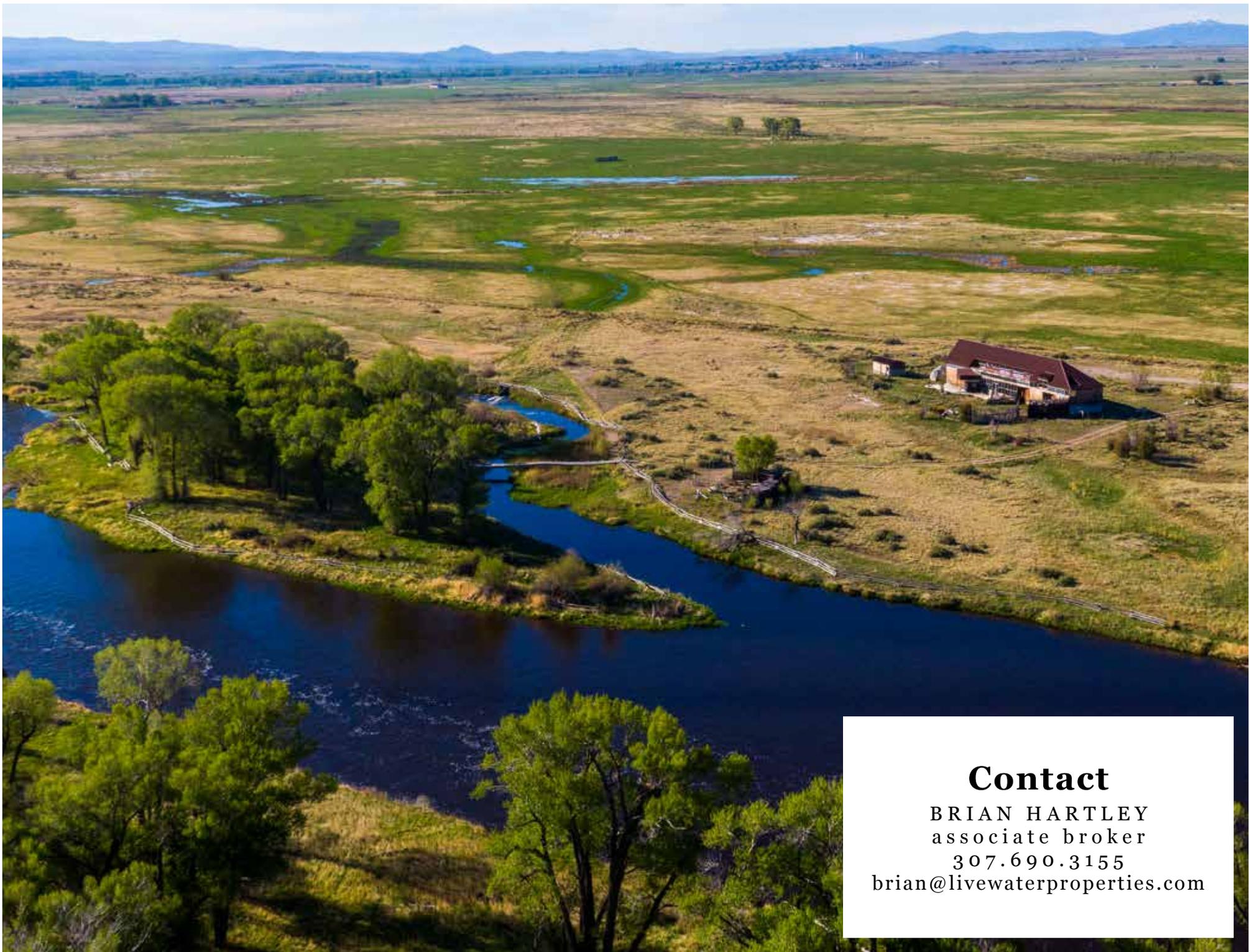
SARATOGA, WYOMING

640 Acres | Listed at \$5,500,000



Introduction

Flanking both sides of the trout-rich North Platte River for approximately one mile, the 640-acre Bird Cloud Ranch offers end-of-the-road privacy, towering cliff walls of the iconic Sheep Rock located on the deeded acreage, rich ecological diversity and a custom home available for immediate occupancy. Located a convenient seven miles from the charming town of Saratoga with its famed hot springs and noteworthy dining options, Bird Cloud Ranch offers awe-inspiring seclusion coupled with nearby local amenities. The North Platte River, the longest freestone river in Wyoming, is a fabled trout fishery and the ± 1 mile on Bird Cloud Ranch is no exception. The ranch is located between two boat ramps which allows an incoming owner to launch directly from the ranch to catch the evening hatch or the convenience of pulling a drift boat out at the ranch after a long day of bent rods and rising fish.



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Acreage

- ±640 acres
- ±1 mile of North Platte River frontage
- Controls confluence with Jack Creek/North Platte
- Bordered to the east and north by Wyoming State Land

Comprised of 640 acres and controlling both sides of 1+ mile of North Platte River, Bird Cloud Ranch offers a setting that is positively Wyoming. From the rich, native grasses surrounding the old-growth cottonwoods along the river to the 400ft+ cliff walls of Sheep Rock the ranch is a refuge and home to a wide range of wildlife including mule deer, elk, golden eagles and bald eagles. The land north of Sheep Rock on the deeded acreage is open range land with sweeping views of the Platte Valley, Elk Mountain, the Snowy Range Mountains and Sierra Madre Mountains.

The ranch is bordered to the east and north by sections of Wyoming State Land and to the south and west by large working ranches to the south and west. The southeast corner of the ranch is heavily treed where deer and elk often seek solace and cover, while the fishing can be great on a private sweeping bend in the river. The southwest corner of the ranch is where the home is located, which offers breathtaking views to Sheep Rock and up the North Platte River. A side channel of the river forms an island that is accessed by a foot bridge a quick walk from the home.

In addition to the ±1 mile of North Platte River the ranch controls both side of Jack Creek for nearly 1,000 ft. The confluence of Jack Creek and the North Platte is a great area to fish for the resident fish of the Platte benefitting from the influx of food sources coming in from the tributary.

Location

Located less than 10-minute's drive time from the quaint, ranching community of Saratoga, Bird Cloud Ranch offers convenient access to a historic downtown complete with high quality dining, fly shops, a grocery store and shopping. The town of Saratoga is home to approximately 2,000-year-round residents and is located in Wyoming's Carbon County.

Laramie is approximately one and a half hours from the ranch providing daily commercial flights as well as a regional shopping and amenities of a larger town. Drive time to Denver and Denver International Airport is three and a half hours. For private air travel, Saratoga's Shively Field offers an 8,800 ft serviced by the friendly-staff at Saratoga Jet Center. The dramatic cliff walls of Sheep Rock, located on the deeded acreage of Bird Cloud Ranch, are immediately recognizable upon landing and taking off at Shively Field and throughout the valley.

- 10 minutes from downtown Saratoga, WY
- Hour and a half from Laramie, WY
- Private air travel into Saratoga Jet Center
- Three and a half hours to Denver International Airport





Wyoming Tax Benefits

BLOOMBERG WEALTH MANAGEMENT
MAGAZINE CONSISTENTLY RATES WYOMING
AS THE #1 TAX FRIENDLY STATE IN AMERICA
FOR BOTH INDIVIDUALS AND CORPORATIONS

Land ownership in Wyoming can offer significant reductions in federal income taxes through the strategic use of conservation easements while protecting this valuable resource that we all cherish.

Here are the “lucky” thirteen reasons to purchase and stay in Wyoming for state residents:

- No state income tax on personal or corporate income
- No state inheritance tax or estate tax
- No state excise taxes on gas or food
- No tax on the sale of real estate
- No state capital gains tax
- Dynasty trusts are permitted to shelter assets from generation to generation
- Wyoming Close LLC statute
- No tax on out-of-state retirement income
- No state gift tax
- No intangible taxes on financial assets
- No personal property tax on property held for personal use
- No tax on individual mineral interest
- Lower property taxes based on the assessed value





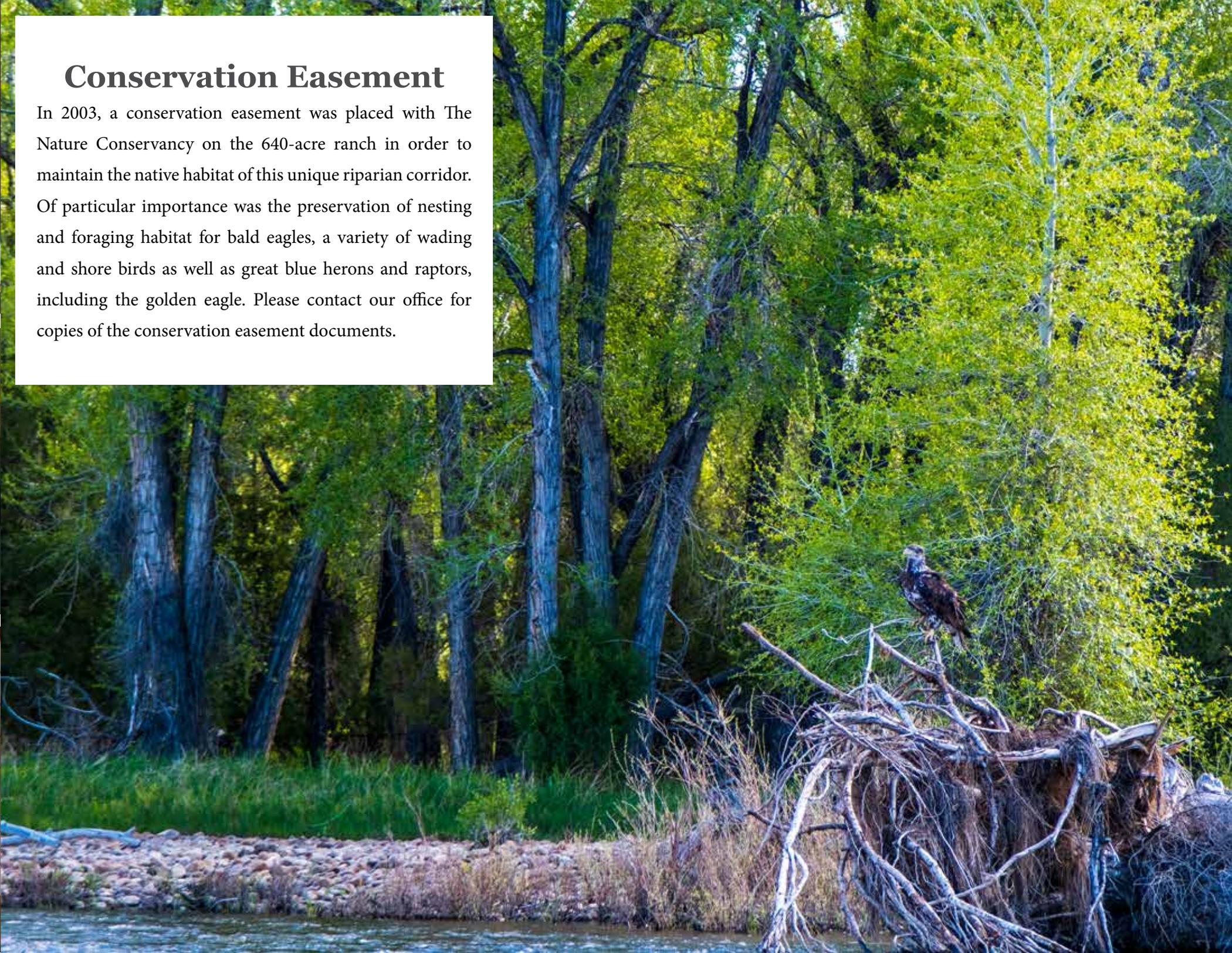
Improvements

Designed by Aspen-based architect Harry Teague and built in 2006, the $\pm 3,750$ sqft. home on Bird Cloud Ranch provides dramatic views to Sheep Rock and the river corridor. The home is configured as a two-bedroom and two-and-a-half-bathroom design with a large space downstairs which served as a library for the previous owner of the ranch. With some modifications this space could make for a large main-floor master suite. In addition to the main home, there is a small storage shed and geodesic greenhouse on site. The conservation easement allows for additional structures to be built within the existing 10-acre building envelope including, but not limited to garages, barns, one guest cabin and shops.



Conservation Easement

In 2003, a conservation easement was placed with The Nature Conservancy on the 640-acre ranch in order to maintain the native habitat of this unique riparian corridor. Of particular importance was the preservation of nesting and foraging habitat for bald eagles, a variety of wading and shore birds as well as great blue herons and raptors, including the golden eagle. Please contact our office for copies of the conservation easement documents.





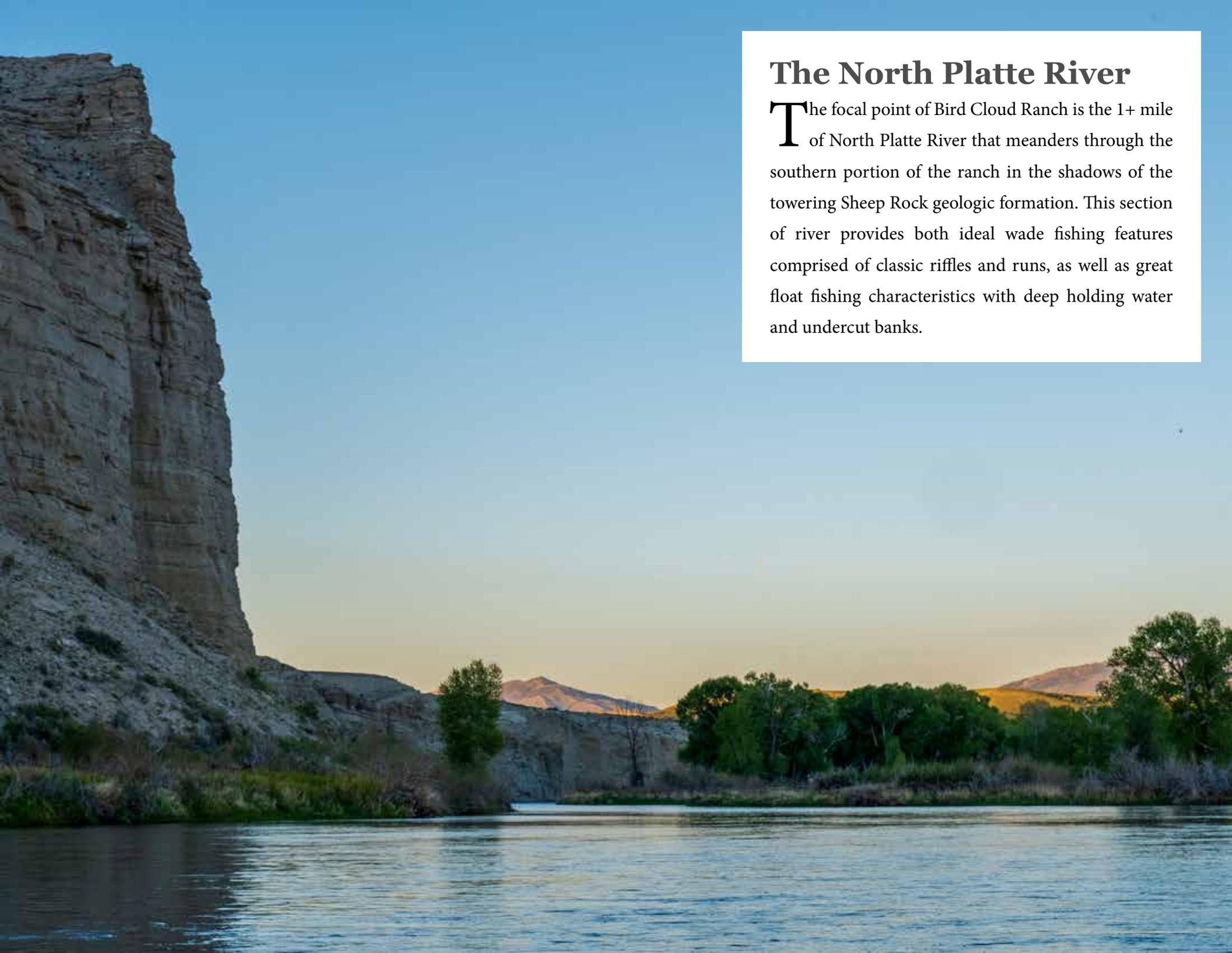


Live Water

BIRD CLOUD RANCH CONTROLS
BOTH SIDES OF NORTH PLATTE
RIVER FOR APPROXIMATELY 1
MILE

For anglers who enjoy fishing from a drift boat or raft one can drop a boat upstream at either the boat ramp in Saratoga for a ± 7.5 mile float down to the ranch or at the nearby Foot Access offers a ± 4.5 mile float down to the next take-out, Pick Bridge. One also has numerous options with the convenience of putting and taking out directly on Bird Cloud Ranch to take advantage of early morning conditions in the heat of the summer, or to take full advantage of a prolific evening hatch during the ‘magic hour’ on the river.

In addition to the fishing on the ranch, there are numerous choices in the area for high-quality angling adventures from the upper North Platte where it enters Wyoming to the fabled Encampment River, the most significant tributary to the North Platte



The North Platte River

The focal point of Bird Cloud Ranch is the 1+ mile of North Platte River that meanders through the southern portion of the ranch in the shadows of the towering Sheep Rock geologic formation. This section of river provides both ideal wade fishing features comprised of classic riffles and runs, as well as great float fishing characteristics with deep holding water and undercut banks.



Hunting

Hunting opportunities also exist on the ranch ranging from antelope and mule deer to exciting waterfowl options along the main channel of the river and back eddies on the deeded acreage.

Summary

With private ownership on ± 1 mile of the picturesque North Platte River, a custom residence with the ability to add additional structures, towering sandstone cliffs and a menagerie of Wyoming's notable wildlife, Bird Cloud Ranch is a 640-acre retreat that is a must-see for the discerning buyer looking for a truly Wyoming escape.

LISTING PRICE: \$5,500,000

Taxes: \$3,531 in 2020

CONTACT

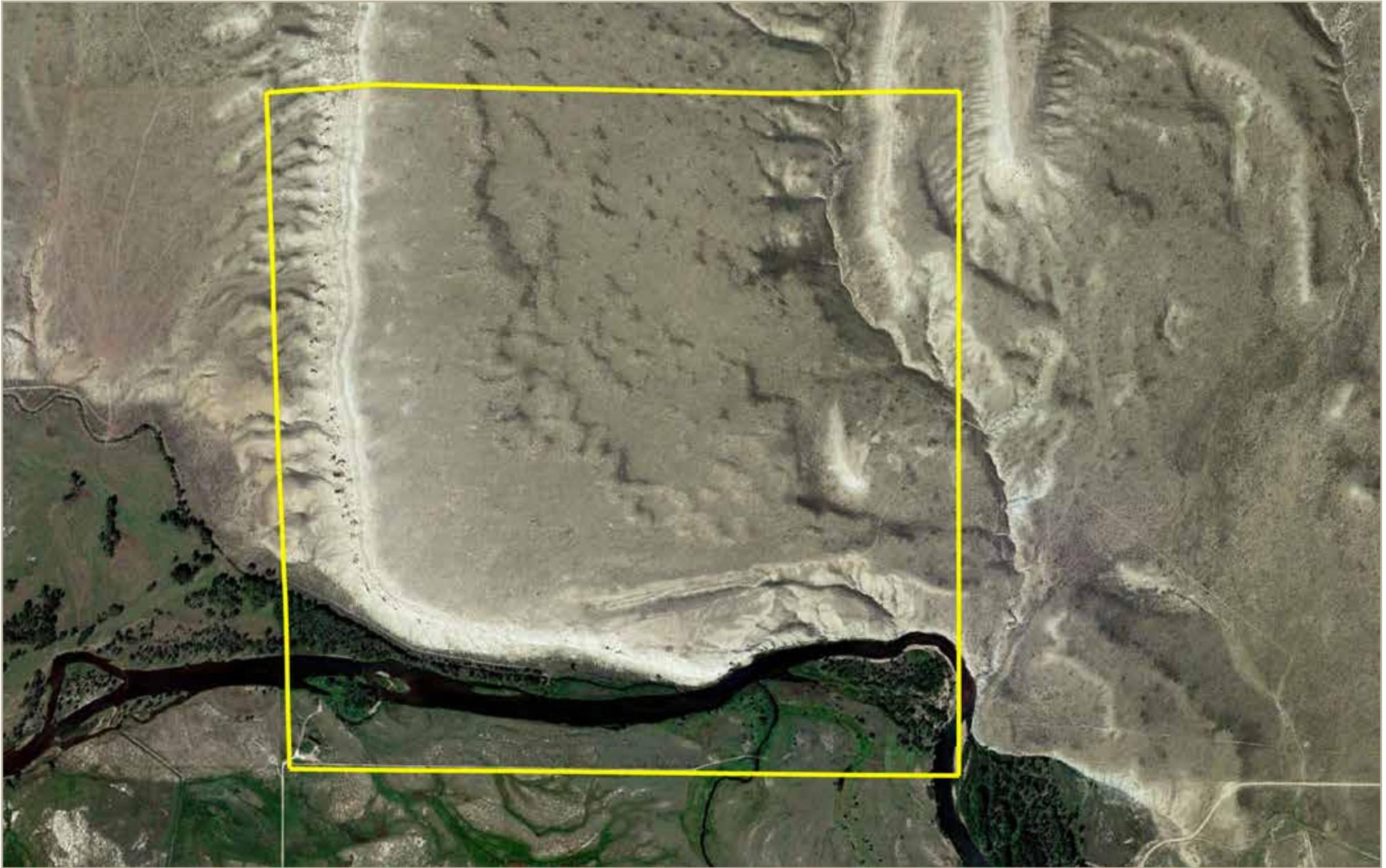
For more information please contact
Brian Hartley at 307.690.3155



LIVE WATER
P R O P E R T I E S

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.



Bird Cloud Ranch - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.



Bird Cloud Ranch - Location Map

••Maps are for visual aid only accuracy is not guaranteed.