



# *South Fork 105*

CODY, WYOMING



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

HUNTING | RANCHING | FLY FISHING | CONSERVATION

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104.75 Acres | Listed at \$1,890,000



## Introduction

The South Fork 105 Ranch is located in the heart of the South Fork of the Shoshone River Valley, 20 miles southwest of Cody, along the state maintained and less traveled Highway 291. The ranch consists of approximately 104.75 acres and is bordered by Highway 291 to the south and County Road 6KM to the west. The setting is private and commands spectacular 360-degree views of the surrounding Absoroka Range including Carter Mountain, Sheep Mountain and Castle Rock. Currently the property is being used purely for hay production and livestock grazing. The ranch can be easily mastered into a small working horse or cattle ranch. There is a fully functional and working seven-tower irrigation pivot and gated pipe irrigation covering a total of nearly 80 acres. Otherwise, the property is undeveloped providing unlimited options for the new buyer to recreate, conserve, build, or develop.





## Contact

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## Ranch History and Location

Situated less than a mile from the South Fork of the Shoshone River, a blue-ribbon trout fishery, and minutes from millions of acres of public ground including the USFS, the property lends itself to endless recreational opportunities, from horseback riding, hiking, biking, hunting, fishing to general exploring. The scenery is stunning and wildlife is abundant including, deer, elk, moose, bears and a variety of game birds. With all the beauty and splendor of the area, wildlife and proximity to Cody, South Fork 105 Ranch offers unlimited possibilities to a new owner.

Historic downtown Cody has fun shops and restaurants to explore including the famous Irma Hotel that has a scheduled gun fight performance in the summer months; Irma was Buffalo Bill Cody's beloved wife. The legendary TE Ranch, the original ranch of Buffalo Bill, is just a few minutes up the road from the South Fork 105 Ranch. Exploring the surroundings and immersing yourself in the history of the area with area residents is a journey all its own.







## Improvements

The South Fork 105 Ranch has an impressive irrigation system in place including a center pivot covering over 65 acres and hand lines picking up corner irrigation. The property produces 2.5-3.5 tons per acre with two cuttings per year. The South Fork is known to produce excellent alfalfa, brome and orchard grass mixed hay, as well as quality Timothy. Bubblers, concrete ditches, buried pipeline, and valve manifolds supply water from the Lakeview Canal Irrigation District, which runs through the back of the property at a higher elevation thereby minimizing pump costs. There are no other structures on the property.

Nearly all of the South Fork production ground is irrigated from the Lake View Canal, which is a direct flow source of the South Fork Shoshone River upstream of the Castle Rock Ranch. With abundant snow pack in the mountain headwaters and the Buffalo Bill Reservoir to mitigate downstream water calls, the Lake View Canal District is a relatively dependable source of irrigation water. Low snow pack years and numerous Lake View users cause restriction in certain years and during certain times of the irrigation season, which typically begins May 1 and runs through September. The non-irrigated pastures below the canal are sub-irrigated and provide good forage for livestock and wildlife.





## Hunting and Wildlife

The Absaroka Mountains and Carter Mountains are home to abundant wildlife including predator and non-predator species. The South Fork Valley holds a large population of both resident, and later in the season migrating elk and mule deer. It is not uncommon to have abundant trophy mule deer, whitetail deer, pronghorn and occasional elk or grizzly bear in the hay fields of the ranch. A resident elk herd migrates along the base of Carter Mountain immediately behind the Ranch.





## Nearby Live Water

The South Fork River is home to world class trout fishing. South Fork of the Shoshone River starts high in the southern end of the Absaroka Mountain Range in the Shoshone National Forest, and it carves a beautiful swath between these beautiful peaks that line the South Fork of the Shoshone River. Visitors to the upper South Fork valley in the winter stand a good chance of observing bighorn sheep on their wintering grounds. This river is managed as a wild fishery with predominant emphasis on Yellowstone cutthroat (upper reaches). The lower reaches form an excellent brown trout fishery though access is limited due to private lands.



## Summary

There are not many open canvas properties where virtually every desirable agricultural and/or recreation component is available onsite where there are no unwanted structures to deal with, especially one that is located in one of the most highly sought after valley's to reside in the Western United States, offering privacy and convenient access, commanding amazing mountain views and providing endless outdoor opportunities right out the back door, other than the South Fork 105 Ranch.

Listing Price: \$1,890,000

Taxes: \$\_\_\_in 2021

### CONTACT

For more information please contact

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## South Fork 105 - Aerial Map

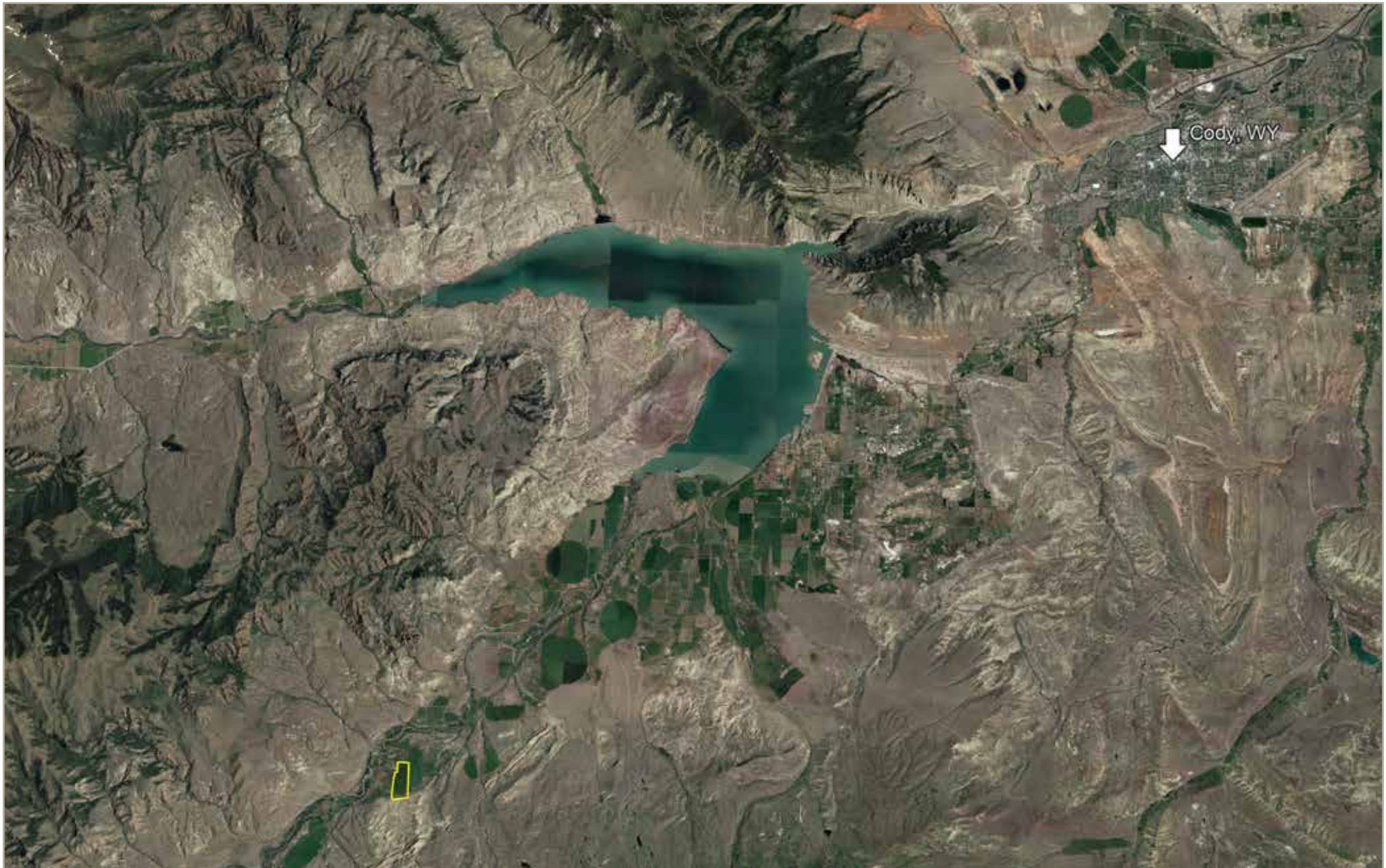
••Maps are for visual aid only accuracy is not guaranteed.



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## South Fork 105 - Location Map

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