



LIVE WATER

P R O P E R T I E S

HUNTING | RANCHING | FLY FISHING | CONSERVATION

BAKER CREEK RANCH

SHERIDAN, WYOMING
330 ACRES | \$6,250,000

Baker Creek Ranch, located 15 miles from downtown Sheridan, Wyoming, is a rare 330-acre property without conservation easements. It offers stunning views of the Bighorn Mountains and is rich in water resources, including wells, ponds, springs, and valuable irrigation rights, with 40 shares of Park Reservoir water included. Historically, it has supported a cow-calf operation and yields 250-300 tons of hay annually. Wildlife enthusiasts will appreciate the presence of trophy whitetail deer, mule deer, turkey, upland birds, waterfowl, elk, and antelope. This unencumbered ranch is a rare opportunity in one of Wyoming's most sought-after locations. Whether for agriculture, recreation, or investment, Baker Creek Ranch offers a versatile and captivating landscape.

Contact:

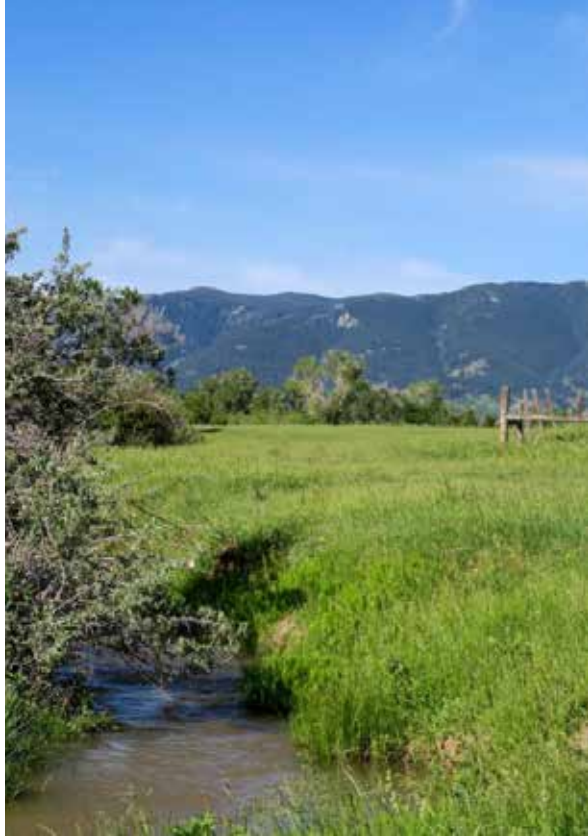
Toby Griffith
associate broker

tgriffith@livewaterproperties.com

307.272.8629

livewaterproperties.com





At a Glance

- Located within 15 miles of Sheridan
- Excellent territorial water rights, ponds, springs and 40 shares of Park Reservoir water included
- Improvements include a newly constructed home, barns and shop
- Endless recreation options including whitetail deer, mule deer and bird hunting, horesback riding, wildlife viewing, ATV riding and mountain biking

*** 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.*