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# YO Equine Ranch

## Sheridan County, WY

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**CENTURY 21**<sup>®</sup>

BHJ Realty, Inc.

Preliminary Information





## General Information

**The YO Equine Ranch is a perfect melding of western lifestyle, convenience and luxury equipped for horse breeding, farming hay, hunting and fishing. The 103+/- acre property's main home is perched for 180-degree views of the Big Horn Mountains and 360-degree views of the entire estate. The 72'x120' riding arena is attached to the horse barn equipped with 10 large horse stalls plus 2 heated foaling stalls. Nearly 1,900 feet of Little Goose Creek meanders through both sides of the property creating secluded trout fishing and wildlife habitat with thriving fowl and deer. Realize the ambition of rural life with the convenience of living only minutes of both Sheridan and Big Horn Wyoming.**



# Quick Facts:

- Purchase Terms: \$3,875,000\*
- Acreage: 103 Acres +/-
- 0.35 Miles of Little Goose Creek on Property
- 72' x 120' Indoor Riding Arena
- 80 Irrigated Acres





# Main House



**This custom home is very well appointed with cherry wood floors and cabinets. In addition to the 6 bedrooms and 5.5 bathrooms, there is a nice balance of formal space and more casual living spaces with wet bars, recreational rooms and guest bedrooms. The builder creatively took advantage of unique storage spaces throughout the house. New owner will appreciate the outside spaces with eastern and western facing decks as well as walk out basement features. The home is serviced by a private drive exclusively for the home and away from the other barns and out buildings.**









# Riding Arena



**Y O Equine was thoughtfully developed as a state-of-the-art horse facility, it matters not whether the future owner is interested in a breeding, training or boarding enterprise. The safe and efficient layout of the fully insulated and maintenance free improvements are a horseman's dream, all built with the premier construction of Morton Buildings. The 72' x 120' indoor arena is conveniently available from the barn to make bad weather a non-issue for daily operations.**







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# Horse Barn

The 12 stall barn includes ten, 12' x 12' boarding stalls with outdoor runs and two oversized foaling stalls fully kitted with heated water, swing out feeder and Dutch doors.







**The horse stalls access directly into a vet/tack/office area. This space includes large office, tack room and lounge/lab with ½ bath, full of built-ins with tongue & groove finishes.**

**The vet room is equipped with horse stocks, concrete and rubber flooring, as well as rubber lined walls and floor drains. Hot and cold running water and heat are available throughout this year-round facility.**





# Horse Paddocks & Pastures



**With nearly 3 miles of horse safe fiberglass pipe fencing around paddocks and irrigated pastures, each with 3 sided loafing sheds and year around water, Y O Equine is set up for all the convenience and safety one would expect from a world class horse enterprise.**





# Wildlife and Recreation

Nearly 1,900 feet of Little Goose Creek meanders through both sides of the property creating secluded trout fishing and wildlife habitat with thriving white-tailed deer and fowl, particularly pheasants and Marriam's turkey. The property also includes a 1.5 acre pond continuously fed and kept fresh by Kruse Creek.









# Hay Production and Storage



With 80 acres irrigated through a private/metered gravity flow pipeline, the YO is a truly efficient and productive forage operation. With 20+ acres of grass/alfalfa and 20+ acres of straight grass producing in excess of 150 tons annually of top quality horse hay. This ranch offers 2 large hay/equipment storage buildings (over 6,000 sq.ft.) with room for 225 tons of hay and the equipment necessary to harvest it. The 40+ acres of hay ground is irrigated by gravity flow side roll sprinklers and most of the horse pasture has easy access to irrigation risers and sprinkled by big guns.





# Nearby Attractions



**Uniquely, the tract lies near to one of the premier golf courses in the western U.S., the Powder Horn Golf Community; while to the east stretch endless miles of pristine prairie ranch land. To the south and west, the Big Horn Mountains jut from the landscape, displaying a breathtaking glimpse of Mother Nature's handiwork. Several miles to the south, a country road leads to the Wyoming Bird Farm, catering to the state's sportsmen, and then on to the Big Horn Polo Club, a startling expanse of deep green fields comprising the nation's first polo club established west of the Mississippi.**



# Locale



The area is serviced by the City of Sheridan, Wyoming, a welcoming community of 17,000. Known for its devotion to the arts and western heritage, Sheridan attracts people in search of a small-town lifestyle with the benefits of big-city culture, dining, and boutique shopping. Air Service is available to the community via Denver International Airport with 2 daily flights. The local airport is equipped to handle all private aircraft.



YO Equine Ranch  
Sheridan County, Wyoming, 103 AC +/-



- Point of Diversion
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



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Click [Here](#) for an Interactive Map of the Property



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## BHJ Realty, Inc.



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**CENTURY 21**  
FINE HOMES  
& ESTATES.  
BHJ Realty, Inc.





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