



**MLS #:** 20042214  
**Status:** ACT  
**Type:** WORKING  
**Address:** Werner Mountain Ranch  
**City:** DOUGLAS  
**ZIP:** 82633  
**Area:** CONVERSE-exclude Glenrock  
**Class:** FARM & RANCH  
**Price:** \$3,750,000  
**For Sale**  
  
**Bedrms:** None  
**Baths:** None  
**Location:** S

**Agent:** Moore, Parker J - (307)358-3755  
 ComSee Horizon Realty - (307)358-3755

**General**

<b>Ask Price:</b>	\$3,750,000	<b>AUM:</b>	1395
<b>Listing Agent 2:</b>	Willox, Jim	<b>Number of Acres:</b>	7127.000000
<b>Listing Office 2:</b>	ComSee Horizon Realty	<b>Subdivision:</b>	CONVERSE COUNTY
<b>County:</b>	CONVERSE	<b>Zoning:</b>	Nat-RAM
<b>Legal:</b>	Will be provided	<b>Show:</b>	Appt w/ ListAgt
<b>Total Deeded Acres:</b>	2,227	<b>Original Price:</b>	\$4,850,000
<b>Total Leased Acres:</b>	4,900	<b>DOM:</b>	375

**Features**

* Adjacent USFS	* Lease Private State USFS	* Primary Use Ranch	* Wildlife Antelope
* Canads Additional Lease	* Potential Use Cabin Site Ranch Vacation Site Other	* Road Country Gravel Forest Sr.	Elk
* Fishing Creek Stream		* Topography Mountain	Deer
* Key Call Listing Office		* Trees Meadow/Trees	Mt. Lion Turkey

**Financial**

<b>Taxes:</b>	433	<b>Tax Year:</b>	2003
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**Remarks**

Beautiful mountain ranch with fishing, hunting and gorgeous views. Everything from rolling open meadows with the meandering brook to heavy timber country. Can be purchased all or part.

**Additional Pics**



This information is deemed reliable, but not guaranteed.