

FOX CREEK RANCH

AN ESTABLISHED AGRICULTURAL OPERATION IN NORTHWEST WYOMING

POWELL, WYOMING | 1,196± DEEDED ACRES

$7,900,000



Ranch Summary

Fox Creek Ranch is a substantial turnkey agricultural holding in Wyoming's Heart Mountain region, combining irrigated production ground, contiguous deeded range ground, established livestock infrastructure, abundant live water and quality improvements. Approximately 1,196± deeded acres west of Powell, Wyoming. The Ranch has a productive irrigated base with approximately 651± acres of additional rolling range ground, creating a versatile foundation for an owner-operator looking to expand an existing farm or ranch, or for a buyer seeking a long-term agricultural landholding.

1,196±	545±	6	11 mi±
Deeded acres	Irrigated acres	Pivot systems	West of Powell



Approximately 545± acres are irrigated through six pivot systems, limited gated-pipe and hand-line irrigation. 5 Reinke Pivots were installed between 2022 and 2025. The 8 tower Valley Pivot has undergone substantial upgrades and repairs, enhancing the irrigation system's functionality with a turn key setup. The irrigated ground is currently planted in grass, alfalfa, and silage corn. There has also been hay barley in production on the property in prior years. Irrigation water is delivered through Heart Mountain Irrigation District's underground, pressurized Lateral. This underground lateral can supply up to approximately 80 psi depending on location of the head gate. This pressurized lateral aids in lower Pivot operating costs and allows some of the pivots to operate without a pump. There are 6 head gates that provide water to each individual pivot. Under the current management the ranch supports feed production to approximately 200 cows, and a substantial horse operation with the ability to sell additional feed if desired.

The ranch is set up for day-to-day livestock work, with a newly constructed 40×80 barn with 9 pens, a warming room, 20'x80' garage shop space, 20'x80' covered lean to over the silencer chute, multiple outdoor runs and pens, storage areas, and a racetrack-style corral system. Additional improvements include an insulated Quonset shop, a separate workshop with a walk-in cooler, a custom built 4-bedroom, 3.5-bathroom residence, and a 2-bedroom guest house. The approximate 651+- deeded acres of rolling range ground features a stock water pond and direct access to public land. In the south-central portion of the property there is a pipe fenced hay storage area that could accommodate an estimated 1,000 large round bales.

Water and setting further distinguish the property. Year-Round Alkali Creek follows the entire southern boundary, while a separate year-round spring feeds a large pond. Mature trees, riparian habitat, wildlife, and views toward iconic Heart Mountain and the Beartooth Mountains add to the ranch's character. The property benefits from year-round, county-maintained access.

The Ranch at a Glance



DEEDED ACREAGE	1,196± acres
IRRIGATED GROUND	545± acres
ADDITIONAL RANGE/PASTURE	Approximately 651± Deeded Acres of range ground
IRRIGATION	Six pivot irrigation systems & minimal gated pipe/hand line
RESIDENCE	4 bedrooms / 3.5 bathrooms / approx. 2,415 sq. ft.
GUEST HOUSE	2 bedrooms / 1 bathroom
BARN	80×80; shop space, pens, warming room and covered area over chute
SHOP/WORKSHOP	Approx. 2,800 sq. ft. insulated Quonset; approx. 1,200 sq. ft. workshop
LIVE WATER	Year-round Alkali Creek and spring-fed pond
ACCESS	Year-round county-maintained access (Lane 9 is paved, Road 22 is gravel)



Irrigated Agriculture



Approximately 545± acres are irrigated, currently planted in grass, corn, and alfalfa production. Six pivot systems irrigate the ground, with some gated-pipe irrigation also present. All but one Valley pivot are Reinke pivots installed in 2022 and 2025. Pivot specifications, condition, and maintenance history should be confirmed as part of buyer due diligence.

- **Under the current management, the irrigated acreage supports feed production for approximately 200 head of cattle and a substantial horse operation, with additional feed potentially available for sale if desired. The following approximate yields were reported by the current owner under their current management. The reported 2027 irrigation annual assessment is $13,845 for 545.44 acres. The reported property tax assessment for 2026 is $10,853.05.**
- **Silage corn: Approximately 25 tons per acre**
- **Grass: Approximately 3 tons per acre; the second cutting is currently grazed**
- **Alfalfa: Approximately 8 tons per acre annually; the third cutting is currently grazed**



Grazing & Range Ground



The deeded range ground provides additional grazing capacity, seasonal stock water, natural cover, and habitat for a variety of wildlife. Wildlife observed in the area include deer, pronghorn antelope, and game birds, with occasional elk depending on the weather. The current owner uses this acreage as a mare pasture.

The range ground adjoins a substantial Bureau of Land Management (BLM) holding, providing direct access to adjoining public lands. Additionally this creates a large privacy buffer and protects the ranches' view shed.



Livestock Facilities & Ranch Infrastructure



The livestock facilities are designed to support an established working operation.

The corral system features a racetrack-style layout with inner and outer runs, double alleys, separate pens, automatic waterers, and a 20'x80' covered area with hydraulic silencer chute. The layout is designed to facilitate sorting, shipping, and routine livestock handling. Covered areas provide additional shelter and protection from the elements.

A pipe-fenced hay storage yard provides an estimated capacity of approximately 1,000 large round bales. (not pictured)





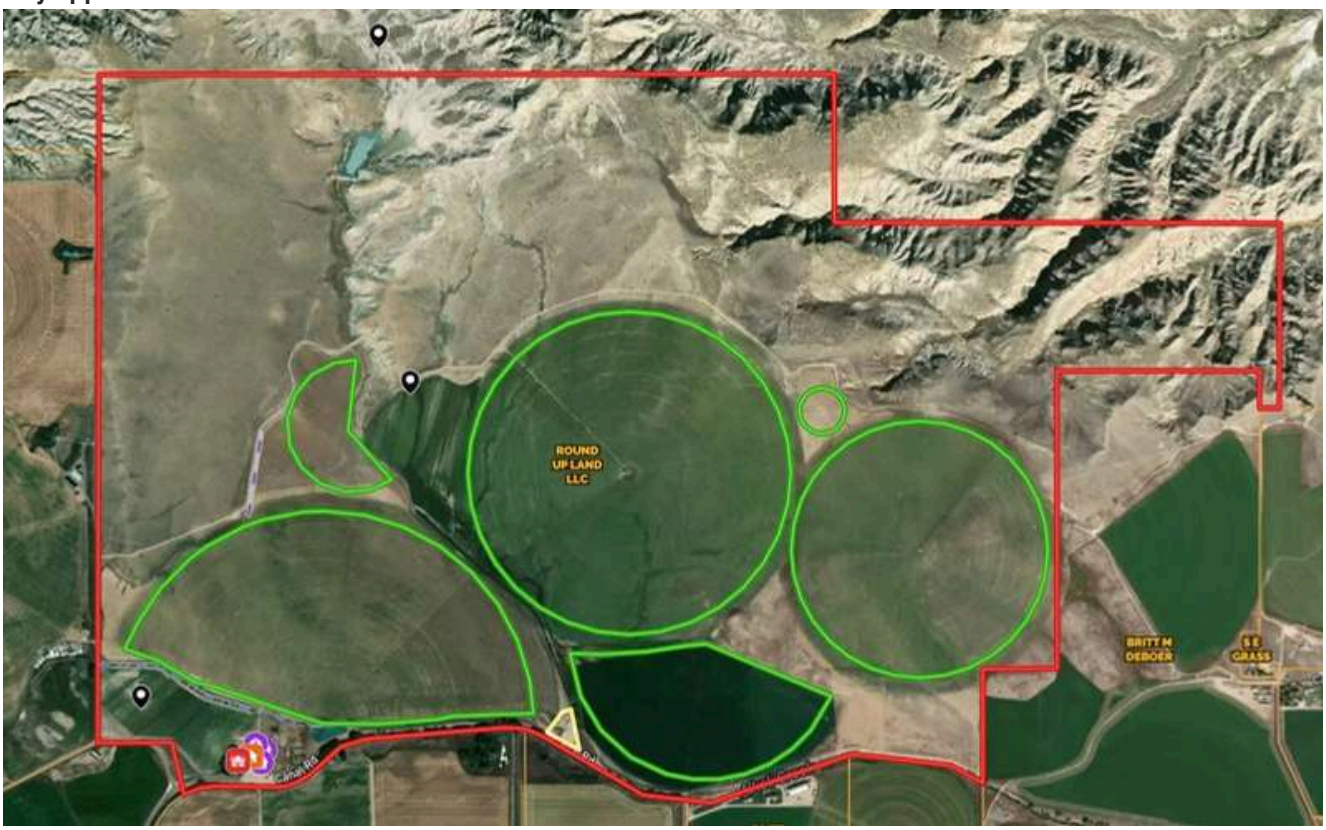
Water & Irrigation Resources



Alkali Creek follows the ranch's southern boundary and flows year-round, providing riparian habitat and an additional source of stock water. Mature trees and associated habitat support wildlife, including game birds.

A separate spring feeds a pond used for stock water. A fish permit is reported to be on record; prospective buyers should confirm its status and applicable terms. Irrigation water is delivered through the Heart Mountain Irrigation District system and originates from Buffalo Bill Reservoir near Cody, Wyoming. The water rights convey with the ranch.

Prospective buyers should independently verify water rights, irrigation allocations, delivery arrangements, assessments, and any applicable restrictions.



Ranch Residences & Improvements



Owner's Residence

The approximately 2,415-square-foot, single-level residence was custom built in 2007 and offers four bedrooms and three-and-a-half bathrooms. Set among mature trees, the home features a covered wraparound porch, attached one-car garage, gas fireplace, efficient kitchen with custom gas range, & large pantry. Both the primary bedroom and an additional bedroom feature en-suite bathrooms. Windows throughout the home provide abundant natural light.

Guest House

A separate two-bedroom, one-bathroom guest house provides additional accommodation and features a kitchenette, gas fireplace, and covered porch.

Additional buildings

The barn complex totals approximately 80 × 80 feet, incorporating a 40 × 80-foot section with nine pens, concrete floors, overhead garage doors, and warming room/storage room. An additional 20 × 80-foot enclosed section with an overhead door is used for equipment, feed, and vehicle storage, while a 20 × 80-foot covered section extends over the livestock-handling area on the east side of the barn helping with protection from inclement weather.

The approximately 2,800-square-foot insulated Quonset building is heated and includes a water hydrant. A separate building known as the Depot offers insulated and heated storage, a walk-in cooler, on-demand hot water, and laundry facilities.





**Square footage, condition, utilities, and permitted uses should be confirmed during Buyer's due diligence.

Additional Interior & Facility Photos



Main House



Primary Bedroom



Living Area



Guest House



Interior Pens in Barn



Quonset Shop

**Square footage, condition, utilities, and permitted uses should be confirmed during Buyer's due diligence.

Wildlife, Recreation & Setting



Alkali creek, spring-fed pond, mature trees, and varied terrain create riparian and upland habitat alongside the agricultural ground. Wildlife includes chukar, Hungarian partridge, sage grouse, pheasants, waterfowl, deer, antelope, with occasional elk, bear and mountain lion. Hunting opportunities and any applicable landowner-license eligibility should be verified with the Wyoming Game and Fish Department and are subject to current regulations.

The property offers spectacular views of the iconic Heart Mountain and the Beartooth Mountain Front. These natural features complement the ranch's primary agricultural character and may appeal to buyers who value wildlife and outdoor recreation alongside a working operation.

Wildlife presence, hunting access, and recreational use are subject to applicable law, land status, and any relevant permissions; they should not be considered guaranteed.



Location & Property Context

Fox Creek Ranch is located approximately 11 miles west of Powell, Wyoming, with year-round county-maintained access. Roughly 30 minutes to Cody, just over an hour to Billings, Montana, and just under two hours to Yellowstone National Park. Actual travel times vary with route and conditions.

Commercial air service is available in Cody, WY and Billings, Montana. Powell also has a private airstrip.



Map Legend

- **Ranch boundary: outlined in bold yellow**
- **Bureau of Land Management (BLM) land: yellow shading**
- **State of Wyoming land: blue shading**





THE FOX CREEK RANCH

PRODUCTIVE GROUND | PURPOSE-BUILT FACILITIES | NORTHWEST WYOMING

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A Productive Agricultural Offering

In summary Fox Creek Ranch combines turnkey irrigated farmland, deeded range acreage, and substantial livestock infrastructure in the Heart Mountain region of northwest Wyoming. With approximately 545± irrigated acres, approximately 651± deeded acres of range ground, six pivot systems, a purpose-built livestock handling facility, multiple shop spaces, and additional housing, the property offers an established foundation for an agricultural operation or a productive add-on to an existing operation.

Alkali Creek, a spring-fed pond, mature trees, and views of iconic Heart Mountain and the Beartooth Mountain Front complement the ranch's productive acreage and setting. The combination of agricultural utility, infrastructure, live water and setting creates an offering suited to an owner-operator or a buyer seeking a long-term productive turnkey agricultural landholding.

Inquiries & Property Showings

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Listing agent must be present for showings unless otherwise arranged. Terms acceptable to seller; but not limited to cash, financing, and 1031 exchange. Seller requires prospective buyers to provide proof of funds or a prequalification/preapproval letter from a financial institution before showings.

This information is subject to errors, omissions, prior sale, change, withdrawal, and approval of purchase by owner. Information is from sources deemed reliable but is not guaranteed by 307 Real Estate. Buyer and Buyer's Agent to verify all information. Disclosure of agency relationships is available from the listing agent.

Website **Land.com** **Land ID Map**