Mickelson Ranch
BIG PINEY, WYOMING

Live Water Properties
Introduction:

The Mickelson Ranch consists of 4,952 deeded acres comprised of the 3,392-acre Headquarters Parcel and the 1,560-acre Johnson Ridge Parcel. Conveniently located on the outskirts of Big Piney, Wyoming, and 1 hour and 45 minutes south of Jackson Hole, the ranch has year round paved access. Approximately 4 miles of North Piney Creek flows through the ranch, which provides numerous fishing opportunities and excellent wildlife habitat with its vast willow-lined creek bottom and towering cottonwood trees. The Johnson Ridge Parcel offers excellent elk and mule deer hunting as well as summer pasture for livestock. The ranch improvements include three main homes, barns, corrals, shops, and are the focal point of the Headquarters Parcel, which is situated on a ridge that overlooks the creek and offers breathtaking views of the Wyoming Mountain Range. The ranch has historically been used as a cattle ranch and has been owned by the Mickelson family since 1928. Exceptional water rights date back to 1885, and they provide water to irrigate over 1,900 acres of hay meadows. Additionally, included are 50% of the mineral rights on the Headquarters Parcel. Bordering thousands of acres of public land, 4 miles of private fishing, excellent water rights, a substantial cattle operation with BLM and national forest grazing permits, mineral rights, and premier big game hunting, the Mickelson Ranch is an exceptional opportunity to own a historic Wyoming cattle ranch.
Mickelson Ranch - A Historic Cattle Ranch
Location:
The Mickelson Ranch is located in Sublette County of western Wyoming. It is conveniently situated on paved County Road #23-141, 2 miles from the small community of Big Piney, 40 minutes from the Sublette County seat of Pinedale, and an hour and 45-minute drive from the resort community of Jackson Hole. Private air service is available approximately 2 miles from the ranch at the Miley Memorial Field Airport, which offers a 6,800’ runway. For larger jets, the Wenz Municipal Airport located 45 minutes away, south of Pinedale, handles most planes on its 8,900’ runway. Commercial air service is available in Jackson Hole and Rock Springs, Wyoming.

Acreage and Livestock Operation:
The Mickelson Ranch consists of 4,952 deeded acres comprised of the 3,392-acre Headquarter parcel and the 1,560-acre Johnson Ridge Parcel. In addition, the ranch leases a National Forest grazing allotment of 28,000 acres and BLM grazing allotments totaling over 20,000 acres combined, for a grand total of more than 53,000 acres under management on the ranch. The Johnson Ridge Parcel, which is located approximately 12 miles west of the main ranch, is primarily used for summer grazing and big game hunting. Excellent water rights dating back to 1885, supplies water to irrigate over 1,900 acres of hay meadows. The ranch borders thousands of acres of BLM and State lands.

Sublette County is well known as cattle country, and the ranching industry is a substantial part of the local economy. The ranch is owner rated to run 800 cows year round. In addition to the deeded acreage, the ranch is complemented by BLM and National Forest grazing permits. The BLM permit is for 1,547 Animal Unit Months (AUMs) or approximately 930 cow/calf pairs from May 10 – June 30th. The national forest permit is for 1,457 cow/calf pairs from July 1 – October 10th. The grazing and hay production has been leased to nearby ranchers for the past several years. The fences on this ranch are in good condition. At times, the fences are built for convenience, and occasionally, there are slight variations between the locations of the existing fence lines and the legal description.
**Area History:**

The first cattle ranchers arrived in this area in 1878, and eventually the community of Big Piney was established. Big Piney is the oldest permanent settlement in Sublette County and is named after the Piney Creeks that flow from the east slopes of the Wyoming Mountain Range and into the Green River a couple of miles east of town. The town of Big Piney was officially incorporated in July of 1913, and another town was established one mile to the north several months later, and in 1914, the town of Marbleton was incorporated. Although only one mile apart, the governments of both towns remain independent but share some public services.

This entire area is rich in American history when it comes to the fur trade and mountain men. The first Rendezvous occurred in 1825, a gathering place for trappers to trade and sell their furs. This event was held in Sublette County, which is named after William Sublette, a mountain man and trapper in the area around 1820–1840. The location of the Rendezvous moved each year and a total of six gatherings were held in this area between 1825 and 1840 near present day Daniel, Wyoming, a 35-minute drive from the ranch. In Pinedale each summer, during the second weekend of July, the town celebrates with a parade and a reenactment of the Rendezvous with locals portraying mountain men and Indians. Much of this history can be enjoyed with a trip to the Museum of the Mountain Man located in Pinedale.

**Water and Mineral Rights:**

All water rights and 50% of mineral rights owned by seller and attached to the subject property will transfer to an incoming owner. The owner believes they own 100% of the mineral rights on the Headquarters Parcel.
Improvements:

Situated on a ridge that overlooks the North Piney Creek corridor, the improvements on the ranch are well maintained and offer beautiful views of the Wyoming Mountain Range. The main home is a two-story with 5 bedrooms, 2 baths, and it totals 3,229 sqft. It was constructed in 1910. Also included are two additional homes, bunkhouse, 2,280 sqft barn built in 1914, 2,684 sqft loafing shed, large 7,776 sqft equipment building, other equipment shops, utility sheds, and corrals. An original home was built in 1887 and is now used as the bunkhouse.
Live Water:

The Mickelson Ranch offers private fishing on approximately 4 miles on the meander of North Piney Creek that flows through the Headquarters Parcel, and it will challenge the angler with deep pools, riffles, and willow-lined undercut banks. The headwaters of North Piney Creek are high in the Wyoming Mountain Range, where it flows generally eastward towards its confluence with the Green River about 5 miles downstream of the ranch. North Piney Creek is known to produce brown trout, brook trout, Colorado River cutthroat trout and Snake River cutthroat trout.

Some springs and small streams on the ranch could offer the enhancement-minded buyer an opportunity to develop additional fishing opportunities with stream enhancement or pond construction.
Nearby Live Water:

Approximately 5 miles from the ranch is the famous Green River at the Ferry Island boat launch. This upper section of the Green is a fisherman’s dream and offers fantastic public walk-in areas for wade fishing as well as miles of floating opportunities. Many anglers visiting the northwest part of Wyoming put the Green River at the top of the list for fishing destinations. Additionally, the New Fork River is a fantastic fishery that is floatable for several miles. The closest boat launch is only 12 miles from the ranch and offers anglers the chance to land a “monster” brown trout. This combination of the Green and New Fork Rivers rivals any river combination in the country with endless opportunities.

Middle Piney Creek holds brook trout and Colorado River cutthroat trout, and it is easily accessed on the nearby Bridger-Teton National Forest, located 18 miles west of the ranch. A few miles upstream from the national forest boundary, Middle Piney Lake provides rainbow and lake trout. South Piney Creek offers the angler a chance to land rainbow and brook trout, as well as Snake River cutthroat trout.

For hiking and equestrian adventures, the high mountain lakes of the Wind River Range (approximately 1,400 lakes) are an excellent day or overnight trip to experience the many lakes and streams the Winds have to offer. Several lakes and streams hold golden trout, a rare treat for the well-traveled angler. Other fishing opportunities in the area include the Hoback River, located one hour north and the Snake River, which is an hour and a half north. In addition, Idaho's famed rivers including the South Fork of the Snake, Teton River, Fall River, Warm River and Henry's Fork are approximately 2 hours away.
Wildlife and Hunting:
The Mickelson Ranch is home to mule deer, whitetail deer, elk, moose, pronghorn antelope as well as coyotes, red fox, badger, rabbits, eagles, hawks, sage grouse, and many other species that call Wyoming home. The diverse terrain and mix of sagebrush, meadows, aspen groves and riparian river bottom and other water resources found on the ranch provide excellent habitat for all species. The stands of aspen on the Johnson Ridge Parcel are a magnet for mule deer and elk and provide excellent hunting opportunities on this part of the ranch. On the Headquarters Parcel, pronghorn antelope, moose, mule deer, and whitetail deer can be found. There is an excellent chance the ranch would qualify for two landowner licenses for each species of deer, elk, and antelope. The riparian areas along North Piney Creek, springs and smaller streams, create excellent habitat for Canada geese, several species of ducks, sandhill cranes and many other species of birds.
Area and Recreational Opportunities:

Big Piney and Marbleton are small communities with convenience stores, bars and restaurants, where the local economy focuses on ranching and the oil and gas industry. The Sublette County Fairgrounds are located north of Marbleton. Pinedale is a friendly western town providing most of the amenities one would expect in a small ranching community that hosts a large number of seasonal tourists. Pinedale's downtown boardwalk is lined with retail shops, restaurants, bars, banks and motels. The vibrant resort community of Jackson Hole maintains its western flare from its colorful past and provides fine dining, art galleries, museums, cultural activities, shopping and medical facilities seldom found outside major cosmopolitan communities.

Sublette County abounds with recreational opportunities such as fishing, hunting, golfing, rodeos, horseback riding, camping, hiking, climbing, biking, snow skiing, snowmobiling, snowshoeing, cross-country skiing and ice fishing. Rendezvous Meadows Golf Course is located on the west edge of Pinedale, and White Pine Ski Area is east of Pinedale near Fremont Lake and provides downhill skiing and many other winter activities. The Upper Green River area offers some of the best snowmobiling that Wyoming has to offer.

Each winter, a cross-country sled dog race makes its way through Pinedale, as the teams traverse the Continental Divide Snowmobile Trail, which connects the South Pass area of the Wind River Mountains with the Jackson Hole area. The teams come from all over the country to participate.

Other numerous activities are going on year round in Sublette County, such as the Ice Fishing Derby, Chili Cook-off, barbecues, parades, sailing regattas, County Fair, rodeos, black-tie fundraisers and many other functions. There is something for everyone in this area, and the opportunities to own a ranch here are unlimited.
Mickelson Ranch Headquarters | Aerial Map

Blue shading represents Wyoming State land, while gold shading represents BLM land.

This map is for visual aid only. Accuracy is not guaranteed. The red shaded ground is not included in the sale.
Conservation Easement:
Due to the dynamic ecological and scenic attributes of the Mickelson Ranch, a potential conservation easement could offer an incoming landowner the opportunity to capture significant tax benefits with the placement of an easement, thereby preserving the wild and scenic qualities of the ranch in perpetuity.
Summary:
The Mickelson Ranch presents a rare opportunity to own a historic Wyoming ranch that has been in the same family since 1928, and offers a well rounded livestock operation with summer grazing and hay production to run 800 cows year round. Abundant wildlife can be found on the Johnson Ridge Parcel and along North Piney Creek on the Headquarters Parcel, offering the recreational-minded buyer numerous hunting opportunities as well as the chance to land wild trout. Direct access to public land and breathtaking views of the Wyoming Mountain Range, and historic features, allow for a lifetime opportunity to own a legacy Wyoming ranch.

Notes:
1) 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.

2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

3) Live Water Properties LLC represents the Seller as a Seller's Agent.

PRICE: $7,500,000
TAXES: $9,988 in 2014
CONTACT: Please contact Terry Fieseler or Tate Jarry to schedule a showing.
TOLL FREE: 866.734.6100
Mickelson Ranch | Location and Public Lands Map

Blue shading represents Wyoming State land, while gold shading represents BLM land.

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