

RENOWN

REALTY



BEAR CREEK RANCH

Bear Creek Ranch is 240 acres of beautiful Laramie Range land that is bordered on three sides by the Medicine Bow National Forest, and on the south by land that is operating ranch land. Bear Creek runs through the property for at least one half mile. Bear Creek has been a good small mountain stream fishery. Brook trout can be observed there. Bear Creek exits the property, going on to Forest land, then runs into a larger stream, and there is fishing as it finally joins the North Laramie River. Access to Bear Creek is by a National Forest Service road. Laramie Peak is the dominant feature of the surrounding mountains, with a number of other pretty peaks in view.

Topography is basically a valley with rocky and partially treed slopes rising on both sides. There are several smaller water courses entering the valley. Pine, aspen, willows and sage are the predominant species, with grass. Good game cover for elk, deer and other Wyoming game is plentiful.

The overall effect is one of mountainous beauty and of course hunting and fishing possibilities are good. Big elk have been taken just a short distance away and elk are often seen on the place. This property may qualify for landowner elk permits, but has not been approved for them. The location is away from the hustle of the everyday world and many days will see no traffic on the road that accesses the land. One of the few properties of this size that is available in the area.

PRICE----\$485,000.00