

Oklahoma farm family makes Wyoming land investment

MC Land and Cattle Ranch near Meeteetse, sale indicates continued strong demand for ranches in the state.

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An Oklahoma farm family purchased the 7,722-acre MC Land and Cattle Ranch near Meeteetse, Wyo. The asking price was \$8.7 million, or \$1,127 per deeded acre (the selling price wasn't disclosed).

Included were 2,594 State of Wyoming lease acres and 506 Bureau of Land Management lease acres. The annual cost for the state lease is about \$3,640, while real estate taxes run about \$9,100 per year.

"It was a very strong sale, indicating the continued demand for working ranches," says Hall and Hall ranch broker Mike Fraley.

The family sold their Oklahoma farm/ranch to relocate to Wyoming.

"They like the Western lifestyle and enjoy rodeo, and Meeteetse is a good ranching and rodeo community," says Fraley, who notes that three generations of the family will run MC as a working ranch.



HEADING WEST: An Oklahoma farm family purchased this ranch near Meeteetse, Wyo.

"They are hard-working people, good folks," Fraley says.

The ranch supports about 500 animal units. It has 570 acres of irrigated meadows and 470 acres under pivot in addition to excellent upland grazing.

Improvements include two ranch homes and well-planned livestock and farming facilities, including gravity-flow pipelines.

Near the foot of the Absaroka Range, the ranch is on five miles of Meeteetse Creek and features a strong recreation component with abundant wildlife.

The sellers live in nearby Cody.

"It was time to liquidate some of their assets and get the cash out of the ranch," Fraley says.

One of the long-time ranch hands at MC Land and Cattle, Tim Kellogg, was featured on the February 2008 cover of *Western Farmer-Stockman*. In addition to his ranch work and rodeo background, Kellogg runs the Meeteetse Chocolatier store.

Peaceful Valley Ranch sells

A retiring couple from Colorado purchased the 408-acre Peaceful Valley Ranch near Hartville, Wyo. The asking price was \$295,000, or \$723 per acre (the selling price wasn't disclosed).

Ron Morris, co-owner of Colorado-based Ranch Marketing Associates, says the couple planned to build a retirement home on the land and run a few cattle. The land has a variety of terrain, from grass-covered pastures and valleys to tree-covered hilltops.

The property had no improvements other than electricity and two windmills.

Morris says that the seller is a retired airline pilot who has ranched in the area for about 20 years. He previously sold two of his nearby ranches, one of which became part of the Camp Guernsey Premier Joint Training Center. The center, which has grown to 78,000 acres, is used by

a number of state and federal military units for training.

The seller still owns nearly 800 acres in the area, Morris says.