

KIDD SPUR CATTLE CO'S
**BRUSH CREEK
RANCH AUCTION**



MADDEN BROTHERS
FRONTIER REALTY



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Madden Brothers Frontier Realty



The Brush Creek Ranch is surrounded by some of Wyoming's most remarkable landmarks and topography. This ranch is located southwest of Wheatland, Wyoming near the entrance of Sybille Canyon and the Laramie Mountain Range in Southeastern Wyoming. Situated in the beautiful Brush Creek Valley, this provides an outstanding opportunity to acquire a very scenic and productive ranch. Views of Laramie Peak and the Laramie Mountain Range abound, and abundant wildlife reside on the ranch.



Wyoming – Platte County – Wheatland

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The Entire Ranch consists of approximately 1,700 +/- acres. The property includes native pasture, approximately 380 acres of flood irrigated hay meadows, and approximately 440 acres of land irrigated by 3 center pivot irrigation systems. The ranch home is situated near other outbuildings, shops and garages at the ranch headquarters. Mature trees and landscaping provide seclusion and privacy. The ranch offers excellent equine facilities. A historic barn of wood construction offers box stalls, large hay mow and an excellent vet room. Separated by pipe horse pens and corrals, the second horse barn provides cement block box stalls, a wash rack, and large runs. An outdoor arena and round corral are featured and can be used for roping and riding. In addition to the excellent horse facilities, The Brush Creek Ranch also offers cattle feedlot pens, a feed storage shed, and a silage bunker. The pivots and a 50 acre field irrigated with gated pipe have been rotated between alfalfa, barley, corn, and wheat. The native meadows have been improved with alfalfa, brome and orchard grasses.



Property Description

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Parcel # 1

- The primary residence features 3,752 +/- sq. ft, 4 bedrooms, 4 baths, a living room with fireplace, a recreation room, a kitchen w/pantry, a dining room, and an office, mud room and laundry room.
- The second residence is 1,780 +/- sq. ft with 2 bedrooms and 1 bath.
- The 5 vehicle garage is 1,584 +/- sq. ft, with five doors and a cement floor.
- The bunkhouse is 384 +/- sq. ft. with 1 bedroom and 1 bath.



Parcel # 1

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Parcel # 1



BARN 1

- Barn—2 story 2,960 +/- sq. ft. facility w/ concrete walkways & box stalls.
- Barn—6,068 +/- sq. ft with a steel exterior, concrete walk ways and ten stales of block construction..
- Shop—3, 240 +/- sq. ft w/cement floor in front and dirt floor in the rear.
- Horse Corrals — Pipe construction.
- Calving Corrals — tie and plank, 200 +/- linear feet, concrete feed bunks.
- Feed Storage — 1,540 +/- sq. ft. block construction
- Feed Mill — 50,000 bushel grain storage with auger, dryer floor with sweeps, three 20,000 bushel cribs, 25,075 +/- sq. ft. silage pit with cement floor and 20,000 gallon liquid feed storage.
- 7,000 gallon fuel storage
- Four wells
- Roping Arena is 150'x300' with return alley.
- Round pen—60'



BARN 1

Parcel # 1

- 660 +/- acres
- 551.45 +/- acres surface water
- 315.6 +/- acres supp. & sec water rights.
- 235.85 +/- acres WID water
\$6/acre - \$1,433.10
Minimum Bid - \$1,250,000.

SUBJECT TO PRIOR SALE!



Parcel # 1

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Parcel # 2



Parcel # 2 consists of irrigated meadows, a center pivot, live water and native pasture. **780 +/-** acres total with a **140.36 +/-** acre center pivot and **117.8 +/-** acres irrigated meadows. **521.84 +/-** acres of native pasture. The Brush Creek traverses this parcel providing stock water and protection while offering irrigating and sub-irrigating opportunities. This parcel is accessible by county road and has barbed wire perimeter fence. The Wheatland Irrigation District operates and maintains the irrigation ditch which also crosses the land. **734.25 +/-** acres of surface water rights of which **379.45** are from the WID. There is 354.80 +/- acres of supplemental and secondary water rights. The O&E are only **\$6/acre** which equates to **\$2,276.70** for the year of 2009.

Parcel #2—Minimum Bid \$500,000.00

SUBJECT TO PRIOR SALE!

Parcel # 2

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Parcel # 3

Parcel # 3 consists of a center pivot, live water and native pasture. **225 +/-** acres total with a **185 +/-** acre center pivot for feed production and **40 +/-** for grazing. The Brush Creek is accessed in Northeast portion to provide stock water and protection. This parcel is accessible by county road and has barbed wire perimeter fence. **185 +/-** acres of surface water rights from Wheatland Irrigation District are included. The O&E are only **\$6/acre** which equates to **\$1,110.00** for the year of 2009. **Parcel #3—Minimum Bid \$150,000.00**

SUBJECT TO PRIOR SALE!



Famous for its extensive wildlife, the Sybille Canyon is home to a variety of wildlife: North American Antelope, White Tail Deer, Mule Deer, Elk, Bighorn Sheep, Coyotes, Fox, Mountain Lions, Bob Cats, Black Bear, Raccoons, Porcupines, and Prairie Dogs. Birds of prey that frequent the skies include: Bald Eagle, Golden Eagle, Red Tail Hawk, Speckled Hawk, Peregrine Falcon, and numerous Owls. A large variety of game bird include: Geese, Ducks, Doves, Turkeys and occasionally Hungarian Partridge and Pheasants abound.

Parcel # 3 / Wildlife

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The irrigation water rights are provided from the Wheatland Irrigation District as well as from Brush Creek for a combination of flood and sprinkler irrigation. WID is privately owned and operated by the land owners of the Wheatland flats. The district is owned and operated by the 55 thousand acres of farm and hay land that it serves. Water is stored throughout the year in three significant reservoirs that the district owns.

WID proposed a irrigation storage reservoir, which will cover approximately 40 acres on the east side of section 36. This will provide fishing and other water sporting opportunities for the new owners. In addition to the irrigated acreage, the ranch has approximately 1,114 acres of pasture land.

Live water consisting of springs and Brush Creek keep the meadows lush and trees abundant for protection of livestock. Brush Creek runs approximately 2 and a quarter miles through the length of the ranch. Two branches of No Name Creek flow approximately 1 mile through the ranch before joining Brush Creek. These creeks provide year round live water and support some fish in the larger pools, although not considered a consistent fishery, it could easily be improved. Native pastures, meadows and irrigated land provide ample feed for cattle and horses.

The elevation of the property ranges from 5,000-5,2000 above sea level. Annual participation in this area, according to NRCS 30 year average, is between 14"-16".

Water Resources

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*The Entire Brush Creek Ranch is being offered at Auction.
SUBJECT TO PRIOR SALE*

*December 15, 2009 @ 1:00 PM
1st State Bank Conference Center
Wheatland, WY*

Parcel # 1 [660+/- acres]- Minimum Bid - \$1,250,000.00

Parcel # 2 [780+/- acres] - Minimum Bid - \$500,000.00

Parcel # 3 [225+/- acres]- Minimum Bid - \$150,000.00

2008 Real Estate Taxes — \$6,168

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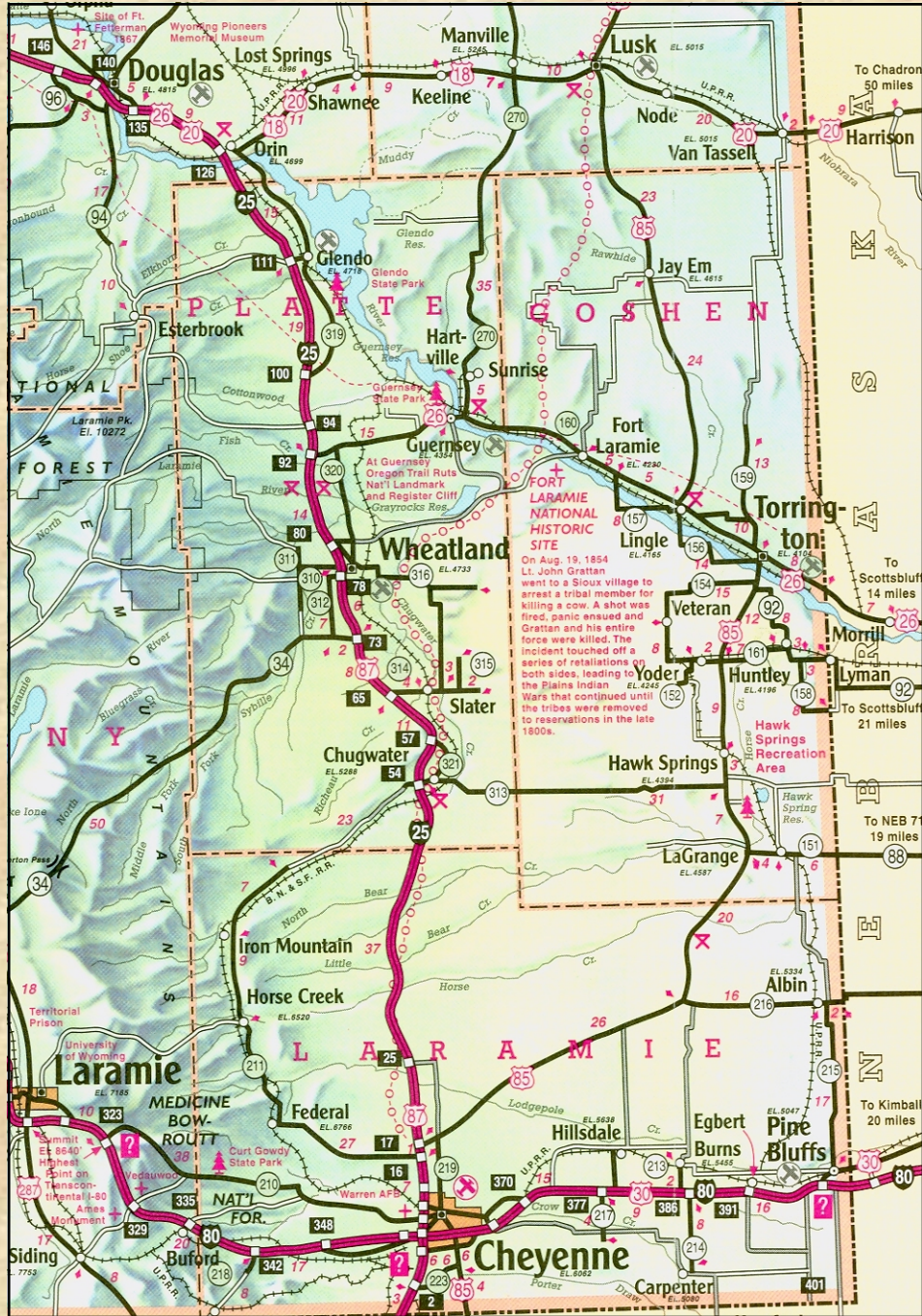
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The Kidd Brush Creek Ranch is located approximately 14.8 miles southwest of Wheatland Wyoming (population 3,600), the county seat of Platte County. The ranch is 75 miles from Torrington, Wy. which has the largest, active livestock market in the Mid West. To locate the property, take exit 73 from I-25 south of Wheatland, Wy. Turn west on State Hwy 34 and travel west approximately 4 miles to Sybille Creek Road, turn left and travel south approximately 3 miles to the headquarters.

Location