

***Bearlodge Mountain Retreat***  
***320 Acres***



***Offered By ~ Snook & Sons Realty***  
***Clint Snook/Broker/Owner***  
***307-290-4000 cell***  
***307-467-5760 home***  
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### ***Cabin~***

*There is a newly built log cabin located in the center of the property. This comfy log cabin looks out to a spring fed dam where lots of wildlife come to water. The cabin has its own water well which is piped into the cabin. The pump is powered by generator and a generator also supplies power to the cabin which is wired for electricity. There is a shower in the cabin and kitchen and living room with a sleeping loft. There is a large bunkhouse sleeping room just off the kitchen. The cabin is heated by a propane heater.*





### ***Income Potential~***

*The Cabin could be rented out by the month or week in the summer. The cabin and land could be rented out for hunting in the spring and fall. The pasture can also be rented out for cattle grazing.*

### ***Location~***

*The Bearlodge Mountain Retreat is situated up high in the Bearlodge Mountains of North Eastern Wyoming. The Bearlodge Mountains are located in Crook County, Wyoming. Sundance is the County Seat for Crook County. To go to the property from Sundance you travel 1 mile West on Hwy 14 then you turn North on the Warren Peak road. You travel on this road for 2 miles and then turn West on the Bearlodge and Tower County Road. You travel this gravel county road for 11 miles to the property. You can also access the property from Devils Tower Wyoming. You can travel ½ mile towards Hulett from the Devils Tower and turn East on the Lytle Creek Road. continue 7 miles and take a right at the Y and travel 3 1/2 miles on the Bearlodge and Tower Road to the property.*



### ***Hulett~***

*Hulett, Wyoming is 20 miles from the property. Hulett is a small town of 400 people and is situated on the Belle Fourche River. Hulett has a grocery store, motels, restaurant, saloons, and service station.*

*Hulett also has a new 18 hole golf course and a municipal airport with a long paved and lighted airstrip. Fuel is also available at the airport.*

*The town of Hulett has golfing and also puts on a large rodeo in early June. Bow hunting season starts September 1 and by the 15<sup>th</sup> you can hear the Elk bugling and the Aspen and oak trees are in full color and make for a most breath taking scenic wonderland. Elk rifle season starts October 15 and deer and turkey hunting start November 1<sup>st</sup>.*

### ***Geography~***

*This is an absolutely gorgeous parcel of mountain land. There are lots of pine, oak and aspen scattered about the property. You can look down on Devils Tower and the Missouri Buttes from the property. The elevation of the property is 5550 feet above sea level. You can see the Big Horn Mountains on a clear day. Also you can look to the North at the beautiful Belle fourche River Valley. Warren Peak is about 3 miles directly above the property. There is a large open Mountain meadow on the highest spot of the property. This area joins the National Forest where Lytle Creek flows through . There is a spring fed dam just below the cabin located in the center of the property.*





### ***Acreage~***

*The Bearlodge Mountain retreat consists of 320 acres of deeded land.. Along the North and East boundaries you join approximately 120,000 plus acres of National Forest. Also you join a smaller piece of National Forest to the South.*

### ***Access~***

*Access to the property is the Bearlodge and Tower County Road which travels along the Southern boundary of the property. There is a reciprocal access easement agreement between this property and an adjoining land owner. This agreement benefits both parties.*

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### ***Recreation~***

*In January through March there is deep snow for snowmobiling. The property is only about 3 miles from the groomed snowmobile trails of the Bearlodge Mountains. Starting in early April spring Turkey hunting begins and lasts until early May. May, June, and July are absolutely gorgeous as the grass greens up with all the wild flowers. The Aspen and oaks are freshly leafed out by mid May. With the property joining the National Forest you can hike, four wheel, or trail ride for 25 miles in many different directions. Cook Lake is 7 miles as the crow flies from the property. The Devils Tower is about 10 miles down the creek from the property.*



### ***Wildlife~***

*This property is located in Elk Area 116 which is one of the highest rated trophy Elk areas in the state of Wyoming. Bow season starts September 1<sup>st</sup> and rifle season starts October 15 and goes until December 15. The current owner now receives a landowner Elk tag. The area also has great whitetail and turkey hunting. Mountain Lion are common up here and the state issues lion tags until its quota is filled.*

***Asking Price ~ 320 Acres for \$890,000***

***Offered By~ Snook & Sons Realty***

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