

Cowboy Realty

Dorsey Creek Ranch, LLC

"Totally Organic"

Wyoming- Someplace Special



Holding Pond- Water Storage
to Supply thr Underground
Drip System

Enjoy all that Northwestern
Wyoming has to offer-
Great Location!

Fresh Air- Good Neighbors-
Low Taxes-
AND
Lots of Elbow Room!

Modern filter system for the
underground drip irrigation
system.

Greybull River frontage and
Dorsey Creek supply a huge
amount of wildlife habitat.



Dorsey Creek Ranch

Basin, Wyoming

710 acres – Almost 400 irrigated acres

TOTALLY ORGANIC

Very modern irrigation system – Nothing like it in Northwestern Wyoming. This system has cut water usage by almost half. The underground drip system is very unique and efficient.

Irrigation water from 3 sources: Roach Gulch District, Greybull Valley Irrigation and Lower Sunshine Irrigation.

Greybull River Frontage AND Dorsey Creek

Lots of Wildlife and Fishing- An Outdoor Paradise! Big Horn National Forest about 25 miles away.

White tail deer, pheasants, ducks, geese, mule deer and much more.

Future income – Platted subdivision – 130 lots

FAA Approved – light aircraft runway – 3400'

2 bedroom home – LARGE machine shed/shop (2400 sq. ft.)

Other storage and outbuildings (3 buildings)- Good solid structures

TAXES: \$4,950.00 for 2013

Water cost: \$4,715.00 for 2013

Borders State Lands and Bureau of Land Management Lands- A Huge PLUS!

Price: \$1,250,000.

Yellowstone National Park- Only 100 Miles to the West!

Cowboy Realty | Bob Bole | Bob@CowboyRealty.net | 307.272.2653

Meet Your New Neighbors!

Wyoming is a Wildlife Paradise



*Just one of the many visitors-
You will enjoy Mule Deer,
Ducks, Geese, Pheasants,
White- Tailed Deer
and lots more...*

*RARE OPPORTUNITY-
Become a part of the
rapidly growing organic
producers' market.*

*This growing market
has just taken hold...*

Neighbors Over for a Visit
Sandhill Cranes



Room for Storage

2400 Square Foot Machine Shed and Other Buildings!

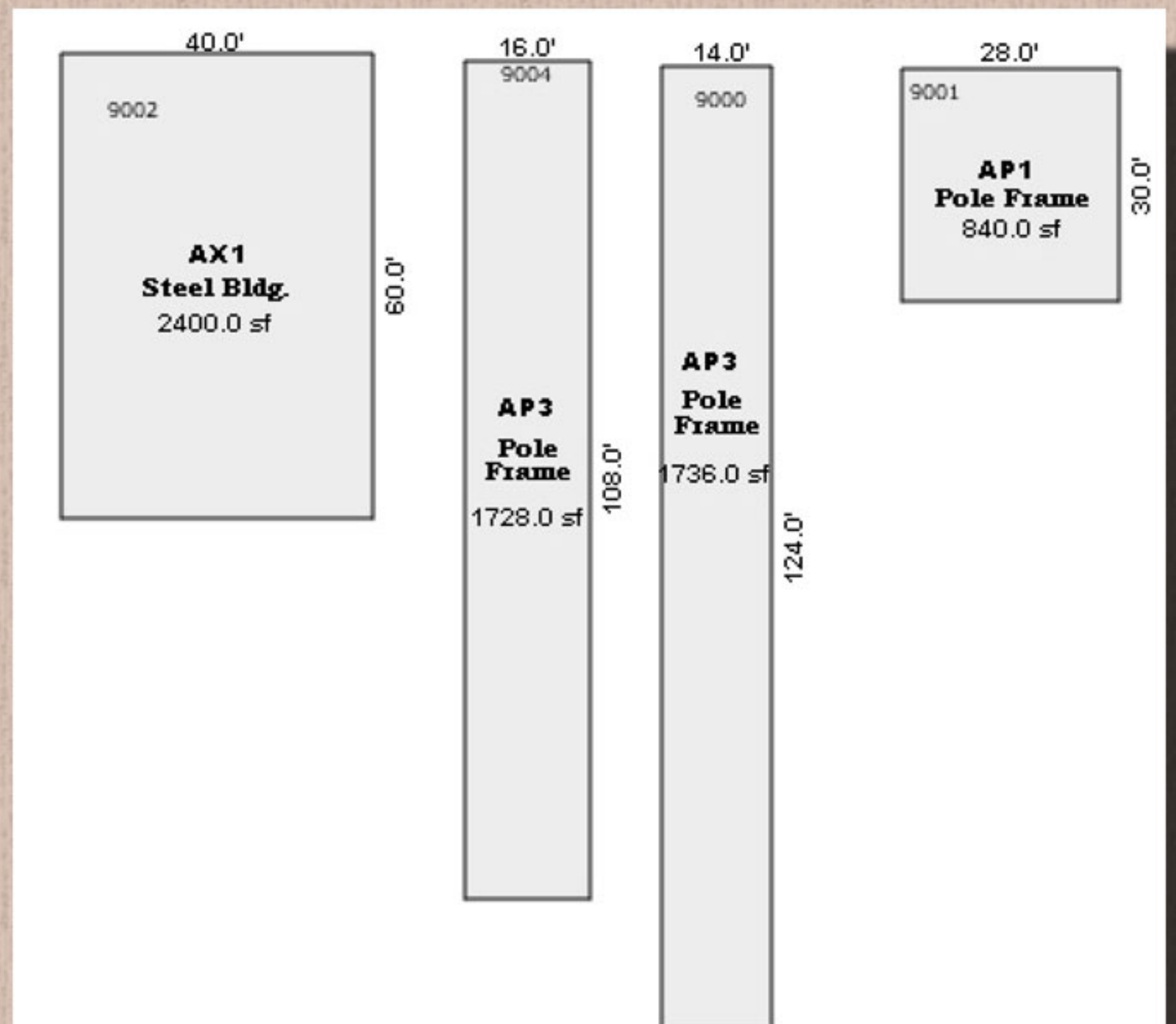
**Large Machine Shed
and Other Storage**



*Enjoy the Western way of
life- great schools- Super
outdoor activities- Quality
people- But Not Too Many!*

*Great facilities for the Farm
and Ranch! Organically- fed
beef and sheep are grabbing
a bigger share of the retail
market.*

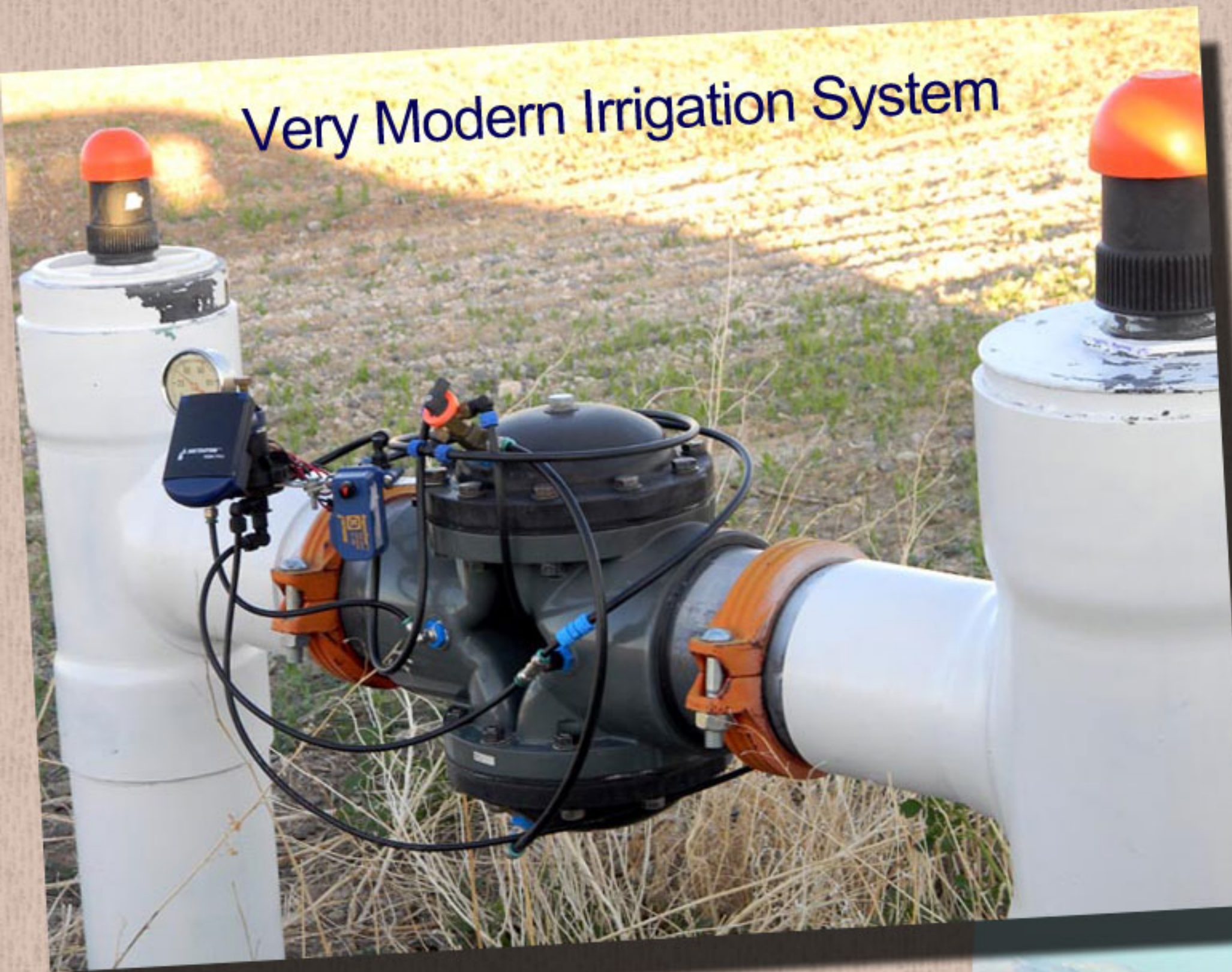
*This may be the right time
to jump on board!*



Saving Water Every Day

Modern, Efficient Drip Irrigation System

Very Modern Irrigation System



Very effective and efficient underground drip system provides water to a large section of the farm ground.

It does it all with much less water than traditional irrigation systems – and less manpower!



*Northwestern Wyoming-
Someplace Very Special!*



100% Organic Agriculture

Highly Productive Farm Setup



Organic Farming-

*A new way to go!
Good market for your products!*



Organic Farming-

*It will only
get better!!!!*

Organic Farming-

*Its time has come- Step in and be
a part of this growing market!*



Views and Wildlife Galore

Acres of Productivity



*2 Bedroom Home-
Full Bath
Spacious Living Room
Partial Basement*

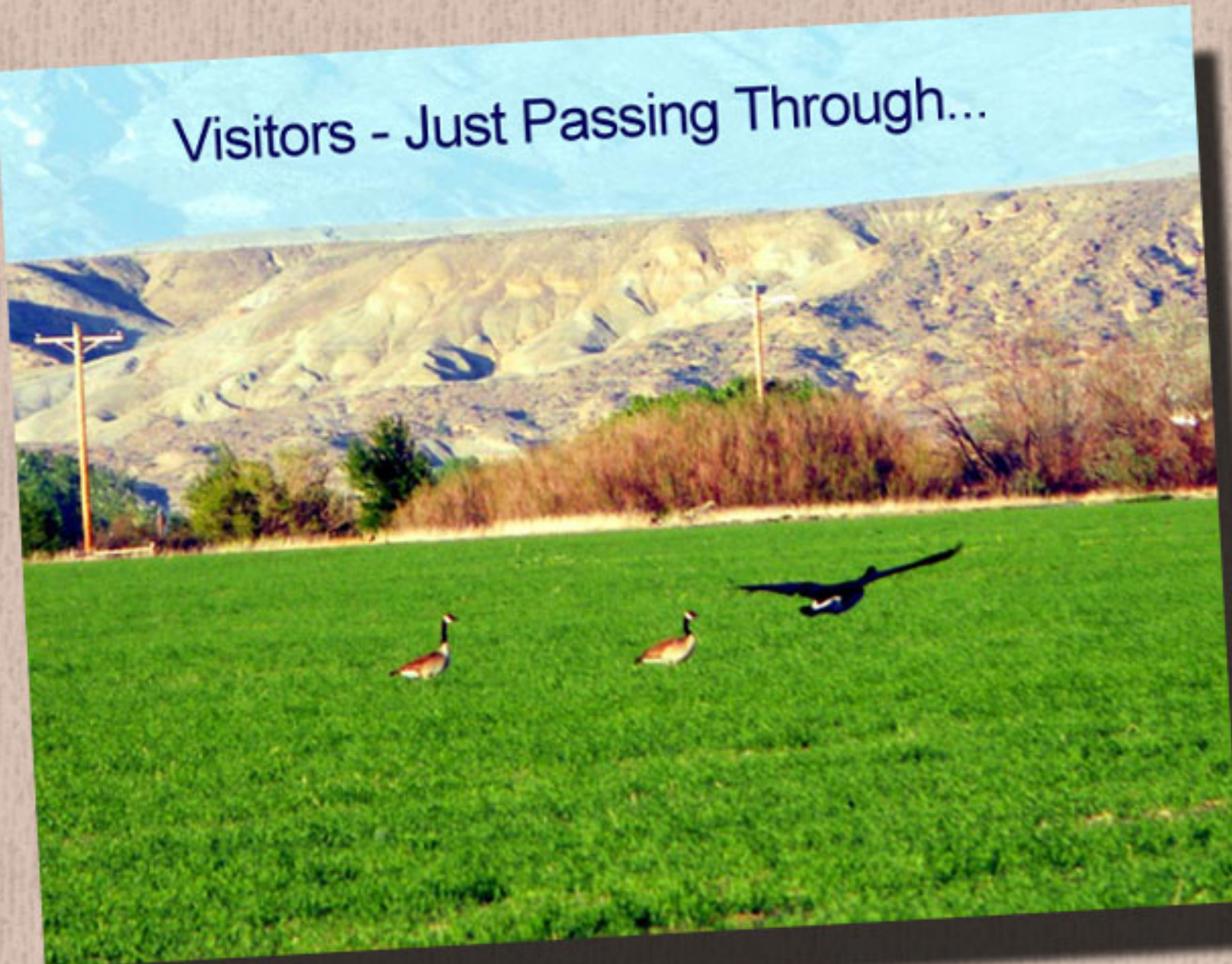
Lots of room to add on

*Ranch Manager is rightly proud
of what is happening at Dorsey
Creek Ranch, LLC.*

Big Horn Mountains to the East



Visitors - Just Passing Through...



*When time permits- The Big Horn
Mountains are sure a great place
to go...*

*Camping- Hiking- Riding- Hunting-
Snowmobiling- Snowshoeing- Fishing*

An Outdoor Paradise!

A Bird's Eye View

FAA Approved 3400' Airstrip on Property

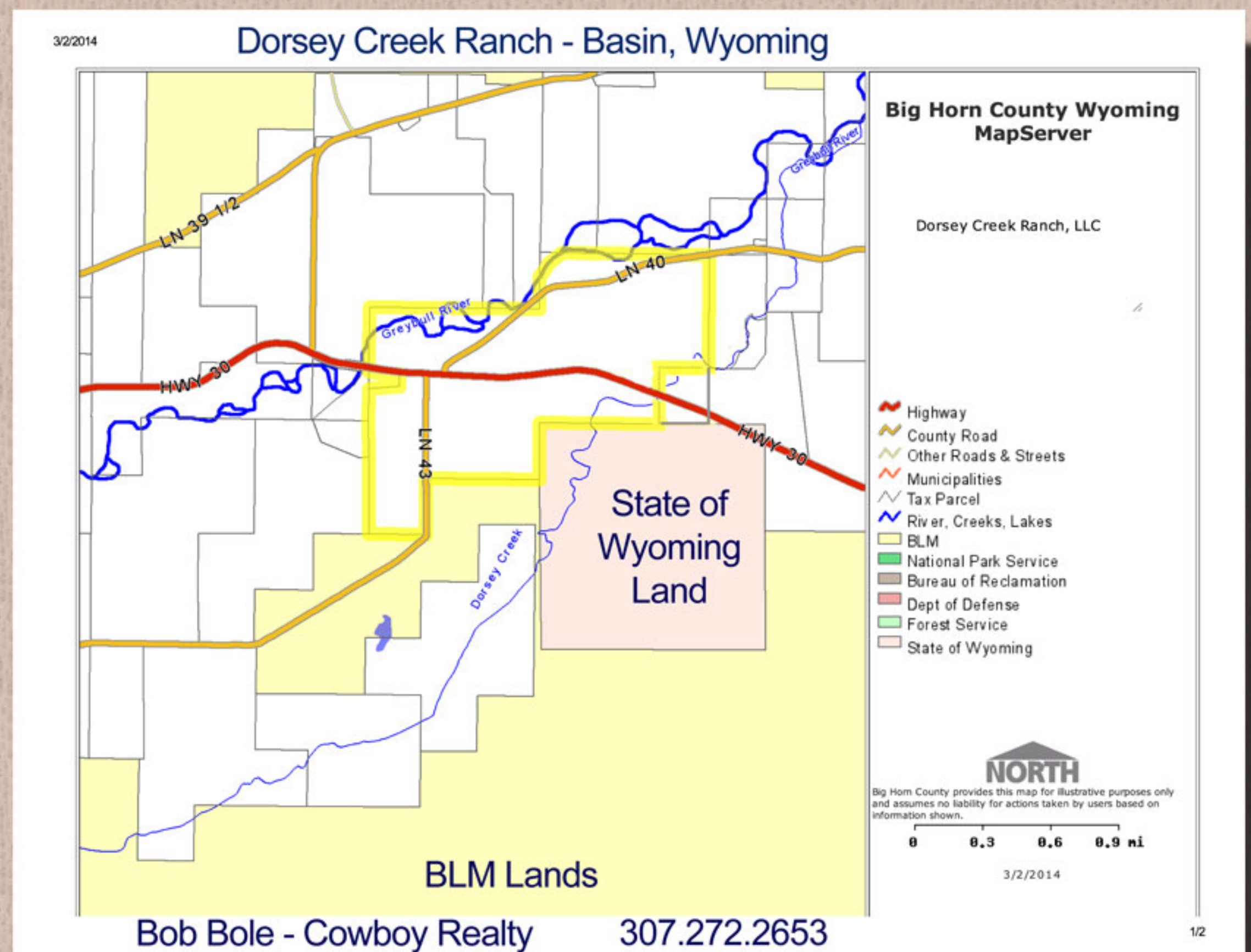


UNIQUE OPPORTUNITY-

The potential of having a fly-in community in Northwestern Wyoming- Very Unusual!

FAA Approved Airstrip

Greybull River in photo
and in lower right is
Dorsey Creek.



Taking Flight

FAA Approved 3400' Airstrip on Property

0WY1

Dorsey Creek Ranch Airport

Basin,
Wyoming, USA



FAA INFORMATION EFFECTIVE 06 FEBRUARY 2014

Location

FAA Identifier: 0WY1

Lat/Long: 44-24-40.0000N / 108-09-
48.0000W

44-24.666667N / 108-
09.800000W

44.411111 / -108.163333
(estimated)

Elevation: 4017 ft. / 1224.4 m (surveyed)

From city: 5 miles NW of BASIN, WY

Time zone: UTC -7 (UTC -6 during
Daylight Saving Time)

Zip code: 82434

Airport Operations

Airport use: Private use. Permission
required prior to landing

Activation date: 02/2007

Sectional chart: [CHEYENNE](#)

Control tower: no

ARTCC: SALT LAKE CITY CENTER

FSS: CASPER FLIGHT SERVICE
STATION

Attendance: UNATNDD

Segmented circle: no

Airport Communications

WX ASOS at GEY (7 nm NE): 135.325 (307-
765-9406)

Nearby radio navigation aids

VOR radial/distance	VOR name	Freq	Var
RLY r328/28.3	WORLAND VOR/DME	114.80	13E
COD r096/36.5	CODY VOR/DME	111.80	14E

Interesting Facts about the Dorsey Creek Ranch Area

- Elevation: 4,017 Ft.
- Basin, WY population: 1,292
- Basin is the County Seat for Big Horn County
- Quality School System
- Very moderate property taxes
- Great neighbors – but not too many
- Superb medical services available - Plus Emergency Helicopter and Fixed Wing flights available
- Yellowstone National Park – a wonder of the world
- Big Horn National Forest and Big Horn Mountain Range
- Various quality golf opportunities
- Superb outdoor activities
- Only 2 hours to Billings, Montana - Bigger city options
- Commercial Air Service – only an hour away
- Fresh air – Spectacular blue skies

Only an hour away is Cody, Wyoming – home of the Buffalo Bill Center of the West. Cody – also known as the Rodeo Capital of the World – offers nightly rodeos during the summer. The Yellowstone Regional Airport, at Cody, has commercial air service from two national carriers.

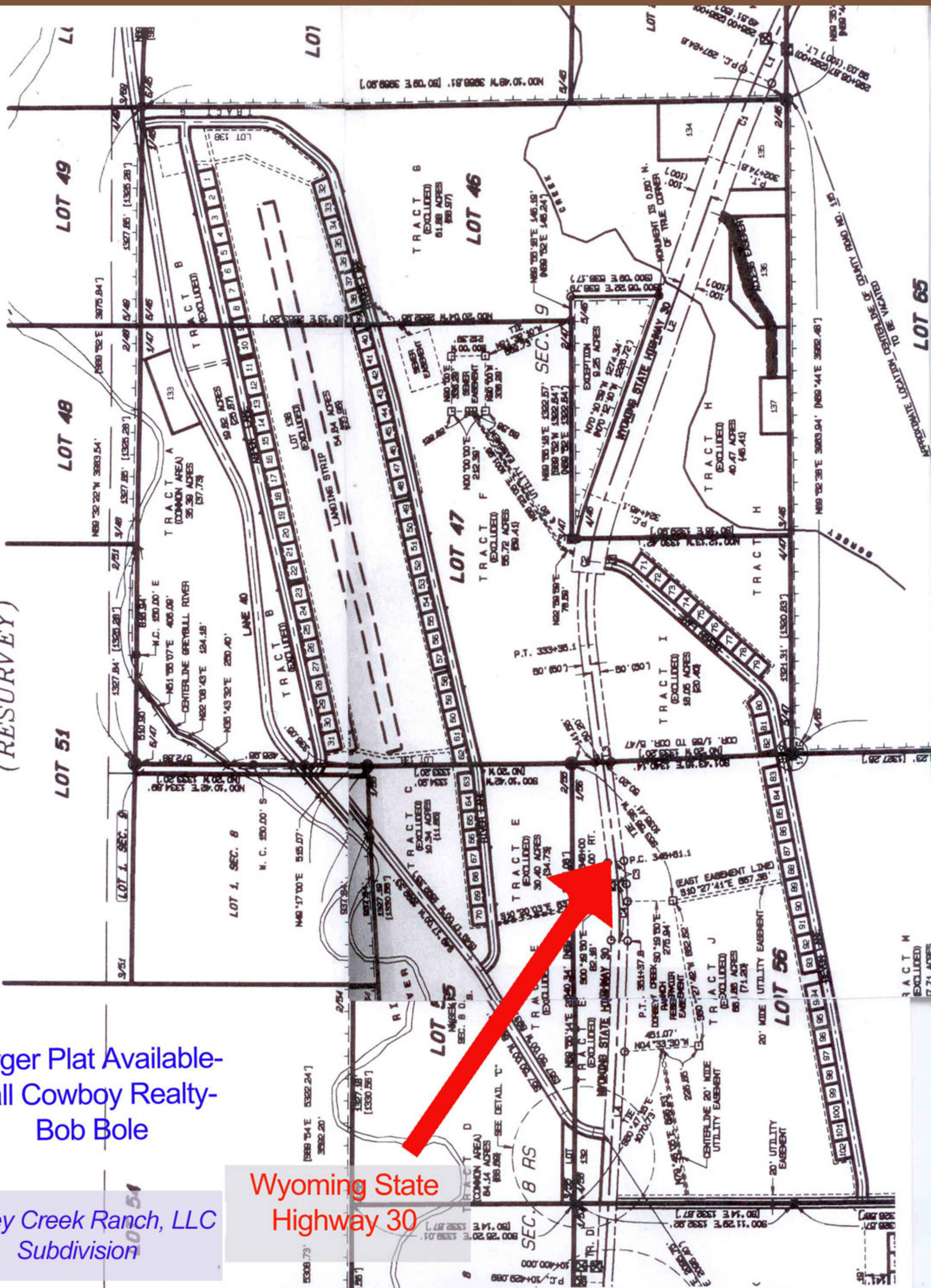
Also, about an hour from the farm is Powell, Wyoming – home to Northwest College. Superb offerings in advanced education and social enrichment make for a great neighbor. Two longstanding tractor dealerships are great support for the local farm community.

T. 51 N., R. 94 W. (RESURVEY)

Larger Plat Available-
Call Cowboy Realty-
Bob Bole

Dorsey Creek Ranch, LLC
Subdivision

Wyoming State
Highway 30



Taking Flight

FAA Approved 3400' Airstrip on Property



Instrument Procedures

There are no published instrument procedures at 0WY1.

Some nearby airports with instrument procedures:

[KGEY](#) - South Big Horn County Airport (7 nm NE)

[KWRL](#) - Worland Municipal Airport (28 nm S)

[U68](#) - North Big Horn County Airport (32 nm N)

[KCOD](#) - Yellowstone Regional Airport (37 nm W)

[KPOY](#) - Powell Municipal Airport (38 nm NW)

