

## **A Ranch Four Times the Size of New York City for \$84.5 Million**

A vast ranch in central Wyoming straddles four counties and is equipped for commercial cattle operations, with a riding arena, a church and mountain views.

A sprawling 916,076-acre ranch in central Wyoming hit the market on Wednesday. It's a prize for any baron with enough hat and cattle to afford its \$84.5 million price tag.

The listing includes four distinct properties, known collectively as Pathfinder Ranches, that span four counties and cover more than **1 percent of Wyoming. The ranch is larger than Rhode Island and more than four times the size of New York City.**

Nestled between the Ferris, Pedro and Green Mountain ranges, the property also includes the Pathfinder Reservoir and 20 miles of the Sweetwater River. All four properties are currently leased to commercial cattle operations, making Pathfinder one of the largest working ranches in the Rocky Mountains.

***“It’s a vast expanse of grasslands, sagebrush, river corridors, wildlife, and, simply, freedom.”***

At the heart of the ranch, the 25,000-acre Two Crosses property features the 6,579-square-foot Great Pathfinder Lodge, with nine bedrooms and seven and a half bathrooms.

Two Crosses also has the 3,556-square-foot Sand Creek Hunting Lodge, which includes six bedrooms and four and a half bathrooms. It's fully equipped for ranch life, with seven employee houses, a riding arena, a church, and multiple shops and outbuildings.

Pathfinder's legacy stretches back to the 1870s, and its history runs deep. The property intersects the Pony Express and Oregon National Historic Trails. It also borders Devil's Gate, a 370-foot-deep canyon, as well as Independence Rock, where people carved their names in the 19th century during westward expansion.

In the Wooden Rifle unit on the ranch's eastern edge, the Two Iron Ranch includes a conservation easement through a U.S. Fish and Wildlife Service agreement to protect sage grouse, a medium-size bird. The land also carries historical covenants to preserve its character.

The easements continue in perpetuity, “which is something we're very proud of.” The property also holds water rights to the Platte River Basin dating back to 1879, helping to protect its supply from drought and overuse.

***“It’s an incredible and rare opportunity for the modern-day cattle baron in the American West and it will get the attention of the upper echelon of ranch buyers”***

***“It will attract ultrahigh-net-worth individuals who want to feed the world, or someone who loves conservation and wants to have some open space and fresh air.”***



The lodge has views of the Pathfinder Reservoir and mountains beyond





The Great Pathfinder Lodge has nine bedrooms and seven and a half bathrooms



The lodge has views of the Pathfinder Reservoir and mountains beyond









The Two Crosses Unit has a church, employee housing and multiple shops and outbuildings.







The Great Pathfinder Lodge has multiple entertaining spaces.





The Pathfinder Ranches have conservation and historic easements that protect some of the land from development.



The property also has water rights to the Platte River Basin dating to 1879

## I. EXECUTIVE SUMMARY

**Property:** Pathfinder Ranches – Four contiguous ranches spanning **Ferris, Pedro, and Green Mountain** ranges, including **Pathfinder Reservoir** and **20 miles of the Sweetwater River**.

**Size:** **916,076 acres** (1.4% of Wyoming, larger than Rhode Island).

**Price:** **\$84,500,000 USD**

**Highlights:**

- One of the largest **working cattle ranches** in the Rocky Mountains.
  - Historic significance: Intersects **Pony Express & Oregon National Historic Trails**.
  - Fully operational with **income-generating cattle leases**, lodges, and infrastructure.
  - Conservation easements protecting **sage grouse habitat** and historic integrity.
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## II. PROPERTY DETAILS

### A. Land & Natural Resources

- **Topography:** Grasslands, river corridors, mountain views, and **Devil's Gate canyon**.
- **Water Rights:** Includes **Pathfinder Reservoir** and Sweetwater River frontage.
- **Wildlife:** Home to elk, mule deer, pronghorn, and migratory birds.

### B. Improvements & Infrastructure

1. **Great Pathfinder Lodge** (6,579 sq ft):
  - 9 bedrooms, 7.5 bathrooms.
  - Ranch headquarters with panoramic mountain views.
2. **Sand Creek Hunting Lodge** (3,556 sq ft):
  - 6 bedrooms, 4.5 bathrooms.
3. **Support Facilities:**
  - 7 employee houses, riding arena, church, workshops, and outbuildings.
4. **Operational Assets:**
  - Cattle-working facilities, grazing leases, and equipment.

### C. Income Potential

- **Active cattle leases** (immediate revenue stream).
  - **Hunting & Recreation:** Potential for high-end guided hunts or ecotourism.
  - **Agricultural & Conservation Grants:** Eligible for stewardship programs.
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### III. INVESTMENT HIGHLIGHTS

#### 1. Unmatched Scale & Legacy

- Rare **million-acre parcel** in the American West.
- Historic trails and landmarks (**Independence Rock, Devil's Gate**).

#### 2. Turnkey Cattle Operation

- Fully equipped for **commercial ranching** with existing tenants.
- **Conservation easements** ensure long-term sustainability.

#### 3. Strategic Flexibility

- Ideal for:
    - **Ultra-high-net-worth individuals** seeking legacy assets.
    - **Conservation buyers** or institutional land trusts.
    - **Agribusiness investors** targeting scalable operations.
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### IV. TERMS OF SALE

- **Asking Price:** \$84.5 million (all-cash preferred).
  - **Due Diligence:** 60-day period for inspections/title review.
  - **Closing Timeline:** 90 days post-due diligence.
  - **Included Assets:** Land, water rights, structures, and leases.
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### V. WHY PATHFINDER RANCHES?

- **"Own a piece of American history"** with Pony Express and Oregon Trail crossings.
- **"A conservationist's dream"** – protected habitat and open space.
- **"The ultimate Western legacy"** – operational ranch with income potential.

#### Notes:

- Emphasize **scarcity value** (few ranches of this size exist).
- Target **international buyers** (Middle East, Europe) via luxury land networks.
- Highlight **tax benefits** (conservation easements may reduce liability).

**TAGLINE:** *"The Last Great Ranch – Where History, Conservation, and Opportunity Converge"*