

800.558.5464

www.jpking.com

# AUCTION

## AUCTION INFORMATION

Please contact the Auction Information Center for further details regarding the auction and the property.

800.558.5464 Fax: 256.546.3311

auctioninfo@jpking.com

## AUCTION REGISTRATION and SALE SITE

A cashier's check in the amount of \$50,000.00 made payable to the bidder will be required to register to bid. Registration begins at 10:00 A.M. (MT). The sale begins at 11:00 A.M. (MT).

The Auction will take place onsite at 85 Hollow Creek Road, Big Horn, WY 82801

## BUYER'S PREMIUM

A ten-percent (10%) Buyer's Premium will be added to the winning bid price to arrive at the total contract price paid by the Buyer.

## BUYER BROKER PARTICIPATION

Up to a 2% commission will be paid to any properly licensed Buyer's Broker who registers a successful Buyer according to the Broker Participation Guidelines. Registration forms are available online at www.jpking.com. Forms must be completed and returned no later than 48 hours prior to the auction.

## PROPERTY PREVIEW

An auction representative will be available at the property beginning Wednesday, July 7th through Auction day from 10:00 A.M. until 5:00 P.M. You may contact the J. P. King Auction representative directly at 256.504.3178 during these designated dates.

## TERMS

A ten-percent (10%) down payment will be due immediately after being declared the Buyer. The balance is due in cash at closing within 30 days.

## ON-LINE INFORMATION

Details on Double H Ranch at Eaglestone have been prepared to assist the buyers in evaluating this property. Go to www.jpking.com and click on "Featured Auctions," select "Double H Ranch at Eaglestone" for detailed information.

The following information will be available:

- Property Information Package
- Additional Property Photos & Video
- Auction Terms and Sales Contract
- Buyer Broker Forms and Guidelines

## AUCTION FINANCING

Special auction financing is available for qualified buyers. Please contact Scott West with Wells Fargo at 719.577.5325 or email: scott.west@wellsfargo.com for additional details.

*You Are Offered This Personal*  
**I N V I T A T I O N**  
*Double H Ranch at Eaglestone*



## DIRECTIONS TO THE PROPERTY:

From I-90 east, take Sheridan exit #25. Turn right on East Brundage Lane towards downtown Sheridan and travel 0.2 miles. Turn left onto Coffeen Avenue (Hwy 87/335) and travel 6.8 miles. Turn left onto Hwy 28/Bird Farm Road and travel 2.8 miles. Turn right into Eaglestone Ranch and travel 0.8 miles on Hollow Creek Road. The home will be located on your left.

*You Are Offered This Personal*

# I N V I T A T I O N

DOUBLE H RANCH AT EAGLESTONE, SHERIDAN, WY

# ABSOLUTE AUCTION



*[Spectacular 37± Acre Estate with Majestic Views of the Big Horns]*

JULY 22 • 11:00 AM (MT)



J P . K I N G

108 Fountain Ave. Gadsden, Alabama 35901

Est. 1915

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#804•10 DISCLAIMER: Square footage dimensions and acreage amounts are based upon information provided by the seller and are believed to be correct; however, purchaser and/or purchasers' agent/broker shall bear the responsibility to confirm all calculations prior to the auction. Not available to residents of any state in which this real estate is not in compliance with the real estate laws or other laws of that state. Announcements made at the auction supersede all printed material. Specifications subject to change without notice. All information contained in this brochure was derived from sources believed to be correct but is not guaranteed. All sales maps are for illustration purposes only. This brochure may not be reproduced in whole or in part without the written permission of Multi Media Advertising Agency, Inc. Some photographs may show terrain, improvements, wildlife, activities, lifestyle and other characteristics that could be associated with the property, but are not images of the property or the surrounding area.  
Jerry C. King, Broker

# ABSOLUTE AUCTION

## DOUBLE H RANCH AT EAGLESTONE



[Spectacular 37± Acre Estate with Majestic Views of the Big Horns]



J.P. KING  
PREMIER DIVISION

Est. 1915

Sheridan, WY  
JULY 22  
Thursday, 11:00 AM (MT)

# DOUBLE H RANCH AT EAGLESTONE

Situated at the foot of the Big Horn Mountains in the gated community of Eaglestone, Double H Ranch is located adjacent to the Historic Equestrian Community of Big Horn. This extensive estate spans 37± acres surrounded by traditional 3 rail maintenance free fencing. The exquisite home itself is as architecturally wonderful as the sweeping western backdrop it is nestled within. A quality constructed barn, underground irrigation system, 3-car garage, alarm system, and built-in home office complete this breathtaking estate.



A wood-paneled barn is located next to the home and offers three overhead roll-up doors, 3 stalls with split barn doors, tongue-in-groove knotty pine ceiling and walls, cement floors, and an upstairs loft area with large double doors that open up to southern mountain views.



**J.P. KING**  
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Est. 1915

*Premier Auction Marketing Firm*

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*This home features detail throughout & soaring 22' ceilings. Numerous windows and French doors showcase the breathtaking views of the western landscape.*



This 4 bedroom, 7 bath home boasts 5 fireplaces and exudes luxury at every corner. The serenity and beauty of the western backdrop is experienced throughout every room of this home.

The architecture is a marvel and combines aspects of European, Southwestern and Wyoming Western influence. Custom features include copper accents, hand crafted chandeliers, hand forged ironwork throughout, Polenta maple hand-scraped floors, heated brick floors in the solarium and master bathroom, Rocky Mountain hardware, custom cabinetry and window coverings, Craftsman rustic wood doors, Travertine tile, and much more.



For more pictures and information on this amazing property please visit our website [WWW.JPKING.COM](http://WWW.JPKING.COM) ←

# AUCTION

A chef's dream, the custom kitchen is equipped with professional appliances, copper sink, over-sized island, granite countertops, and a custom wet bar to entertain and serve the Great Room. Custom cherry cabinetry with handmade handles and pulls along with china cabinets and a marvelous custom-made light fixture add to this amazing 2-chef kitchen.

The lavish master suite combines luxury and comfort to create a relaxing escape. The suite is constructed with a cross-beamed ceiling, elevated gas fireplace, spacious dressing and closet areas, dual vanities, plush master bath, and French doors that lead to an expansive patio with far-reaching views.



Serving as the golf capital of Wyoming, Sheridan is also home to numerous rodeo events, endless mountain recreational opportunities and championship polo. Sheridan attracts polo athletes from around the world as well as spectators eager to watch world-class matches. The Big Horn Equestrian Center is the oldest polo club west of the Mississippi and just minutes from downtown Sheridan. The nearby Flying H Polo Club also features summer matches and offers High Goal Polo, a level of polo offered only in a few locations around the world, as well as Low Goal Polo. The historic downtown area is alive with culture and artistry and offers wonderful shopping and dining.

Known for world-class polo dating back to 1898, Big Horn is also branded for quality cattle ranches and horse breeding.