

# AUCTION

*1,600± acres selling*  
ABSOLUTE

## WIND RIVER LAND & CATTLE RANCH

*Luxury homes, 6± miles of riverfront, and 3,128± acre cattle ranch*



J.P. KING

*EST. 1915*

*Dubois (near Jackson Hole), Wyoming*

**OCTOBER 7**

*Saturday, 1:00 PM (MT)*

# WIND RIVER LAND & CATTLE RANCH

*Luxury homes, 6± miles of riverfront, and 3,128± acre cattle ranch*

## THE ULTIMATE ESTATE

Whether your interest is in horseback riding, fly fishing, hunting, cattle ranching or simply luxurious rural living with incredible views, you'll find these properties a rare haven of peaceful beauty.



J P. KING

*Est. 1915*

*Premier Auction Marketing Firm*

800.558.5464 [WWW.JPKING.COM](http://WWW.JPKING.COM)

*This is your personal*  
.....  
INVITATION

# AUCTION

PARCEL 1 - 557± ACRES

.....

- Fully furnished
- 5 bedrooms, 6.5 baths
- Huge family room for living and entertaining
- Spacious kitchen
- High ceilings with wooden beams
- Sunken living room with floor-to-ceiling stone fireplace
- Large office with billiard table
- HD Theater
- Wood and stone flooring
- Wood deck overlooking river
- Pool house with kitchen, hot tub, sauna and deck overlooking river
- Indoor pool
- Tennis court

PLUS ...

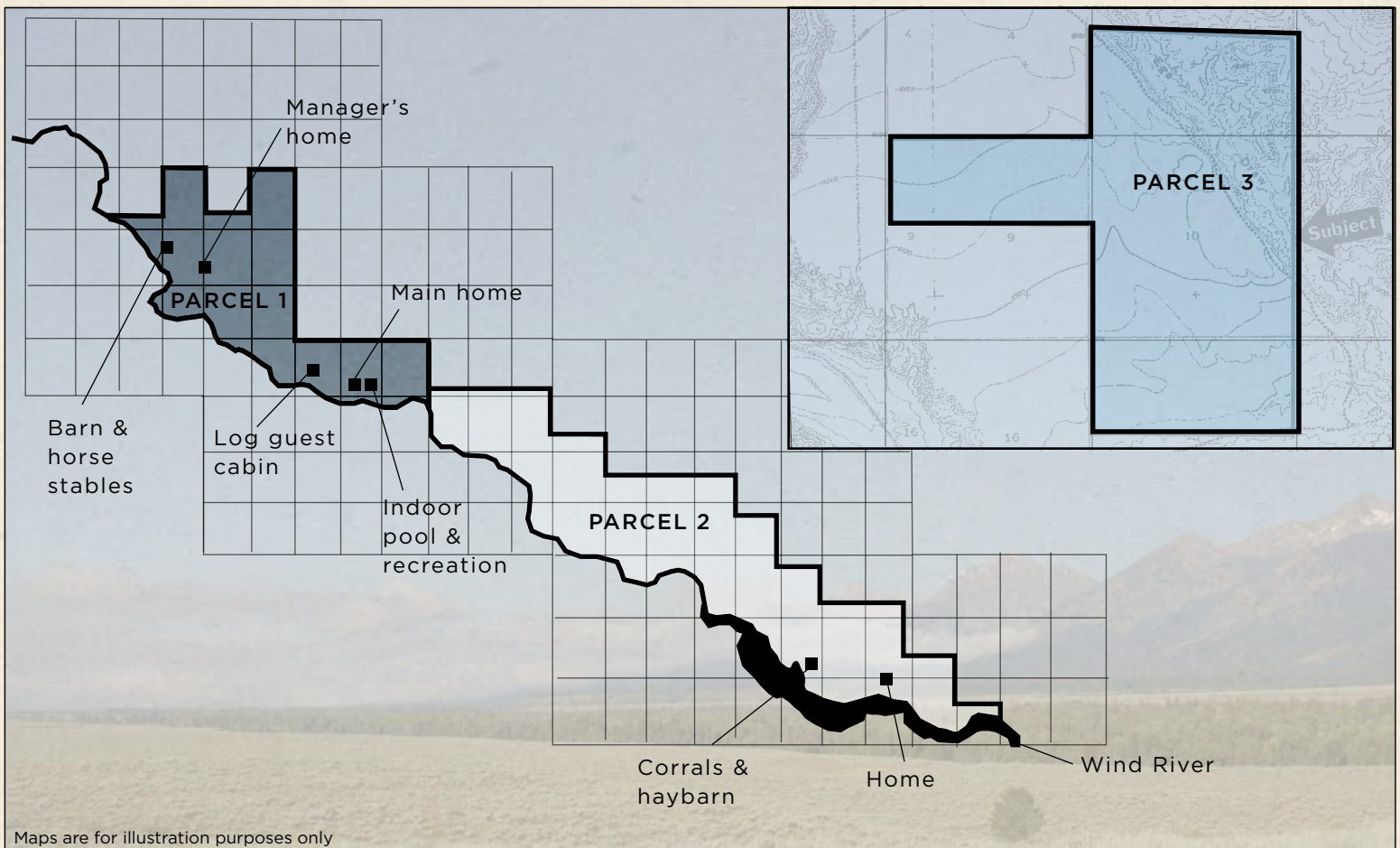
- Riverfront 4-bedroom home with greenhouse
- New log guest cabin
- Barn with 10 horse stalls, 1 foaling stall, tack room, and apartment
- Property is fenced
- Excellent water rights



*Sheltered by protected federal land, the remarkable Wind River Land and Cattle Ranch will remain a haven of natural seclusion forever!*

# WIND RIVER LAND & CATTLE RANCH

*Ideal for the outdoorsman, rancher or developer*



## PARCEL 2

- 971± gorgeous acres fenced and cross fenced
- 3-bedroom, 3.5-bath riverfront home with office
- 5-stall barn and 3 large corrals
- Shop building with 2 apartments, storage area and walk-in cooler/freezer

PLUS ...

- 47,954± leased acres

## PARCEL 3 - ABSOLUTE

- 1,600± acres of excellent fenced grazing land, selling absolute
- Well
- Great views of Crowheart Butte



*In addition to being fine grazing land, Parcel 3 shares a remarkable chapter of American history with its location near Crowheart Butte, site of the famous 1866 battle between Shoshone and Crow tribes.*

800.558.5464

www.jpking.com

# AUCTION

## AUCTION INFORMATION

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

800.558.5464

Fax: 256.546.3311

auctioninfo@jpking.com

## BUYER BROKER PARTICIPATION

Up to a 3% commission will be paid to any properly licensed buyer's broker who registers a successful buyer according to the Broker Participation Guidelines. Broker registration forms are available from the Auction Information Office. Forms must be completed and returned no later than 48 hours prior to the auction.

## 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.

## 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 purchaser.

## PROPERTY TOUR

An auction representative will be available beginning Saturday, September 23rd through auction day from 10:00 A.M. until 5:00 P.M. Monday through Saturday; 1:00 P.M. until 5:00 P.M. on Sunday. You may contact the J. P. King Auction representative directly at 307.486.5000, during these designated dates.

## INFORMATION PACKAGE

An extensive Property Information Package (PIP) has been prepared to assist the buyers in evaluating this property. The PIP is available on-line at [www.jpking.com](http://www.jpking.com). Click on the "Upcoming Auctions", click auction of choice, click "Online Property Information Package".

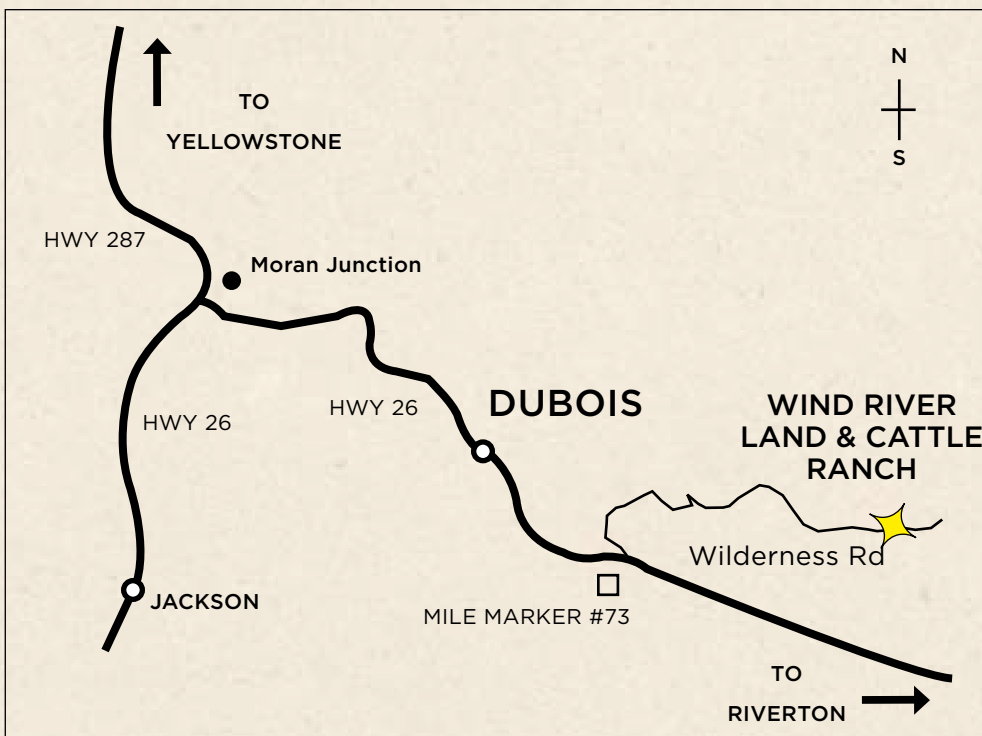
Extensive assortment of ranch equipment is being sold separately at an absolute auction sale to be held after the real estate.

## AUCTION REGISTRATION and SALE SITE

A cashier's check in the amount of \$25,000.00 each for Parcel #1 or Parcel #2 will be required to bid. A cashier's check in the amount of \$10,000.00 for Parcel #3 will be required to bid. All cashier's checks must be made payable to the bidder.. Registration begins at 11:30 A.M (MT).

The sale begins at 1:00 P.M. (MT). The auction will take place on-site at 651 Wilderness Road, Crowheart, WY.

*You Are Offered This Personal*  
**I N V I T A T I O N**  
*Wind River Land & Cattle Ranch*



## DIRECTIONS TO PROPERTY

### FROM JACKSON HOLE AIRPORT:

Travel East on Hwy 26 approximately 92 miles. At mile marker 73 turn left onto Wilderness Road. Travel 6.8 miles to the entrance of Wind River Land and Cattle Co.



*You Are Offered This Personal*

# I N V I T A T I O N

WIND RIVER LAND & CATTLE RANCH, *Dubois, Wyoming*

*1,600± acres selling*

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*Luxury homes, 6± miles of riverfront, and 3,128± acre cattle ranch*

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J P . K I N G

*108 Fountain Ave. Gadsden, Alabama 35901*

*Est. 1915*

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**#645•06** 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. All information contained in this brochure was derived from sources believed to be correct but is not guaranteed. This brochure may not be reproduced in whole or in part without the written permission of Multi Media Advertising Agency, Inc. Some photos may feature terrain, wildlife, activities and lifestyle characteristics that could be associated with the property, but not be images of the property itself. J. P. King Auction Company, Inc., Jerry C. King 3952, J. P. King Auction CO. 91000