

MIDWEST LAND GROUP PRESENTS



CAMPBELL COUNTY, WY

1,498 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BITTER CREEK WYOMING RANCH

Midwest Land Group is proud to present this 1,498 +/- acre ranch in northeast Wyoming's Campbell County! The opportunity to purchase top-notch recreational properties in this region of Wyoming is few and far between. Finding a continuous recreational tract of this magnitude and this much to offer is even more rare! This extensive acreage is situated just over an hour's drive north of Gillette and offers a wide range of terrain all on one property.

As you travel up the well-maintained county road and arrive at the ranch, you are greeted by tall red rock bluffs adorned with pine trees on both sides of the property, with lush hay fields along the bottoms. With over a mile of driveway back into the property, you will pull into the secluded setting where the 2 houses and multiple outbuildings sit, tucked into a coulee, with views that will make you want to stay! The main log cabin style house has a covered porch on 3 sides and was built in 2003. It is currently in the middle of a remodel and has more work to be done, but it has the bones to make an incredible finished home for the new owner. There are 3 bedrooms, 2 bathrooms, 2 living spaces, and an attached greenhouse off the south-facing side. The 2nd smaller home has 1 bedroom, 1 bathroom, kitchen, living room, and laundry room. The 2nd house also has a covered front porch. There are multiple outbuildings and a large run-in shed with corrals.

There is a main 2-track road that runs mostly north and south through the property with many additional trails

throughout. Across the ranch, you will find approximately 130 +/- acres of productive hay fields, 800 +/- acres of pasture grass, and the balance in sparse to thick timbered areas. There are roughly 300 feet of elevation changes found between the bluff tops and hay field bottom. The ranch currently is only running around 60 head of cattle and a few horses, but could support more livestock depending on rotational practices. With ample water from 2 water wells, multiple stock tanks, plus a couple of ponds, keeping livestock in water and attracting wildlife is not a problem. There are power lines with 3-phase power remaining from previous methane wells that are now out of production and plugged, allowing for future build sites as desired.

If outdoor recreation and hunting are what you are looking for, this ranch has it all! Elk, mule deer, whitetail, antelope, black bear, mountain lion, coyotes, and upland birds all call this ranch home. The ranch borders 640 +/- acres of Wyoming State lands on the southeast side and has 160 +/- acres of BLM land currently leased along the central portion of the ranch, making for just shy of 2,300 +/- acres to explore. With the variety of terrain, natural food sources, and hay fields, plus water, there are all the essential elements to attract and hold wildlife! No matter what direction you are looking to take your next land purchase, take a minute to browse this ranch and then call Karl Ward at (307) 387-9677 to schedule your private tour of this rare opportunity!

PROPERTY FEATURES

PRICE: **\$3,000,000** | COUNTY: **CAMPBELL** | STATE: **WYOMING** | ACRES: **1,498**

- 1,498 +/- deeded acres
- 160 +/- acres of BLM leases
- Log house
- 2nd guest house
- Multiple outbuildings
- 2 water wells
- Multiple stock tanks
- Fenced and cross-fenced
- Excellent hunting
- Elk, mule deer, whitetail, antelope, mountain lion, bears
- 130 +/- acres of productive hay fields
- 800 +/- acres of pasture
- Borders 640 +/- acres of State Land
- Varied terrain



LOG CABIN

The main log cabin style house has a covered porch on 3 sides and was built in 2003. It is currently in the middle of a remodel and has more work to be done, but it has the bones to make an incredible finished home for the new owner.



ADDITIONAL INTERIOR PHOTOS



MULTIPLE OUTBUILDINGS



2ND GUEST HOUSE



800 +/- ACRES OF PASTURE

With ample water from 2 water wells, multiple stock tanks, plus a couple of ponds, keeping livestock in water and attracting wildlife is not a problem.



BORDERS 640 +/- ACRES OF STATE LAND



HUNTING OPPORTUNITIES



300 FEET OF ELEVATION CHANGES



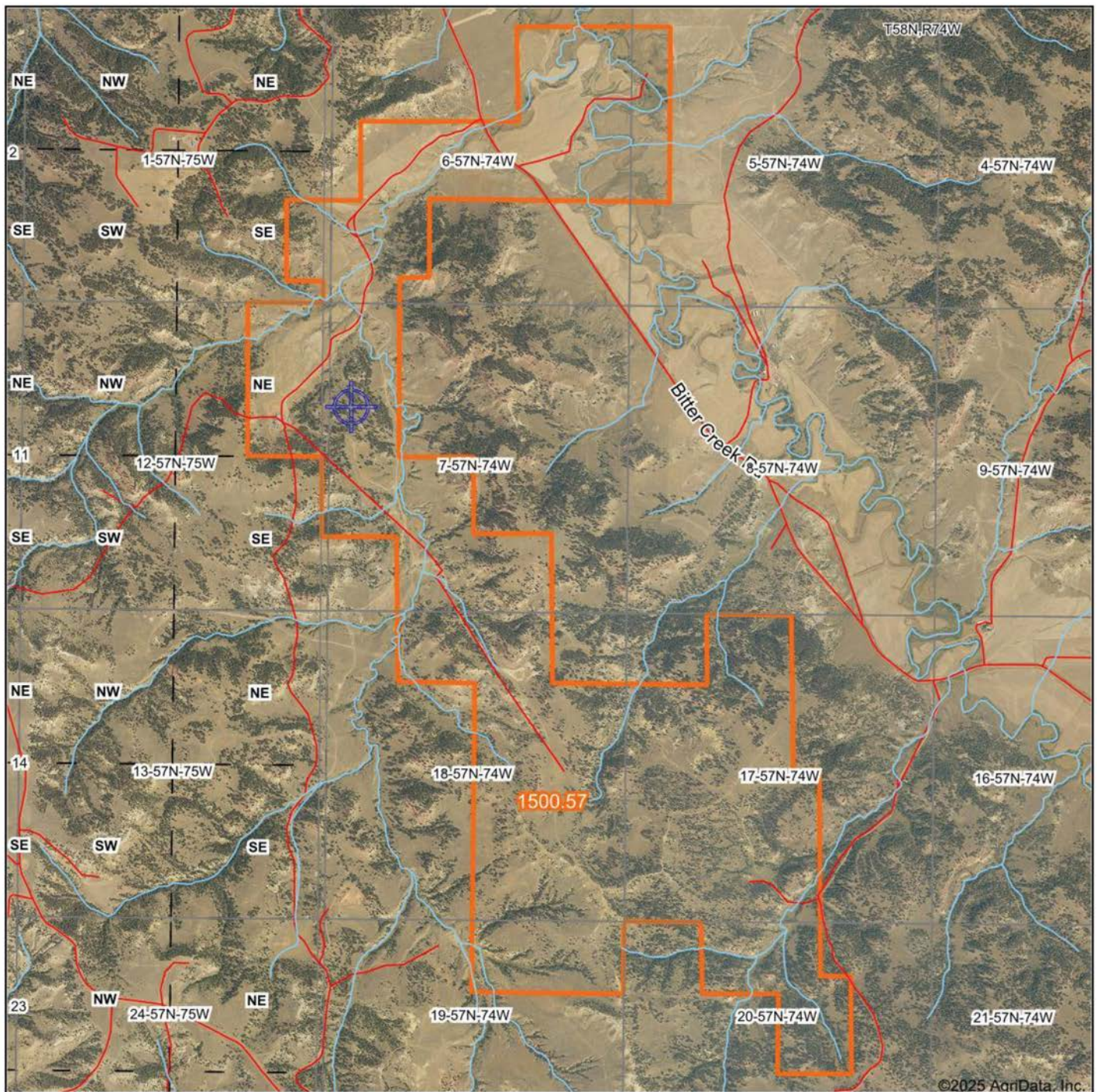
SPARSE TO THICK TIMBERED AREAS



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 44° 56' 3.59, -105° 48' 8.74

0ft 2663ft 5326ft



Maps Provided By:



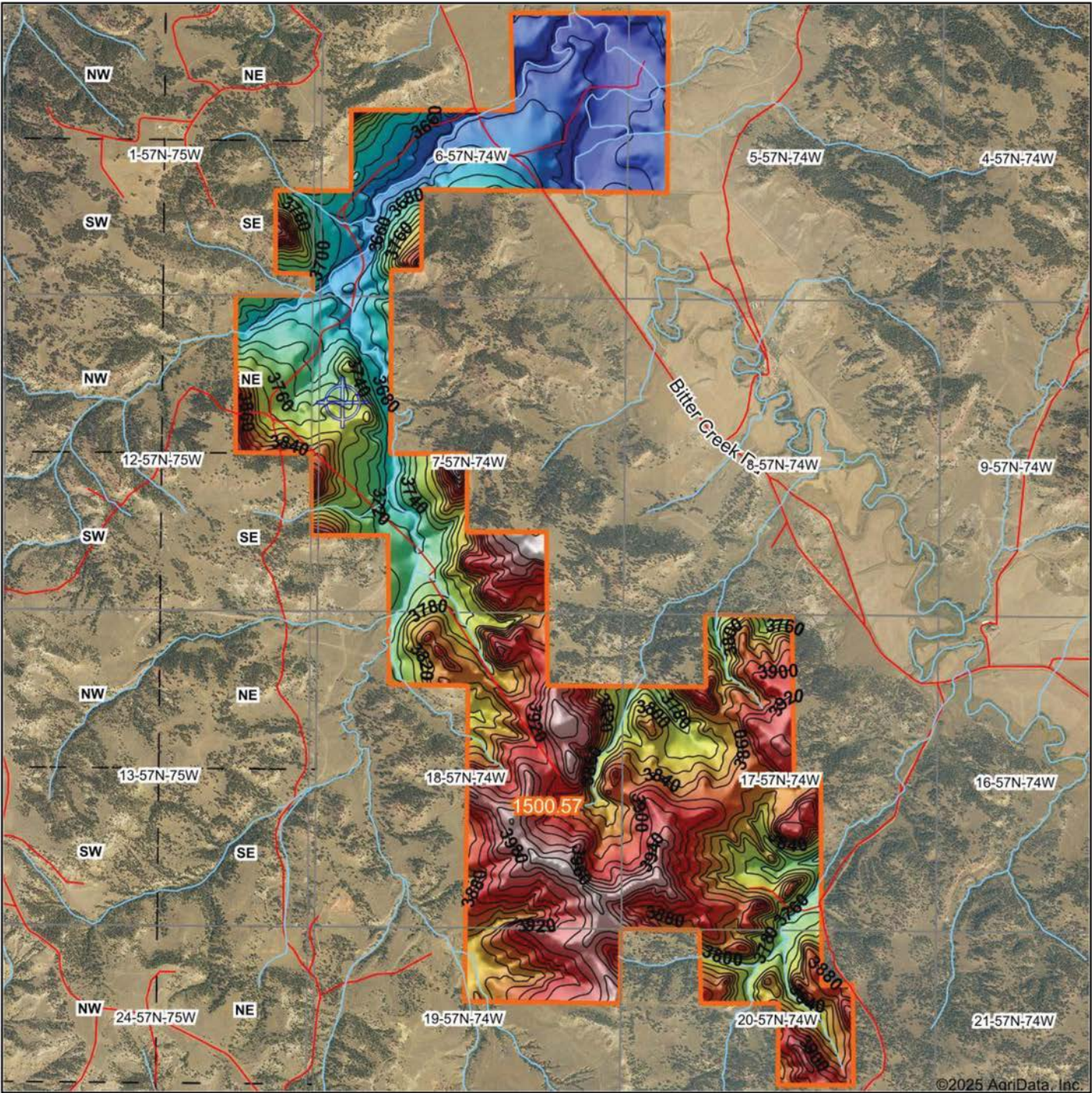
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7-57N-74W
Campbell County
Wyoming



7/1/2025

TOPOGRAPHY MAP



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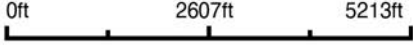
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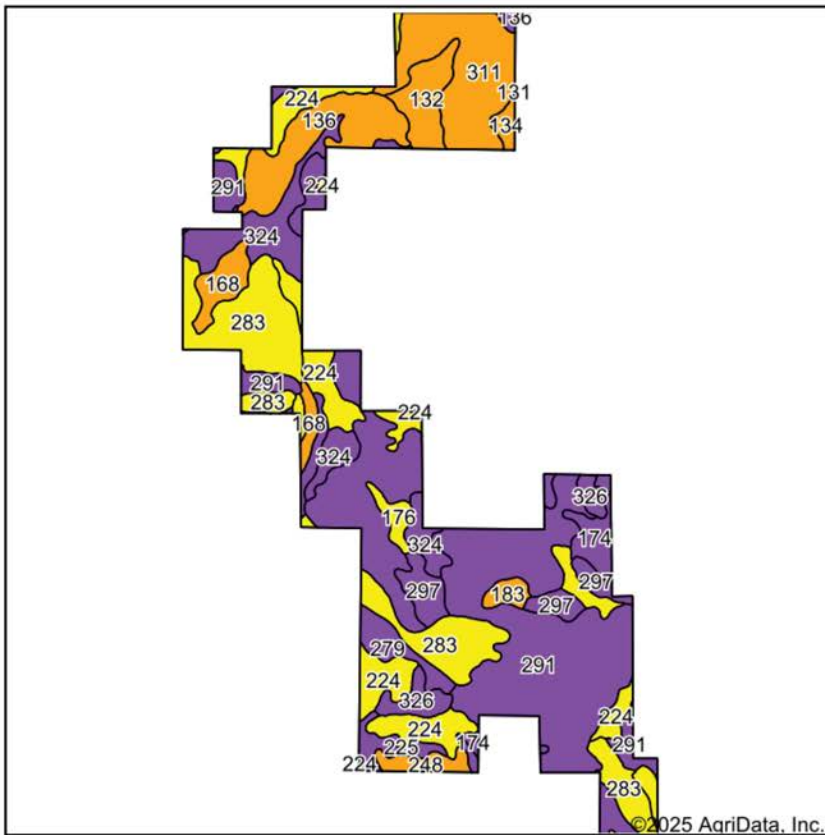
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Min: 3,580.0
Max: 4,015.9
Range: 435.9
Average: 3,799.3
Standard Deviation: 114.07 ft



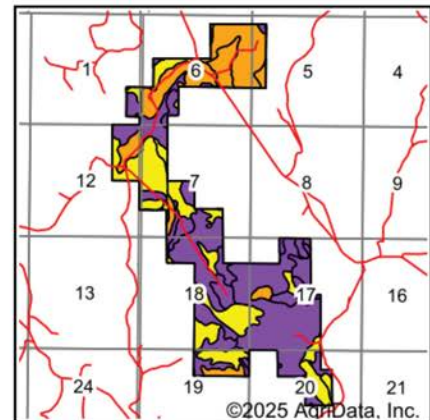
7-57N-74W
Campbell County
Wyoming

Boundary Center: 44° 56' 3.59, -105° 48' 8.74

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Wyoming**
 County: **Campbell**
 Location: **7-57N-74W**
 Township: **Gillette North**
 Acres: **1500.57**
 Date: **7/1/2025**



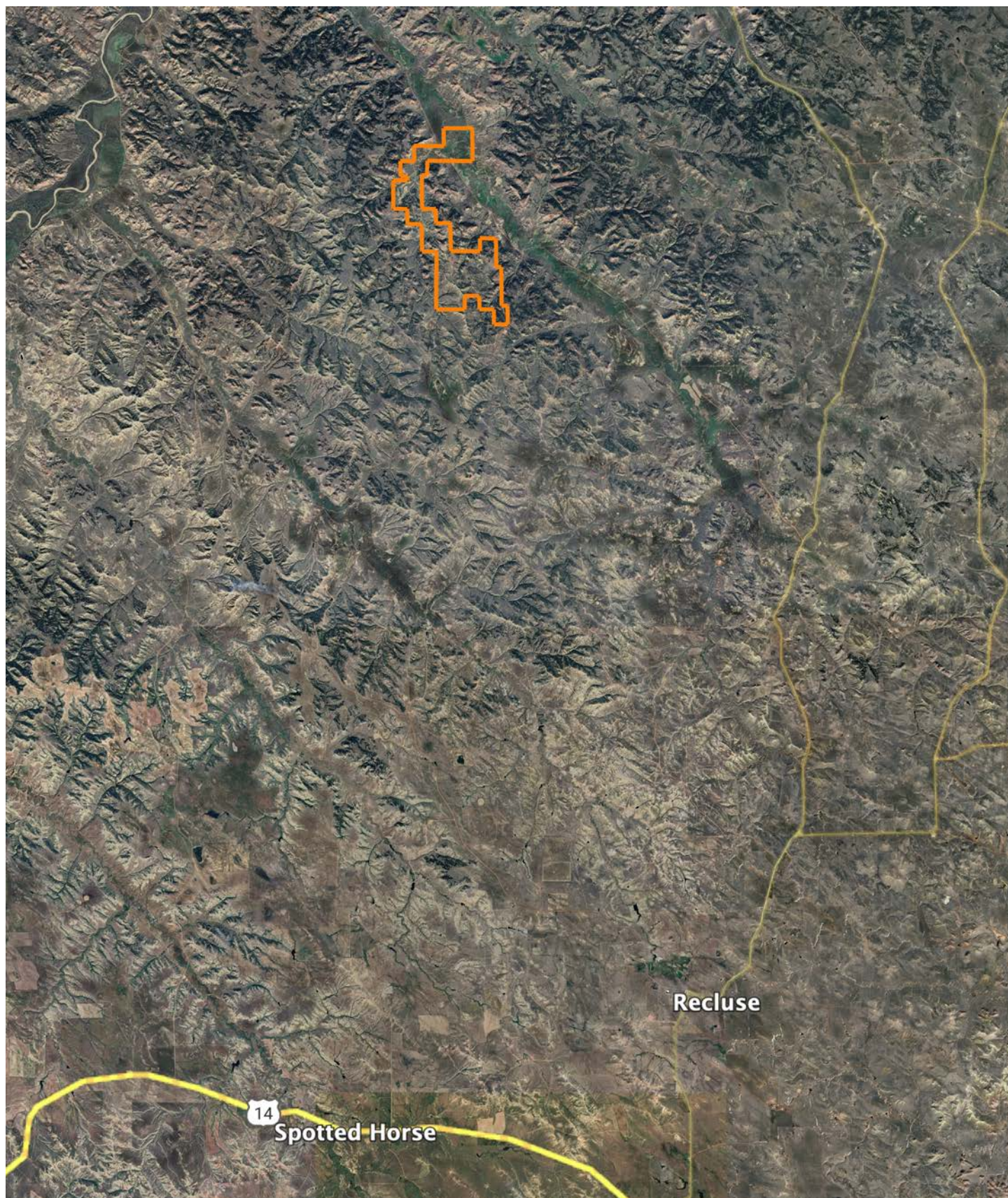
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Area Symbol: WY705, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Grass hay Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
291	Ironbutte-Fairburn-Mittenbutte complex, wooded, 3 to 60 percent slopes	519.15	34.7%		VIIe	VIIIe		8	3	8	5
283	Gateson-Xema-Mittenbutte fine sandy loams, wooded, 3 to 30 percent slopes	197.09	13.1%		IVe	IVe		25	10	25	19
224	Ucross-Iwait loams, 0 to 6 percent slopes	149.65	10.0%		IVe	IVe		31	11	31	29
311	Rockypoint-Boruff complex, 0 to 3 percent slopes, occasionally flooded	120.43	8.0%		IIIe	IIIe		22	6	21	22
324	Ucross-Fairburn loams, 15 to 45 percent slopes	98.65	6.6%		VIe	VIIe		15	6	15	12
136	Deekay-Ziggy loams, 0 to 6 percent slopes	88.94	5.9%		IIIe	IIIe	1.2	38	14	38	37
297	Muleherder-Ironbutte channery loams, wooded, 10 to 60 percent slopes	46.72	3.1%		VIIs	VIIs		12	5	12	9
132	Deekay-Moorhead loams, 0 to 6 percent slopes	42.22	2.8%		IIIe	IIIe		36	14	36	36
168	Jaywest-Spottedhorse loams, 0 to 6 percent slopes	37.95	2.5%		IIIe	IIIe		32	12	31	29
225	Ucross-Iwait-Fairburn loams, 3 to 30 percent slopes	33.30	2.2%		VIe	VIe		25	9	25	22

OVERVIEW MAP



BROKER CONTACT

Like most agents at Midwest Land Group, hunting is Karl Ward's passion. However, unlike most agents, Karl was born in a cabin in the woods in Akeley, Minnesota, on a homestead his parents built from the ground up, with no running water or electricity. He grew up in Dallas, Oregon where his love for all things outdoors became a natural part of his life. He served in the U.S. Navy as an in-flight operator for 20+ years and earned his Bachelor's Degree from Liberty University while on active duty. While in the Navy Karl served a recruiting tour in Gillette where he fell in love with Wyoming and made lifelong friends there. After retiring from the Navy, he did some Program Management as a Defense Contractor before ultimately seeking out a career that aligned with his excitement for the outdoors.

A true outdoorsman, Karl enjoys hunting, fishing, camping, hiking, farming, and woodworking. This lifestyle combined with many moves across the entire nation while in the Navy, led him to a firm grasp of the many challenges that can present themselves while buying and selling properties. His ability to combine a business mindset with a personal touch when working with clients is unmatched. As a land agent, Karl is able to combine his experience and knowledge with his love for the outdoors to help both buyers and sellers.

Clients who work with Karl know how determined he is. A master of thinking outside the box, Karl is a problem-solver who will exceed his client's expectations, adapt to their circumstances, and work hard to ensure a smooth transaction. An active participant in his church, the local Chamber of Commerce, and the VFW, Karl is married to his wife, Trinette, of 27 years and, together, they have 4 children and 3 grandchildren.



KARL WARD,

LAND BROKER

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