

MIDWEST LAND GROUP PRESENTS



39.9 ACRES
CROOK COUNTY, WY

141 Broad Axe Road, Sundance, Wyoming 82729



MIDWEST LAND GROUP IS HONORED TO PRESENT

BLACK HILLS OVERLOOK AT SUNDANCE CANYON RANCH

Set in the quiet country 14 miles southwest of Sundance, this 39.9 +/- acre spread carries the kind of presence folks look for when they head west, a home tucked in the timber, paired with open ground, big sky, and a view of Inyan Kara Mountain that you can nearly touch.

The 2,864 square foot home is built to take it all in. Upstairs, both the master and guest bedrooms sit comfortably, while the main living space is anchored by a wood-burning fireplace that draws the eye straight through oversized windows and out onto the deck, where Inyan Kara stands tall in the short distance. The kitchen carries a strong, western feel with mostly brick finishes and quality craftsmanship throughout, built to last and made to be used. It's the kind of setting that makes mornings slower and evenings last a little longer. The home is equipped with central air, a propane-fired furnace, and an electric water heater, offering dependable comfort in every season.

Downstairs, the home opens up into a second living area, office space, and plenty of storage to keep things

squared away. The basement is equipped with a wall-mounted radiant heating system, providing efficient warmth throughout the lower level. The home also features a whole-house humidifier integrated into the HVAC system. Two attached lower-level garages total 938 square feet, offering solid room for vehicles, gear, and day-to-day use. A whole-house reverse osmosis system is also housed in one of the two garages, providing clean, high-quality water by removing impurities and minerals, an added layer of reliability for country living. In addition, several key mechanical components have been recently updated within the last four years, including the water heater, water softener, well house equipment (controller, pressure tank, and jet pump), and the A/C compressor.

Outside, the improvements are ready to go to work. A 40'x40' shop stands just south of the home, already set up on septic and water with 240-volt service in place, well-suited for equipment, projects, or future expansion. To the northeast of the shop, a stout, well-kept horse barn with a proper tack room and several stalls is ready for use. Each well-appointed stall features a sliding barn



door that opens directly to the pasture. The acreage itself is fully perimeter fenced with five-strand smooth wire, and cross-fenced for managed grazing, well-suited for horses or a small livestock setup. South of the shop, a leveled pistol range built from railroad ties is already in place, offering a private setup for practice without ever leaving the property.

The west side of the property is anchored by approximately 10 +/- acres of mature pine timber, where the home sits tucked away in a private, sheltered setting.

To the east, the land opens into roughly 29 +/- acres of pasture mixed with scattered pines, brush, and burr oak. From there, two fingers of gentle undulating pasture flow down toward Cleo Creek, a seasonal stream that runs dependent on winter runoff.

This is a place that blends function with a strong sense of the land, practical improvements, wide-open views, and a setting that holds true to the western way of life. Contact Ridge Briggs at (307) 395-3199 with any questions or to schedule a showing.



PROPERTY FEATURES

COUNTY: **CROOK** | STATE: **WYOMING** | ACRES: **39.9**

- 14 miles southwest of Sundance, WY
- 2,864 square feet main residence
- 40'x40' insulated shop
- Lower-level radiant floor heat
- Smaller-scale horse barn
- Perimeter fence/cross-fence
- Mix of timber/pasture
- Access off a maintained dirt road
- Frequent wildlife
- Horse pasture

2,864 SQUARE FEET MAIN RESIDENCE

The home is equipped with central air, a propane-fired furnace, and an electric water heater, offering dependable comfort in every season.

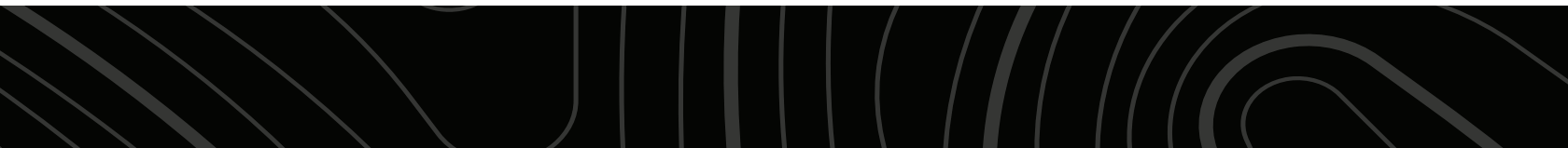
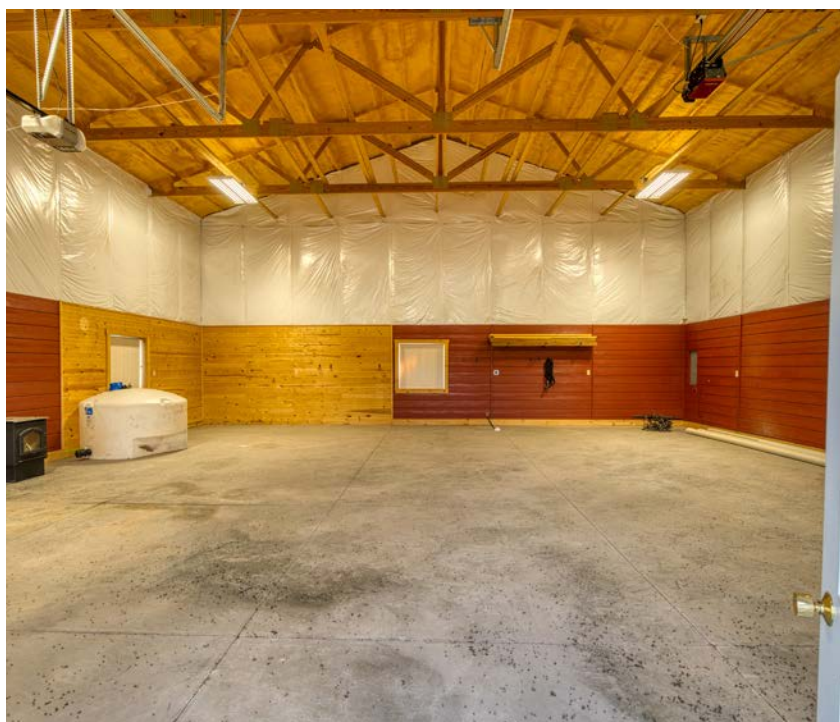
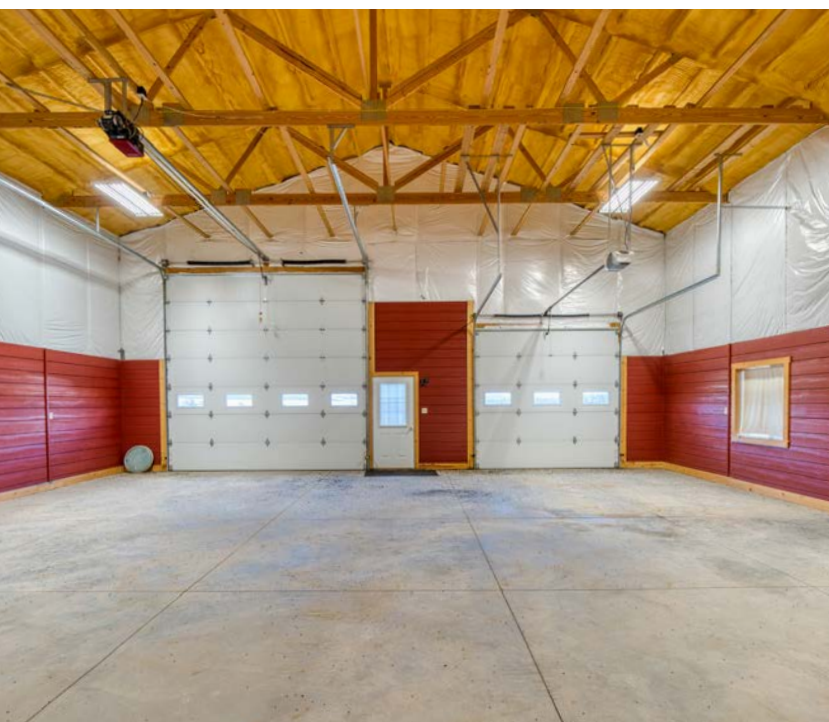


ADDITIONAL INTERIOR PHOTOS



40'X40' INSULATED SHOP

A 40'x40' shop stands just south of the home, already set up on septic and water with 240-volt service in place, well-suited for equipment, projects, or future expansion.



MIX OF TIMBER/PASTURE

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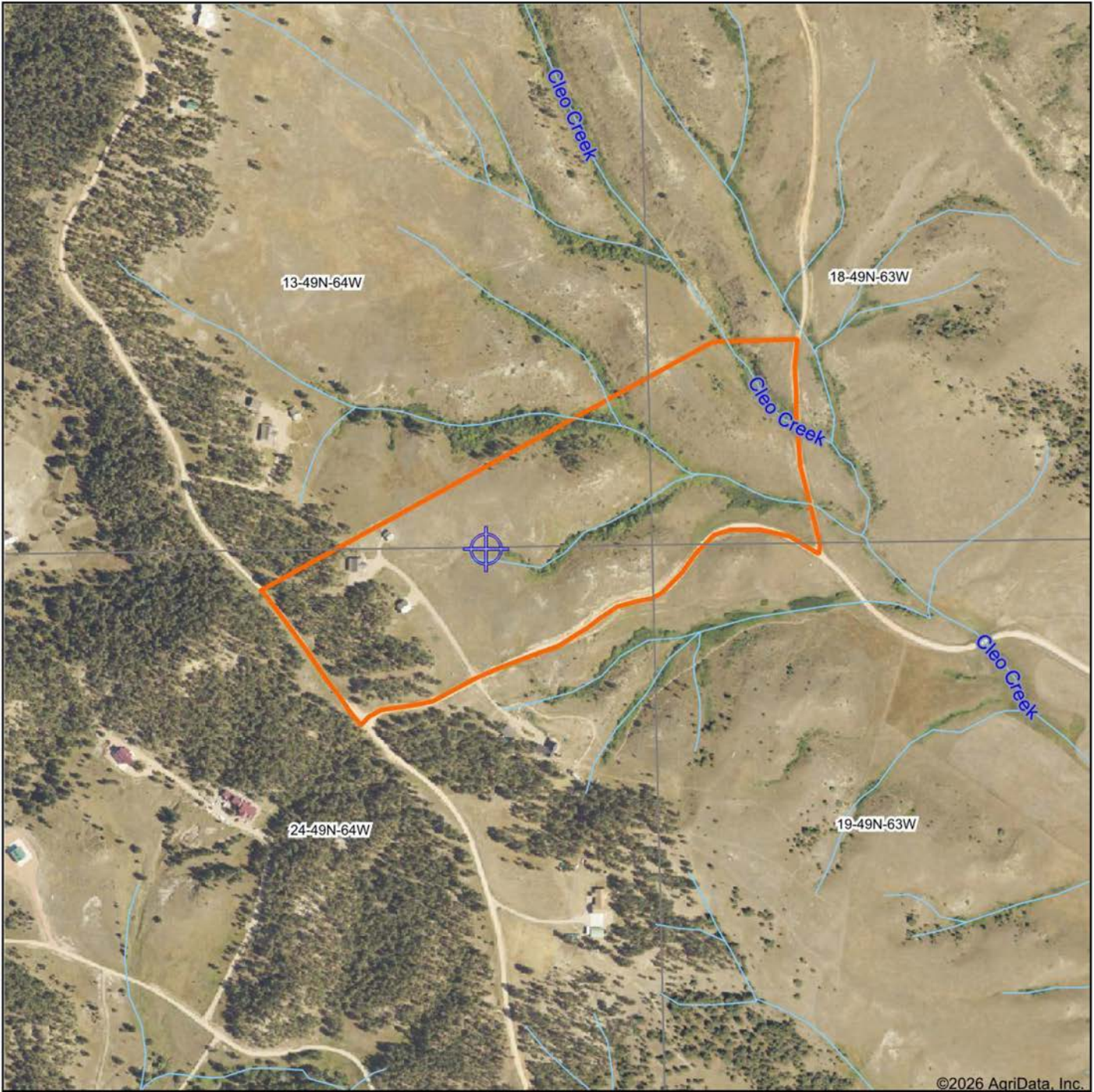
VIEWS OF INYAN KARA MOUNTAIN



SMALLER-SCALE HORSE BARN



AERIAL MAP



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Boundary Center: 44° 13' 27.21, -104° 28' 42.92



Maps Provided By:



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13-49N-64W
Crook County
Wyoming



5/6/2026

TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 20.0

Min: 4,720.6

Max: 4,893.8

Range: 173.2

Average: 4,807.2

Standard Deviation: 44.39 ft

0ft 410ft 820ft

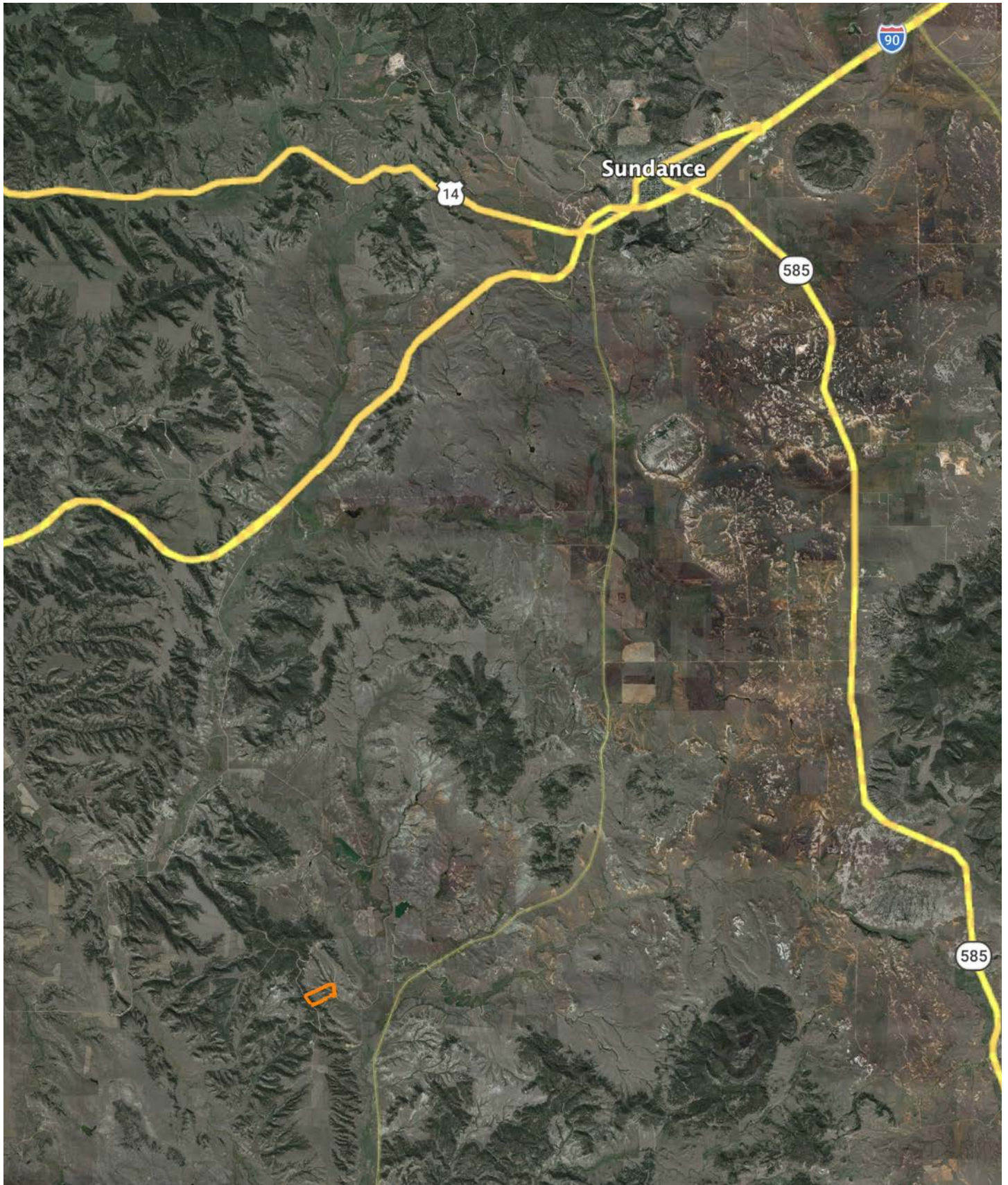


5/6/2026

13-49N-64W
Crook County
Wyoming

Boundary Center: 44° 13' 27.21, -104° 28' 42.92

OVERVIEW MAP



AGENT CONTACT

Born and raised in the heart of Wyoming, Ridge Briggs embodies the spirit of the West. From his roots in Riverton to his time as a student-athlete at the University of Wyoming, Ridge has lived by the principles that define cowboy culture—honesty, grit, and a deep respect for the land. These values, often summed up by “The Code of the West,” are the foundation of how Ridge does business: always ride for the brand, always finish what you start, and know that some things aren’t for sale.

As an avid backcountry bowhunter, fishing enthusiast, and knowledgeable elk hunting guide, Ridge doesn’t just understand land—he’s lived it. His family’s cabin in the Bighorn Mountains and lifelong connection to Wyoming’s outdoors have shaped a perspective that goes far beyond property lines.

Armed with a degree in Business Entrepreneurship and Professional Sales, Ridge brings a “no quit” attitude, strong communication, and a tireless work ethic to every client interaction. Whether you’re buying your first hunting property or selling a generational ranch, Ridge is committed to honoring your goals and representing your land with the same pride and care he would his own.

In Wyoming, business begins with a handshake. With Ridge Briggs, it ends with trust well-earned.



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LAND AGENT

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