

MIDWEST LAND GROUP PRESENTS

35.62 ACRES IN

CROOK COUNTY WYOMING

TRACT R 11 MORNING GLORY ROAD, HULETT, WY 82720



MidwestLandGroup.

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING BLACK HILLS VIEWS ON 35.62 +/- ACRES

Nestled in the breathtaking high country of Warbonnet Canyon Ranch north of Hulett, Wyoming, Tract R 11 is a stunning 35.62 +/- acre sanctuary blending gently rolling timberland with open, sun-kissed meadows. This exceptional property offers a variety of building sites, each granting expansive, panoramic views of the majestic Bear Lodge Mountains, creating the perfect backdrop for a dream home or retreat. When you arrive at the property, you immediately soak in the picturesque views in all directions!

Part of an exclusive, thoughtfully designed community, this land provides more than just natural beauty. Owners enjoy access to exceptional shared amenities, including a spacious 120'x100' seven-stall horse barn and indoor arena, plus a charming 3 bedroom, 2

bathroom guest ranch house located at the Ranch Headquarters, available through a convenient time-share program. All owners also have exclusive rights to the adjoining 950 acres of state lands for hunting, trail rides, or exploring!

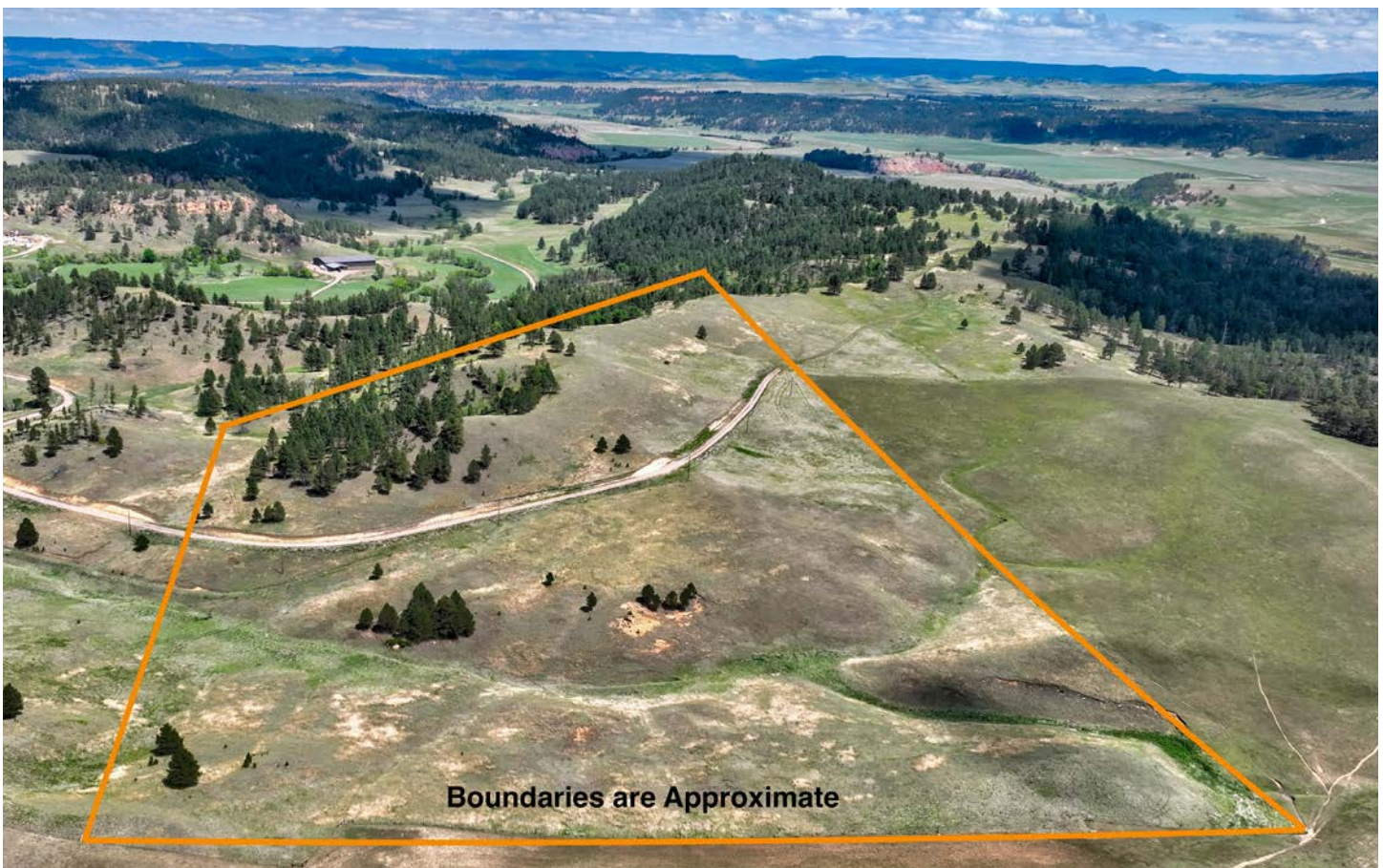
Whether you are seeking a serene private escape, a premier equestrian retreat, or a valuable investment in Wyoming's rugged, untouched wilderness, Tract R 11 combines an unmatched location, remarkable lifestyle opportunities, and welcoming community features to fulfill your dreams. Embrace the rugged grandeur of the Black Hills as you craft your perfect mountain haven. Give Karl Ward a call at (307) 387-9677 for details or to schedule your private showing.



PROPERTY FEATURES

COUNTY: **CROOK** | STATE: **WYOMING** | ACRES: **35.62**

- Beautiful Black Hills views
- Stellar build site options
- Power on the property
- Exclusive HOA-protected common areas
- 120'x76' Indoor riding arena
- 3 bed, 2 bath guest house access
- Deer, elk, mountain lion, and turkey hunting
- Access to landlocked public lands
- Yearly HOA fee
- 20 minutes north of Hulett
- 1 hour to Spearfish or Bell Fourche



BEAUTIFUL BLACK HILLS VIEWS

This exceptional property offers a variety of building sites, each granting expansive, panoramic views of the majestic Bear Lodge Mountains, creating the perfect backdrop for a dream home or retreat.



120'X76' INDOOR RIDING ARENA

Owners enjoy access to exceptional shared amenities, including a spacious 120'x100' seven-stall horse barn and indoor arena, plus a charming 3 bedroom, 2 bathroom guest ranch house located at the Ranch Headquarters, available through a convenient time-share program.



HUNTING OPPORTUNITIES

All owners also have exclusive rights to the adjoining 950 acres of state lands for hunting, trail rides, or exploring!
Embrace the rugged grandeur of the Black Hills as you craft your perfect mountain haven.



20 MINUTES NORTH OF HULETT



GUEST HOUSE ACCESS - 3 BED, 2 BATH



AERIAL MAP



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Maps Provided By:



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Boundary Center: 44° 45' 9.85, -104° 34' 14.68

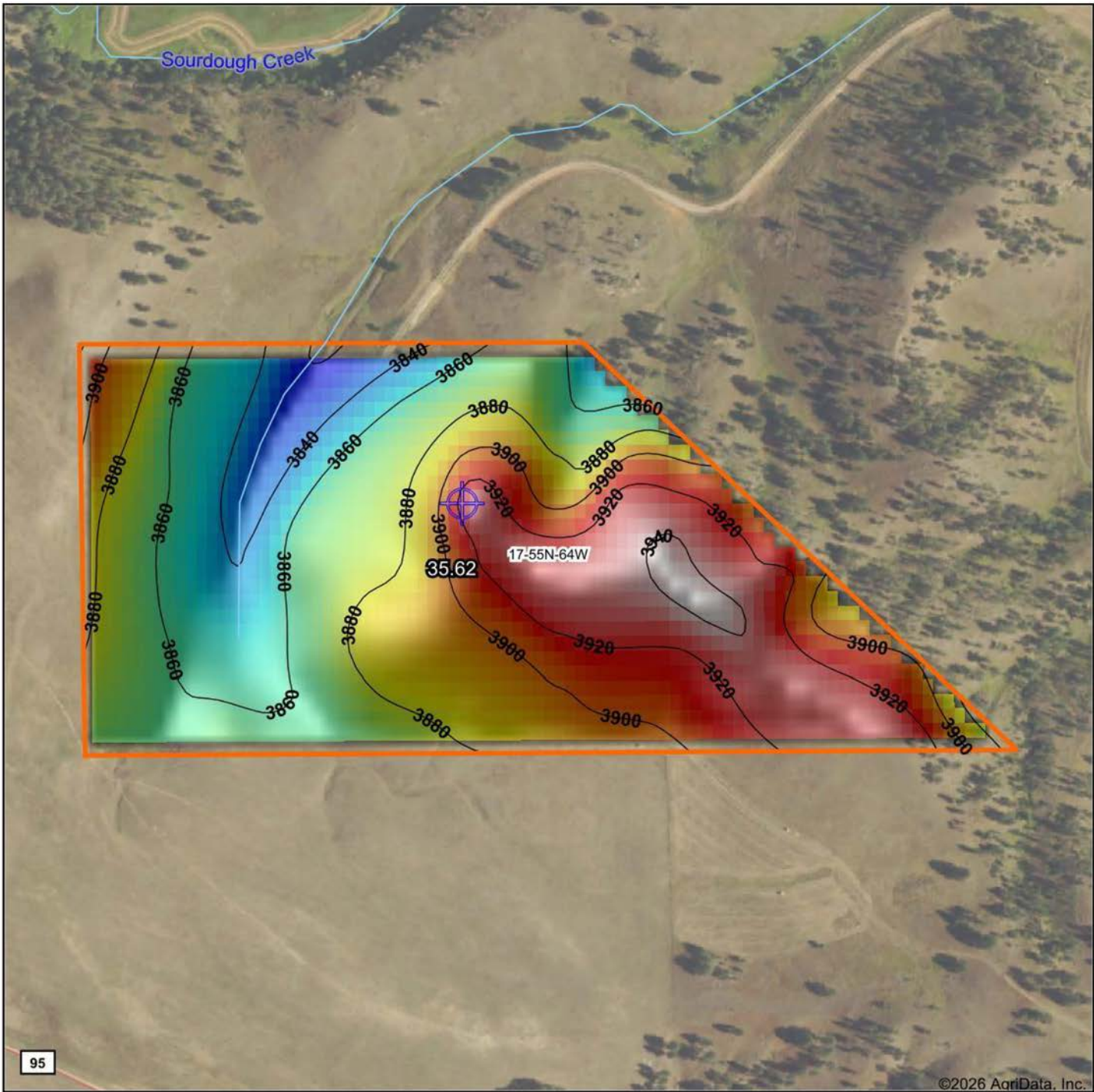
17-55N-64W
Crook County
Wyoming

0ft 353ft 706ft



5/27/2026

HILLSHADE MAP



95

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Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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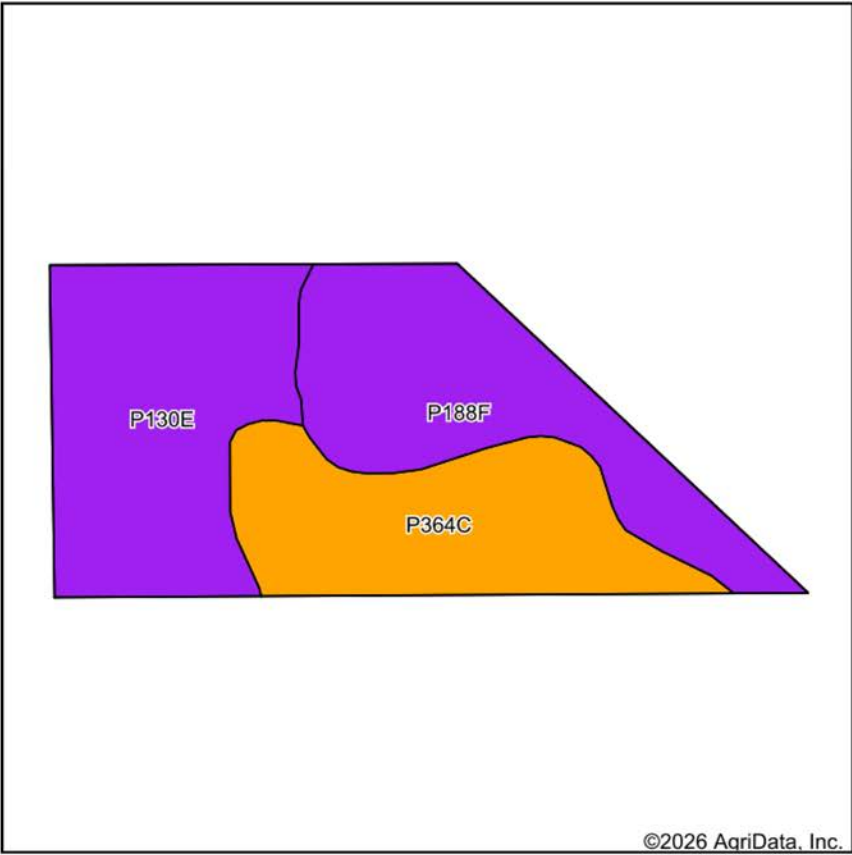
Source: USGS 10 meter dem
Interval(ft): 20
Min: 3,819.2
Max: 3,944.4
Range: 125.2
Average: 3,884.6
Standard Deviation: 29.4 ft



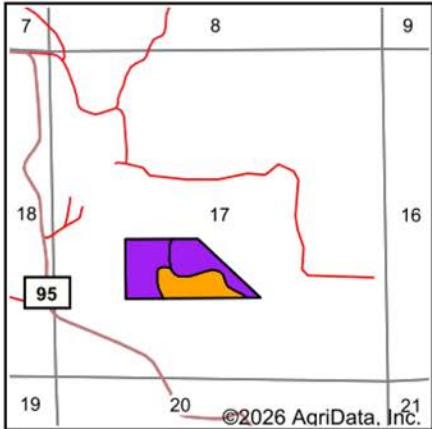
17-55N-64W
Crook County
Wyoming

Boundary Center: 44° 45' 9.85, -104° 34' 14.68

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Wyoming**
County: **Crook**
Location: **17-55N-64W**
Township: **Hulett**
Acres: **35.62**
Date: **5/27/2026**



Maps Provided By:



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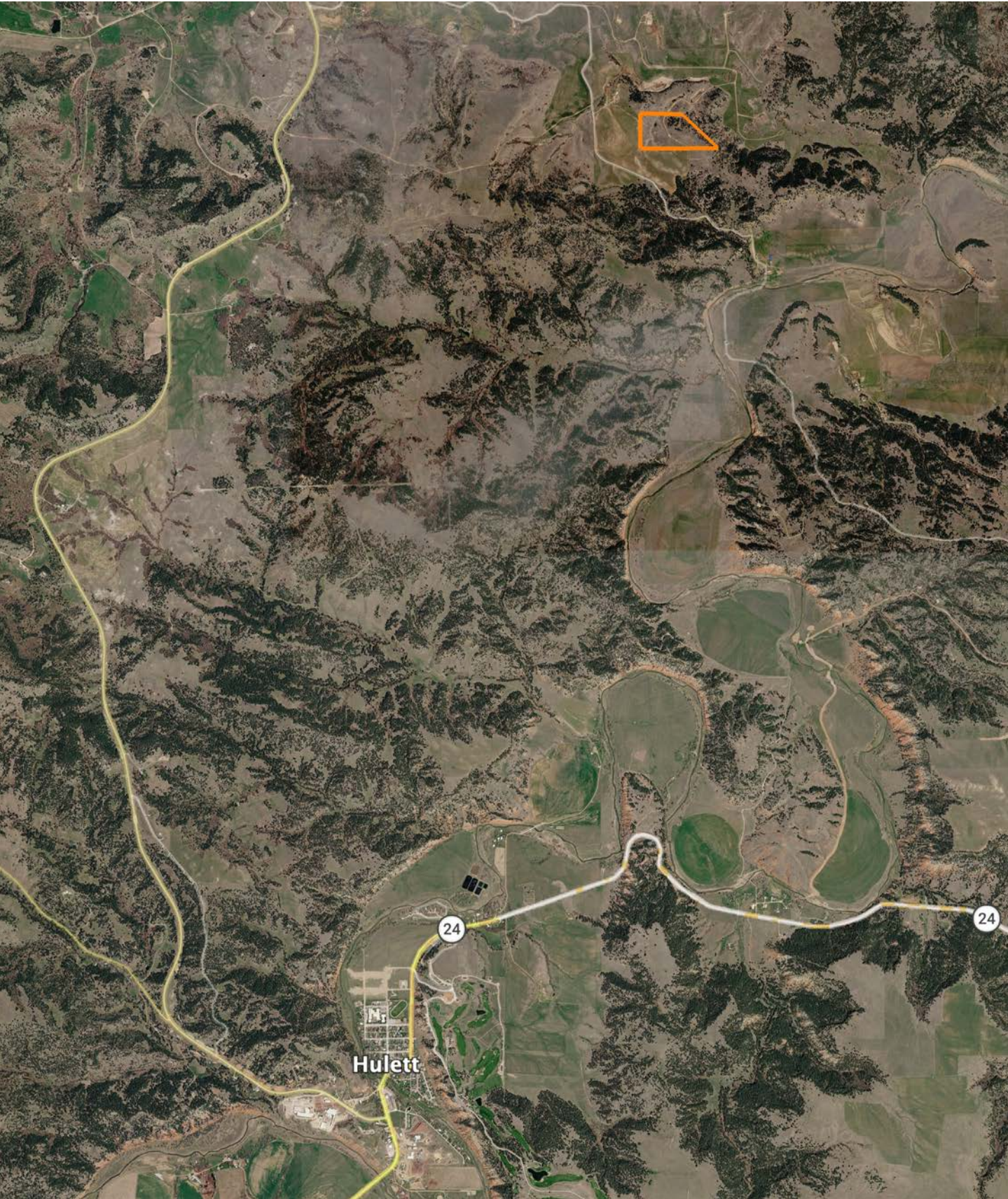
Area Symbol: WY011, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall
P130E	Fairburn-Ucross loams, 6 to 30 percent slopes	13.22	37.1%		Well drained	VIIe	22
P188F	Lakoa-Crownest complex, 10 to 60 percent slopes	11.53	32.4%		Well drained	VIIe	10
P364C	Recluse-Fairburn loams, 6 to 10 percent slopes	10.87	30.5%		Well drained	IIIc	37
Weighted Average						5.78	*n 22.7

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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MidwestLandGroup.

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