

MIDWEST LAND GROUP PRESENTS



CAMPBELL COUNTY, WY

2,711 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

2 CROSS RANCH ON 2,711 +/- ACRES

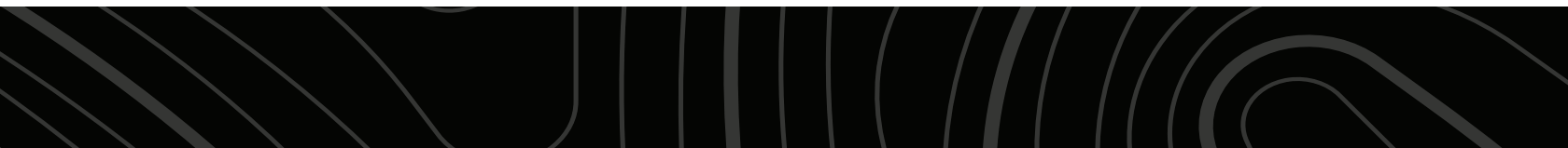
The 2 Cross Ranch encompasses a striking diversity of landscapes that combine both agricultural productivity and exceptional recreational appeal. Envision yourself starting your day just before dawn; the bugle echoes out of the timber and down through the draws, and on this 2,711 +/- deeded-acre northeastern Wyoming ranch, knowing that sound belongs to you! Rolling meadows give way to pine-covered ridges and lush draws. Soak in the aroma of sage mixed with pine and junipers. Panoramic views stretch across the region in every direction, and whether you're watching elk move through the draws at dawn or taking in the evening skyline with wondering mule deer bucks, the solitude and natural grandeur here are increasingly hard to find.

This functional ranch checks all of the boxes: water, grass, fencing, rotational grazing, buildings, access throughout, and location! Set just south of Rozet, a few

miles out, you are far enough out of town to feel the freedom of open spaces surrounding you but close enough to access the needs of everyday life with a short 20-minute drive into Gillette.

As everyone knows, water is the lifeblood of every ranch; this one has it covered! With two water wells in place, you are well on your way. One domestic well near the existing structures feeds the buildings plus 3 automatic waterers. In the northwest corner of the ranch, there is a production well permitted to feed up to 9 stock tanks, producing over 100 gallons per minute. Additionally, there are 16 retention ponds spread throughout the property providing water in every pasture.

The ranch has historically run between 65-100 pairs plus bulls and around 25 horses. Summer grazing capability could support greater numbers most years, in excess of





200 yearlings if that method is more in line with your operational needs. The land is fully perimeter fenced and cross-fenced into 7 pastures. There are 5 lower-level pastures and 2 large summer grazing options up into the hills and top meadows.

There are many structures on the ranch currently, with numerous outbuildings to be utilized for ranching operations. There is a 90'x50' shop building with a concrete floor, office, restroom/laundry, and 3-phase power. An additional storage building next to that is a 36'x20' shop. The house is an older manufactured home with 2 additions that is a 4 bedroom, 2 bathroom, 1,900 square foot home. This would make a great manager's house or hunting cabin. Slightly uphill from the house sits an 80'x40' barn plus 3 run-in sheds that could be used for equipment storage as well. There are 5 steel pipe fenced corrals that all adjoin in/out of pastures for working livestock. Just outside this area is a large arena for working your horses that measures approximately 230'x140' with a good sand base. Located along a newly graveled internal road set partially up on a butte, there is a brand-new concrete pad poured for a new house or shop building that is 40'x36' with a 4-foot side wall on 2 sides, with utility lines set for your new build. There is 3-phase power stretched across much of the ranch,

providing power capability to many areas if additional buildings are in your plans.

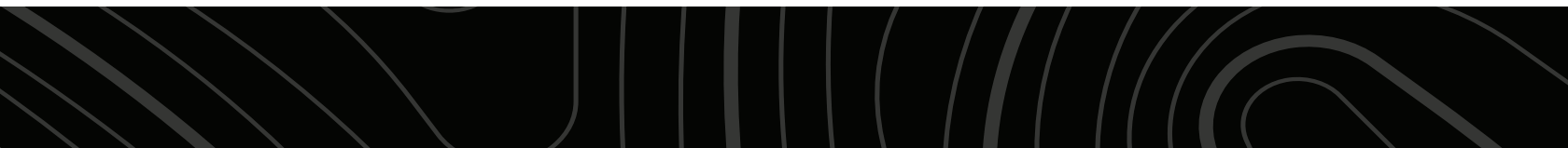
If a large tract recreational property is more what you are after, this ranch will not disappoint! With all the water, feed, shelter, and terrain to attract and hold big game, the wildlife feel secure here. You will regularly find elk, mule deer, whitetail deer, antelope, and coyotes with occasional turkey and upland birds. With a landlocked state school section bordering the southwest portion of the ranch, you gain access to an additional 650 acres for hunting or exploring. This area falls within GMU-129 for elk, GMU-21 for deer, and GMU-24 for antelope. The current landowner has not applied for landowner tags, but there are sufficient game animals to warrant a conversation with the Game and Fish Department if desired.

Whether you're seeking a premier hunting retreat, a functioning cattle and horse operation, or a private sanctuary in one of Wyoming's most scenic corners, this ranch delivers on every level. Properties of this caliber, with this depth of infrastructure and wildlife opportunity, rarely come to market. Give Karl Ward a call at (307) 387-9677 for details or to schedule your private tour.

PROPERTY FEATURES

COUNTY: **CAMPBELL** | STATE: **WYOMING** | ACRES: **2,711**

- Borders 650 acres of State Land
- Great hunting: elk, deer, antelope
- 4 bed, 2 bath house
- 90'x50' shop building
- 36'x20' shop
- 80'x40' barn
- 3 – large utility buildings
- 230'x140' arena
- Fenced & cross-fenced
- 2 wells, 3 auto-waterers
- 3-phase power in place
- 16 retention ponds
- 20 minutes to Gillette



BORDERS 650 ACRES OF STATE LAND



FENCED AND CROSS-FENCED



4 BED, 2 BATH HOME

The house is an older manufactured home with 2 additions that is a 4 bedroom, 2 bathroom, 1,900 square foot home. This would make a great manager's house or hunting cabin.



3 PHASE POWER IN PLACE



90'X50' SHOP BUILDING



230'X140' ARENA

Just outside the barn is a large arena for working your horses that measures approximately 230'x140' with a good sand base.



80'X40' BARN

Slightly uphill from the house sits an 80'x40' barn plus 3 run-in sheds that could be used for equipment storage as well. There are 5 steel pipe fenced corrals that all adjoin in/out of pastures for working livestock.



20 MINUTES TO GILLETTE

Set just south of Rozet, a few miles out, you are far enough out of town to feel the freedom of open spaces surrounding you but close enough to access the needs of everyday life with a short 20-minute drive into Gillette.

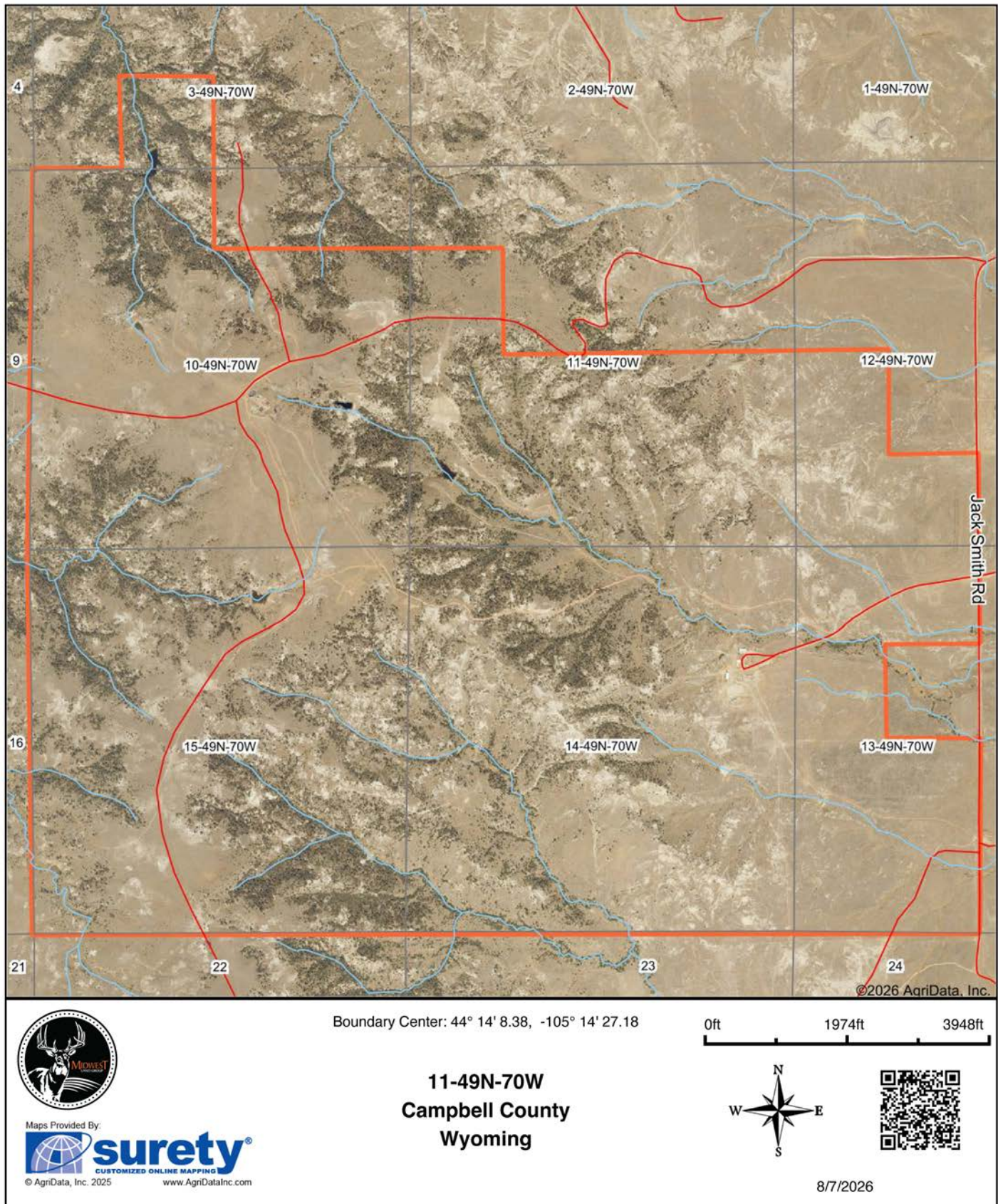


GREAT HUNTING: ELK, DEER, ANTELOPE

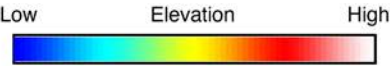
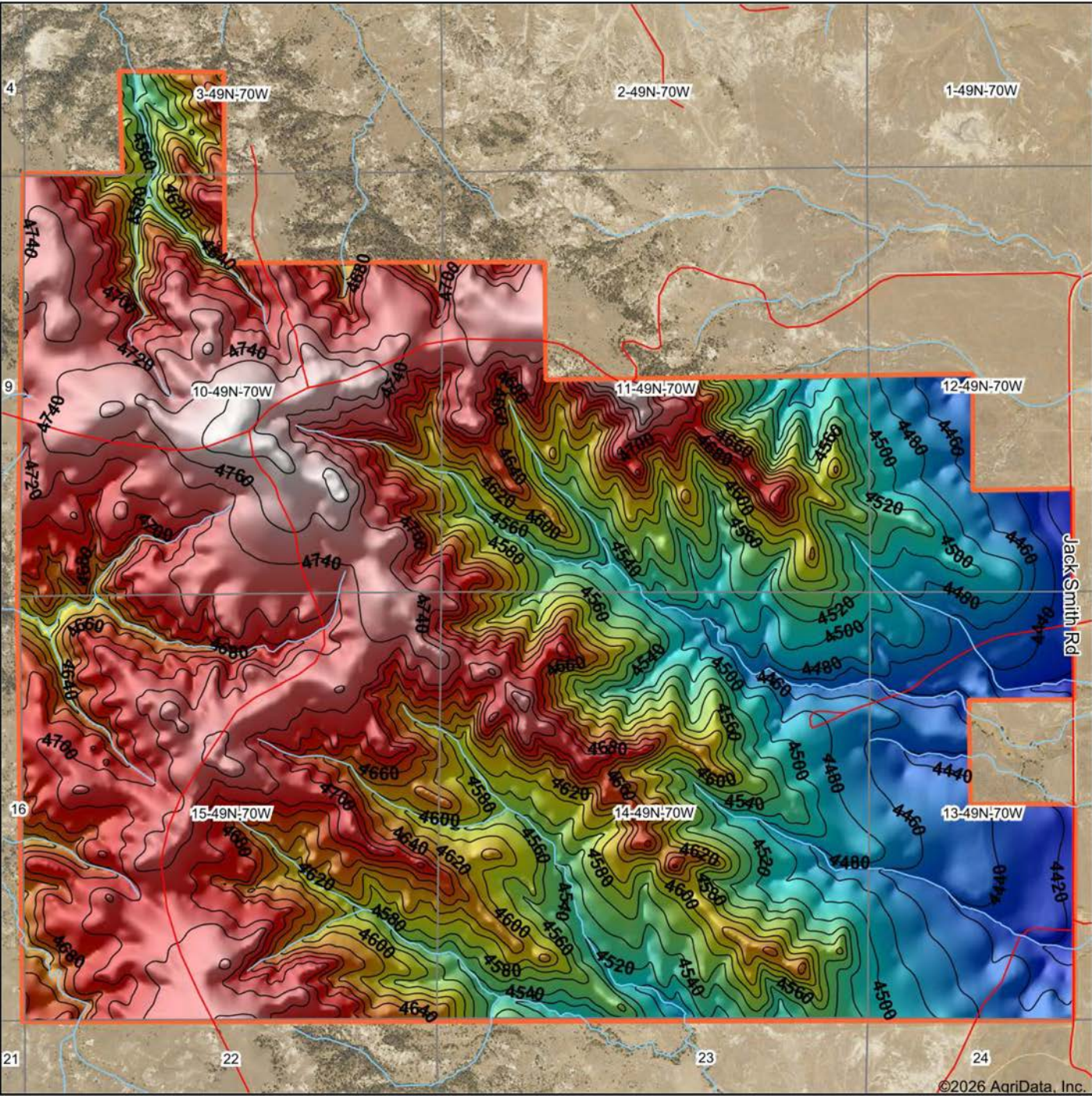
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AERIAL MAP

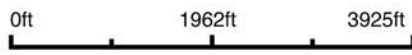


HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 20
Min: 4,406.8
Max: 4,787.6
Range: 380.8
Average: 4,618.7
Standard Deviation: 101.71 ft

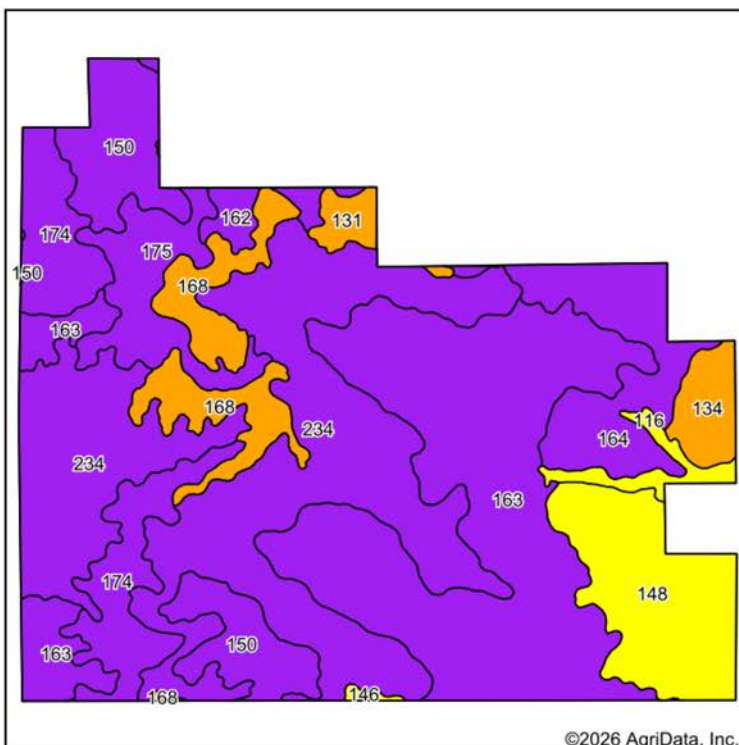


8/7/2026

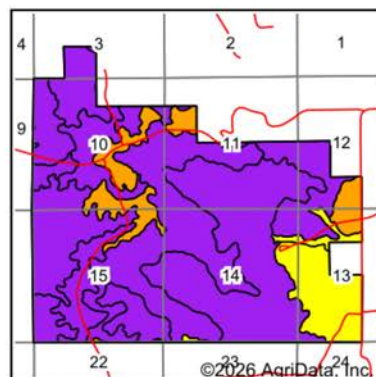
11-49N-70W
Campbell County
Wyoming

Boundary Center: 44° 14' 8.38, -105° 14' 27.18

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Wyoming**
 County: **Campbell**
 Location: **11-49N-70W**
 Township: **Gillette South**
 Acres: **2711**
 Date: **8/7/2026**



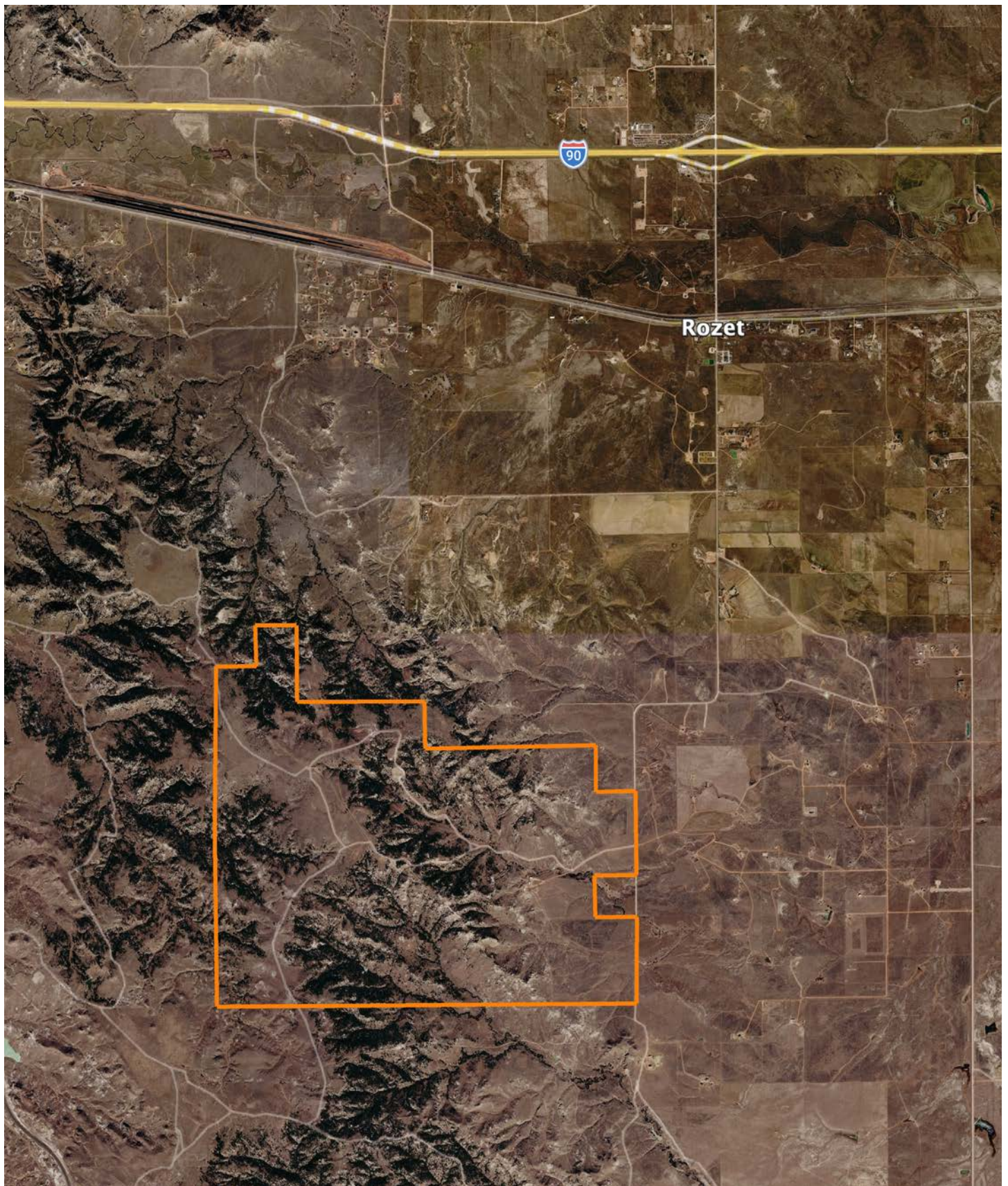
Maps Provided By



Area Symbol: WY605, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class	Grass hay Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
234	Ustic Torriorthents-Badland complex, 10 to 80 percent slopes	790.40	29.1%		Well drained	Vle		5	1	2
163	Hilgert-Wags-Badland complex, 3 to 45 percent slopes	734.68	27.1%		Well drained	Vle		8		2
148	Forkwood-Ulm loams, 0 to 6 percent slopes	209.43	7.7%		Well drained	IVe		21	1	7
174	Brislawn-Rockybutte-Ironbutte complex, 0 to 10 percent slopes	202.58	7.5%		Well drained	Vlls		26	10	24
150	Gateson-Taluca-Turnercrest complex, wooded, 6 to 30 percent slopes	191.87	7.1%		Well drained	Vle		17	4	10
164	Lismas-Sabatka-Badland complex, 3 to 45 percent slopes	164.89	6.1%		Well drained	Vlle		18	6	12
168	Jaywest-Spottedhorse loams, 0 to 6 percent slopes	145.89	5.4%		Well drained	Ille		32	12	29
175	Lawver-Wibaux complex, 6 to 30 percent slopes	117.47	4.3%		Well drained	Ve		14	1	4
134	Deekay-Oldwolf loams, 0 to 6 percent slopes	51.85	1.9%		Well drained	Ille	1.2	35	13	34
162	Lismas-Mittenbutte, cool-Sabatka complex, 6 to 40 percent slopes	37.07	1.4%		Well drained	Vlle		16	6	12
116	Cambria-Kishona-Zigweid loams, 0 to 6 percent slopes	32.81	1.2%		Well drained	IVe		22	1	7
131	Deekay loam, 0 to 6 percent slopes	27.85	1.0%		Well drained	Ille	1.2	38	14	38
146	Forkwood-Cushman loams, 0 to 6 percent slopes	4.21	0.2%		Well drained	IVe		20	1	7
Weighted Average						5.67	*-	*n 13.4	*n 2.9	*n 7.9

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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