

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

CROOK COUNTY WYOMING

500 MASON CREEK, SUNDANCE, WY 82729



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

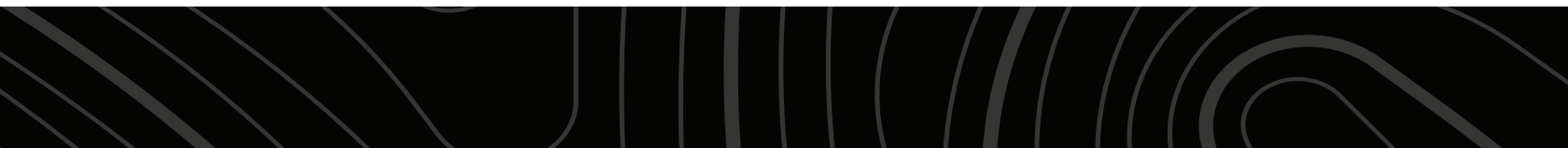
TOP-TIER BLACK HILLS RECREATIONAL PROPERTY

If you have been searching for your private recreational property in the Black Hills of Wyoming, take a look at this 160 +/- acres! You may never find a better mixture of quality pine trees blended with rich grasslands, hills that fall into lush pastures. Located south of Sundance, Wyoming, this land has much to offer.

The small two-room off-grid cabin is situated on a rise partway up the hill, settled amongst the pines in a small clearing where seclusion and quiet are the everyday state of affairs. Bring propane and some water, and you will be ready to go! With a quality wood cook stove, you can stay warm and dry, plus a small propane cook stove provides easy meal prep indoors. There are 4 bunks available and a small shower space for clean up. A well-constructed outhouse sits a short distance away. You could enjoy this the way it sits today or make your own improvements.

With plenty of build site options, if you wanted to turn this land into your own everyday property, you could take it any direction your heart desires! There are topography options if you want to be up higher with views of the surrounding vistas, or down in lower-lying areas out of the wind and where no one else can see your new home. The property is fully perimeter fenced and could easily be cross-fenced if desired.

This land is covered in wild game sign! Due to the surrounding large ranches in the area, the wildlife feel secure and at ease here! Elk tracks and scrapes litter the timber and drainages. Deer tracks around the water. If you love to hunt and want a place to call your own, this could be a great fit! 20 minutes out of town, but worlds away from the business of everyday life! Give Karl Ward a call at (307) 387-9677 to schedule a time to come see this paradise!



PROPERTY FEATURES

COUNTY: **CROOK** | STATE: **WYOMING** | ACRES: **160**

- Surrounded by large ranches
- County Road access
- Elk sign everywhere
- Off-grid cabin
- Mixed timber/pasture
- Deer, elk, mountain lion, grouse, and turkeys
- Close to thousands of acres of public lands
- 20 minutes to Sundance
- 45 minutes to Spearfish, SD



MIXED TIMBER/PASTURE

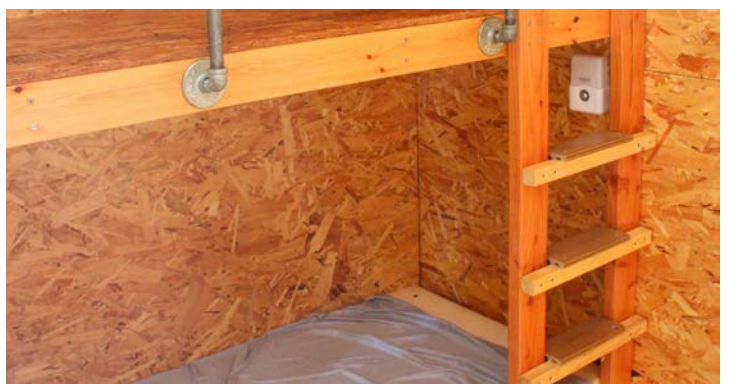
You may never find a better mixture of quality pine trees blended with rich grasslands, hills that fall into lush pastures.



COUNTY ROAD ACCESS



OFF-GRID CABIN



BUILD SITE POTENTIAL

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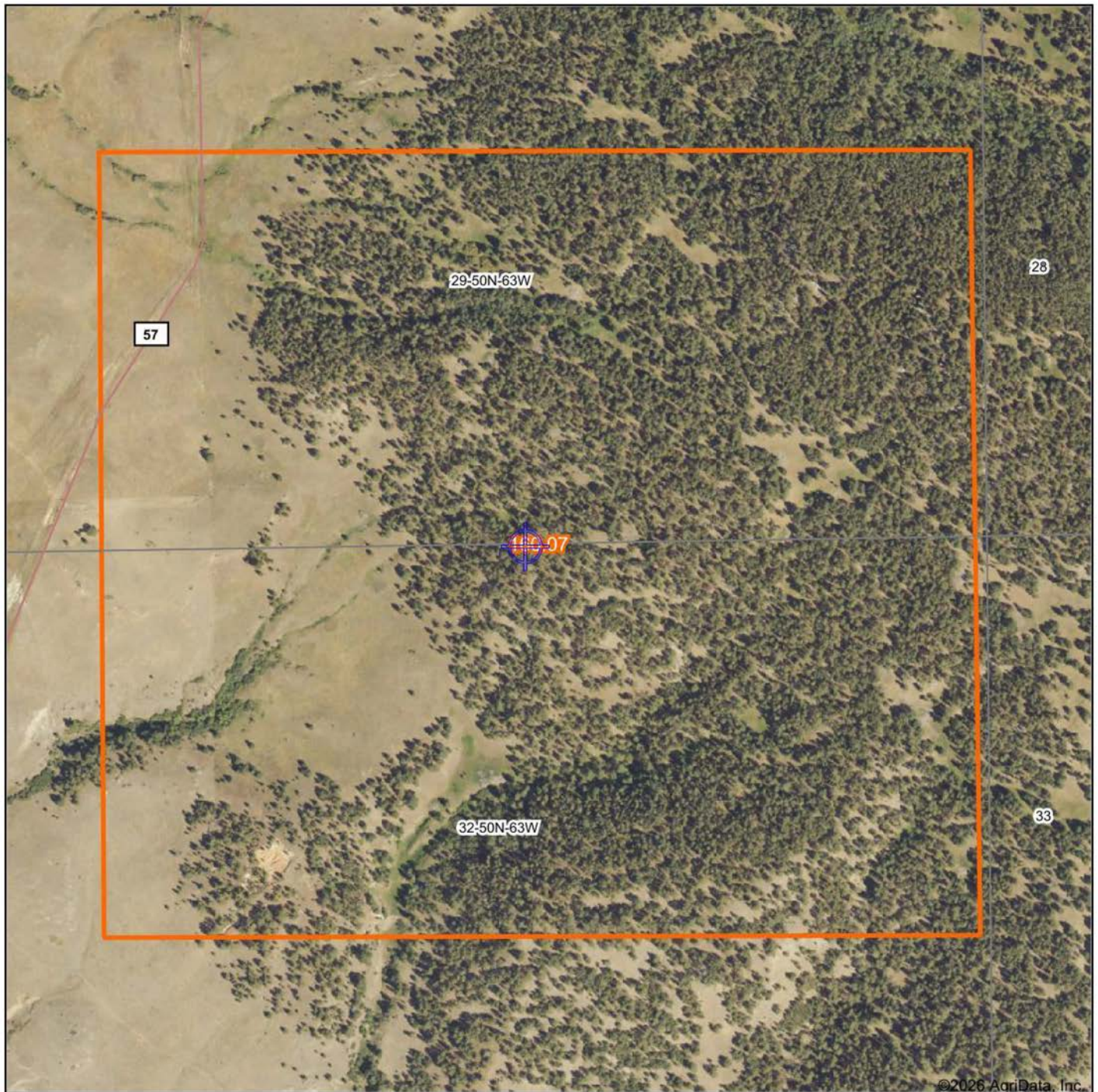


HUNTING OPPORTUNITIES

This land is covered in wild game sign! Due to the surrounding large ranches in the area, the wildlife feel secure and at ease here! Elk tracks and scrapes litter the timber and drainages. Deer tracks around the water. If you love to hunt and want a place to call your own, this could be a great fit!



AERIAL MAP



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Maps Provided By:



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Boundary Center: 44° 16' 56.72, -104° 26' 31.83

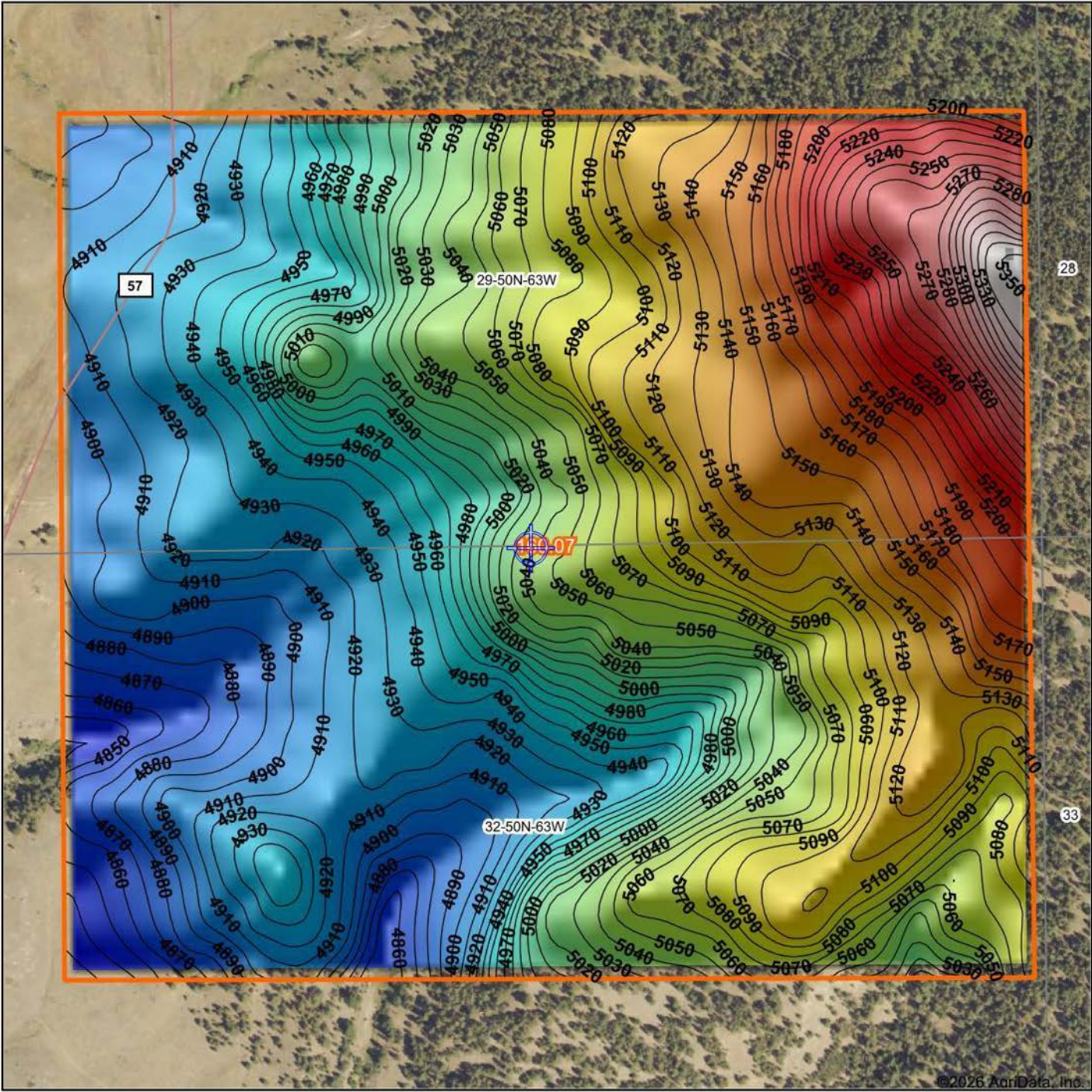
29-50N-63W
Crook County
Wyoming

0ft 495ft 990ft



3/11/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10

Min: 4,829.3

Max: 5,353.4

Range: 524.1

Average: 5,029.6

Standard Deviation: 114.07 ft

0ft 448ft 896ft

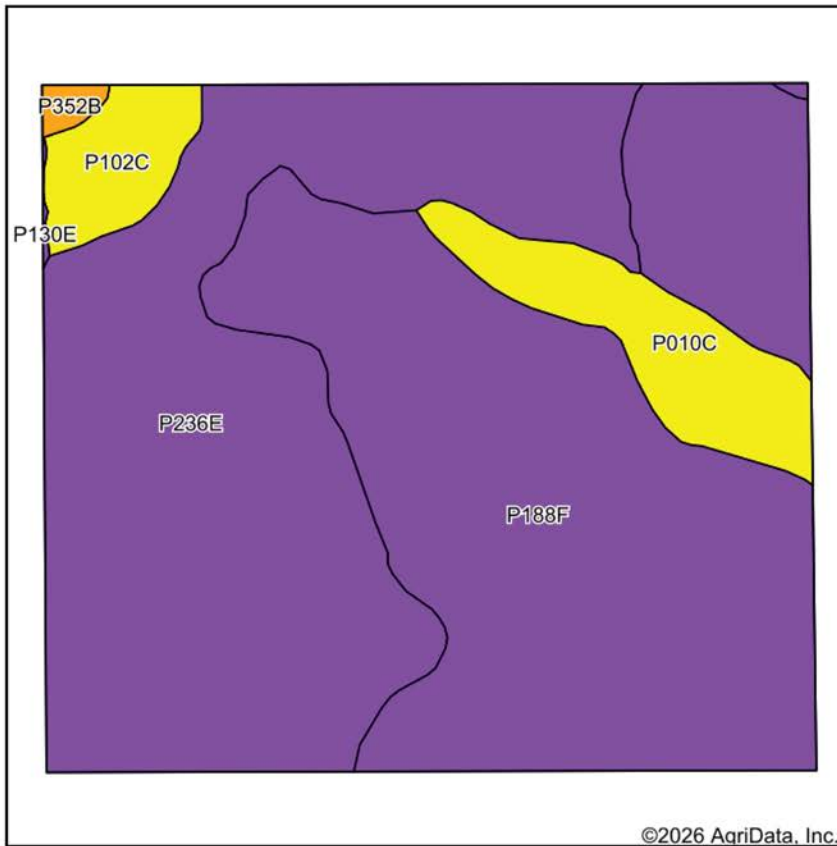


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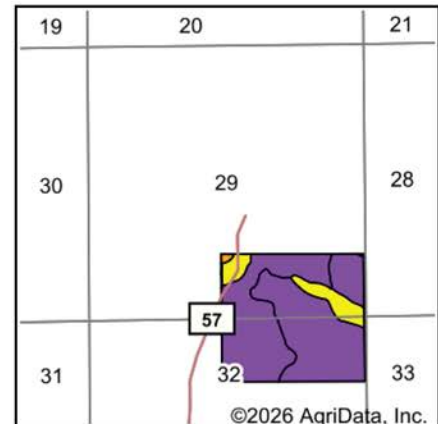
29-50N-63W
Crook County
Wyoming

Boundary Center: 44° 16' 56.72, -104° 26' 31.83

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Wyoming**
 County: **Crook**
 Location: **29-50N-63W**
 Township: **Sundance**
 Acres: **160.07**
 Date: **3/11/2026**



Maps Provided By:



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	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
P188F	Lakoa-Crownest complex, 10 to 60 percent slopes	75.50	47.1%		Well drained	Vlle	10	5	10	6
P236E	Mittenbutte-Fairburn complex, moist, 10 to 30 percent slopes	67.40	42.1%		Well drained	Vlle	17	8	17	13
P010C	Alice-Ucross complex, moist, 3 to 10 percent slopes	10.82	6.8%		Well drained	IVe	33	15	33	31
P102C	Cromack-Echeta-Leiter complex, 6 to 10 percent slopes	5.47	3.4%		Well drained	IVs	32	11	32	25
P352B	Recluse loam, 2 to 6 percent slopes	0.76	0.5%		Well drained	IIIc	41	15	38	41
P130E	Fairburn-Ucross loams, 6 to 30 percent slopes	0.12	0.1%		Well drained	Vlle	22	10	21	20
Weighted Average						6.68	*n 15.4	*n 7.2	*n 15.4	*n 11.5

*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.com

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