MIDWEST LAND GROUP PRESENTS

78 ACRES

CROOK COUNTY, WY









MIDWEST LAND GROUP

MidwestLandGroup.com







CSC RANCH - AGRICULTURAL HERITAGE AND PRODUCTIVE LAND MANAGEMENT

COUNTY: CROOK | **STATE:** WYOMING | **ACRES:** 78

Located approximately 14 miles southwest of Sundance, Wyoming, in the shadows of Inyan Kara Mountain, this 78 +/- acre ranch property reflects generations of agricultural heritage, thoughtful improvements, and productive land management. History runs deep here, and the infrastructure shows it. From the established livestock facilities to the well-maintained improvements, it's evident that this property has been cared for with purpose. Every acre has been attended to and put to productive use.

Home to CSC Ranch, a Wyoming-based Hereford seedstock operation specializing in bold-bodied, high-performance cows and herd bulls, the property has been developed with an emphasis on natural performance, grazing efficiency, and practical livestock management. The combination of deeded acreage, the potential for additional leased ground, established water resources, and functional working facilities provides a strong foundation for continued agricultural use.

Approximately 25 acres of quality hay ground further contribute to the property's agricultural productivity. With an established local market for hay, this acreage offers the opportunity to put up hay for the ranch's own livestock or sell locally, providing additional flexibility and potential income for the operation.

The residence offers 1,456 square feet of living space, consisting of three bedrooms and two bathrooms. An attached 896-square-foot garage brings the total building area to 2,352 square feet. Supporting the ranch's day-to-day operations is a 48'x56' shop, providing ample room for equipment, tools, and maintenance. Near the round pen stands a barn featuring a concrete-floored area and two additional dirt-floor bays, providing functional space for livestock handling and shelter. A separate outbuilding with a tack room offers additional storage and space for livestock-related needs. Both structures are equipped with electricity, further adding to their functionality and convenience.

Water infrastructure is another notable feature of the property. The residence is supplied by an artesian well, supported by a recently installed 1,100-gallon cistern and booster pump. Five livestock watering sources are located throughout the deeded acreage, including a tire tank along the western boundary, two Cobett waterers, and two additional stock tanks situated near the barn. All five livestock watering sources are supplied by a separate well drilled on the property, providing a dedicated water supply for the ranch's livestock operations.

Wildlife is a regular presence across the property, with grouse, antelope, wild turkey, and deer frequently utilizing the surrounding habitat. Depending on winter conditions and seasonal migration patterns, larger herds of elk are also known to inhabit the general area. The property's combination of open grassland, agricultural ground, and proximity to the Inyan Kara region provides an attractive setting for a variety of northeastern Wyoming's native wildlife.

With Inyan Kara Mountain standing prominently in the background, CSC Ranch offers more than acreage and improvements. It represents a working piece of Wyoming ranch country where the land, water, and infrastructure have been managed with a clear purpose. Whether continuing an established cattle operation, utilizing the productive hay ground, or putting the existing improvements to use in a new agricultural venture, this property offers a practical opportunity in northeastern Wyoming. To schedule a showing or for further information on the leased acreage associated with the property, please contact Ridge Briggs at (307) 851-6937.

PROPERTY FEATURES

- 1,456 sq. ft. living space
- 50′ round pen
- Riding arena
- 48′x56′ shop
- 78 +/- deeded acres
- Additional leased acreage opportunity
- 25 +/- acres of hay ground
- 5 stock tanks
- Established livestock facilities
- 2 separate water wells (residential/livestock)



78 +/- DEEDED ACRES





1,456 SQ. FT. RESIDENCE







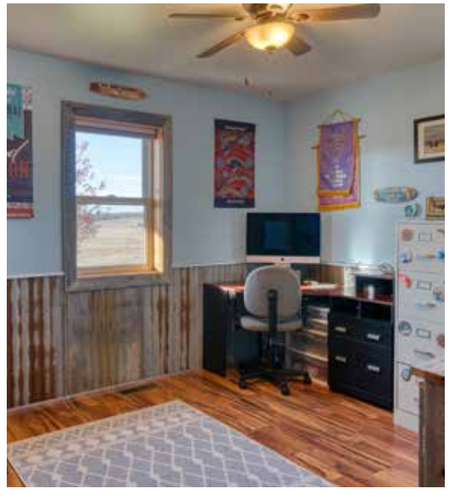














THOUGHTFUL IMPROVEMENTS

Supporting the ranch's day-to-day operations is a 48'x56' shop, providing ample room for equipment, tools, and maintenance. Near the round pen stands a barn featuring a concrete-floored area and two additional dirt-floor bays, providing functional space for livestock handling and shelter.

















ESTABLISHED LIVESTOCK FACILITIES







WILDLIFE





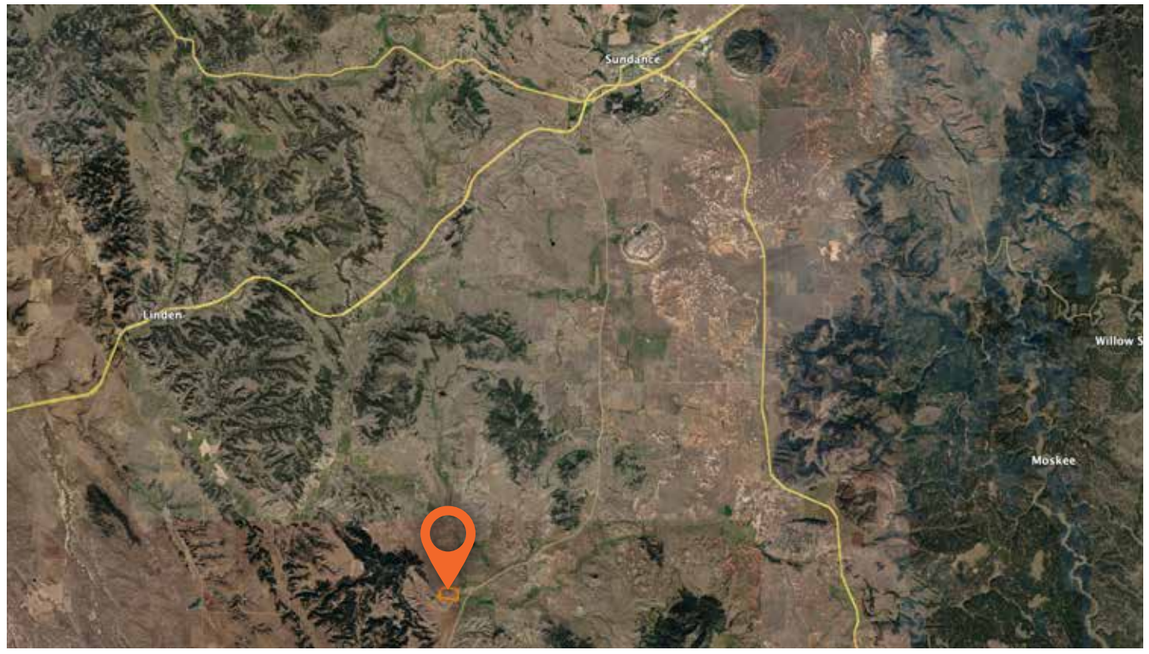




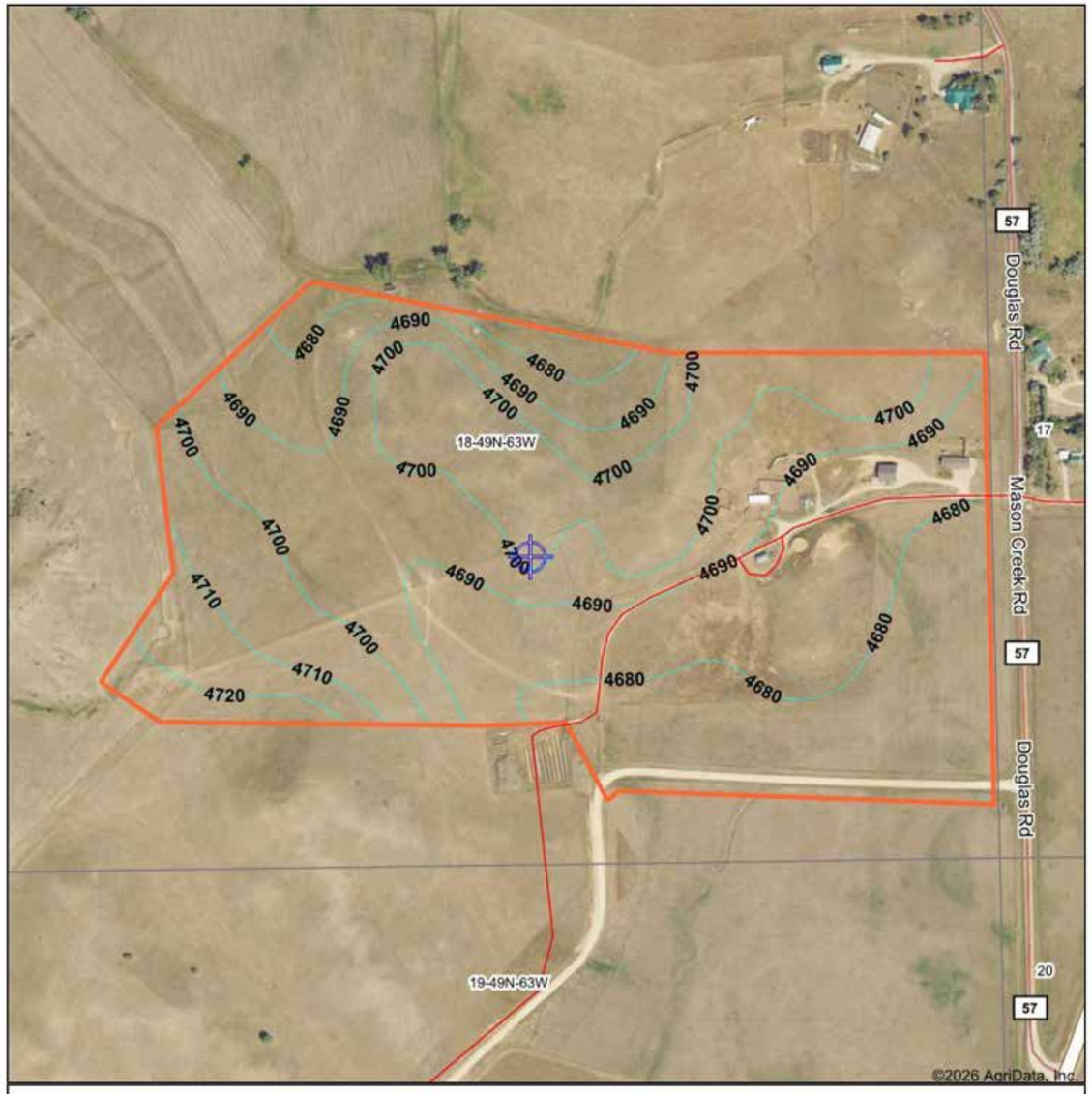


AERIAL MAPS





TOPOGRAPHY MAP



Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 4,670.0
Max: 4,731.5
Range: 61.5
Average: 4,691.4
Standard Deviation: 12.14 ft

0ft 466ft 933ft

10/27/2026

18-49N-63W
Crook County
Wyoming

Boundary Center: 44° 13' 36.53, -104° 27' 42.37

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.



RIDGE BRIGGS

Land Agent | Serving WY

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