



**JAMES**

— LAND CO. —



SARATOGA • WYO

## BLACKS FORK RIVER RANCH

Fort Bridger, Wyoming

102± Deeded Acres | Luxury Riverfront Estate | Equestrian Excellence

Offered at \$5,950,000



## A Wyoming Legacy Ranch

Nestled along the banks of the famed Blacks Fork River, Blacks Fork River Ranch represents a rare opportunity to own a turnkey Wyoming legacy property that seamlessly blends luxury living, premier equestrian amenities, and Exceptional recreational opportunities.

Located just minutes from the historic town of Fort Bridger, Wyoming, the ranch encompasses approximately 102 deeded acres in the heart of southwestern Wyoming. Thoughtfully designed for those seeking an authentic Western lifestyle without sacrificing comfort or convenience, the property offers a unique combination of privacy, beauty, & functionality.

Whether envisioned as a private family retreat, luxury sporting property, or equestrian estate, Blacks Fork River Ranch delivers a truly exceptional ownership experience.



## PROPERTY HIGHLIGHTS

- 102± Deeded Acres
- 6,260± Sq. Ft. Luxury Residence
- 4 Bedrooms | 4.5 Bathrooms
- Over 1/2 Mile of Blacks Fork River Frontage
- Over 1/2 Mile of Austin Canal Frontage
- River-Fed Pond
- Horse Barn with Manager's Quarters
- 40± Acres Irrigated Hay Meadows
- Turnkey Offereing



## The Residence

The custom-built residence serves as the centerpiece of the ranch, overlooking a picturesque river-fed pond, lush irrigated meadows, and cottonwood-lined river bottoms.

The dramatic timber-framed architecture and expansive windows create a warm, inviting atmosphere while capturing spectacular views in every direction.

Crafted with extraordinary attention to detail, the home features:

- Double-thick granite countertops
- Custom hardwood cabinetry
- Oversized hardwood doors
- Travertine tile
- Skip-sawn hickory flooring
- Massive masonry fireplace
- Full wet bar with wine refrigerator
- Covered patio and hot tub





## Luxury Living & Entertaining

Designed for both family living and entertaining, the residence offers expansive gathering spaces, exceptional craftsmanship, and refined finishes throughout.

The open-concept floor plan seamlessly connects the great room, dining area, and the gourmet kitchen, creating an ideal setting for hosting guests or enjoying quiet evenings overlooking the pond.

Every detail reflects the quality and permanence expected of a true Western legacy property.





## Bedrooms & Owners Retreat

The residence includes four bedrooms and four-and-one-half baths, providing ample accommodations for family and guests.

The spacious owner's suite serves as a private retreat featuring luxurious finishes, generous proportions, and beautiful views of the surrounding landscape and river-fed pond.

Additional guest bedrooms with en suite bath rooms and the loft recreation area provide comfortable accommodations while maintaining privacy and flexibility.



## Equestrian Improvements

Blacks Fork River Ranch is exceptionally well suited for the equestrian enthusiast.

Located adjacent to the primary residence is a beautifully designed horse barn featuring:

- Manager's Quarters
- Three Oversized Priefert Stalls
- Attached Runs
- Tack Room & Half Bath
- Hay & Equipment Storage

The ranch also includes approximately 40 acres of productive flood-irrigated hay meadows consisting primarily of timothy brome grasses that historically produce quality horse hay.

The relatively level topography provides numerous opportunities for additional improvements including training facilities, roping arenas, or indoor riding facilities.





## River, Fishing & Wildlife

Water is one of the defining characteristics of Blacks Fork River Ranch.

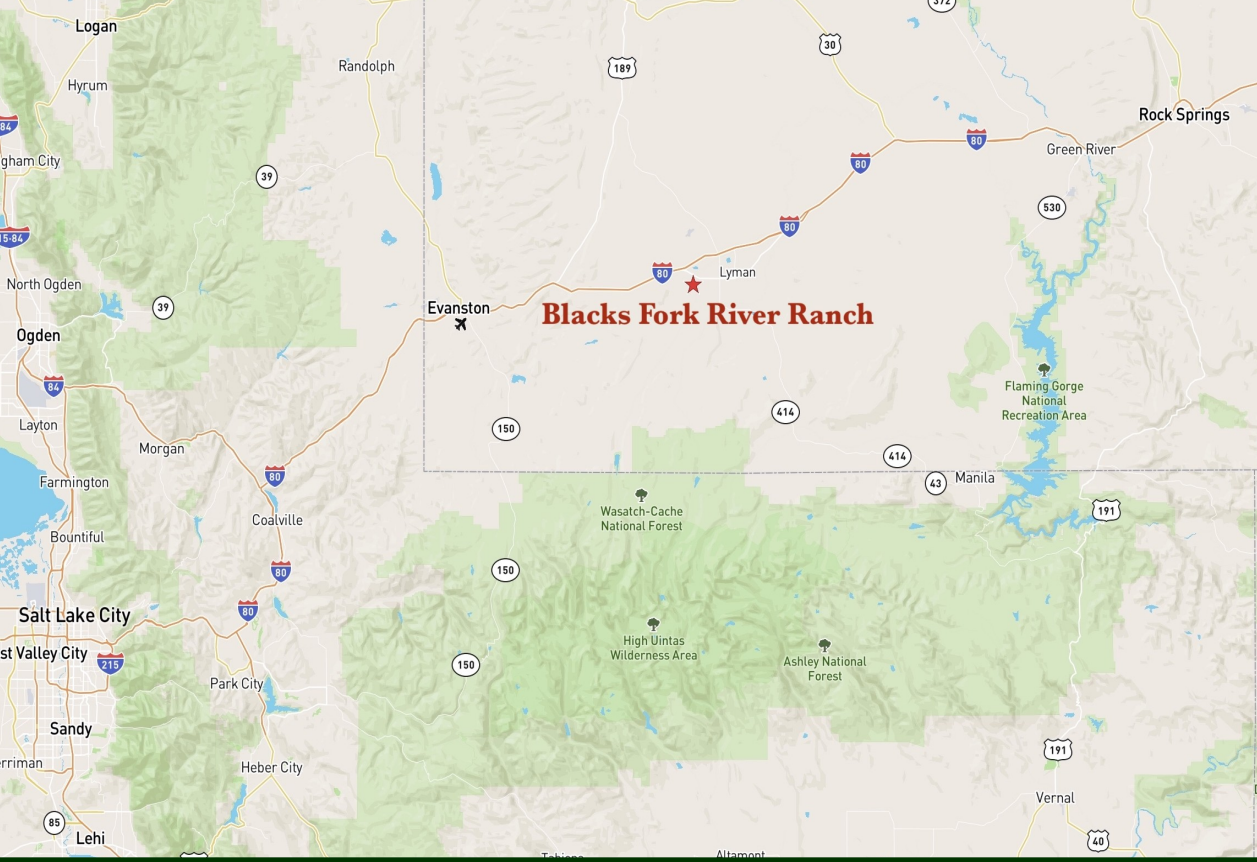
The property enjoys:

- Over a 1/2 mile of Blacks Fork River frontage
- Over a 1/2 mile of Austin Canal frontage
- A river-fed pond reaching ~ 20 feet depths

The cottonwood-lined river corridor creates exceptional habitat supporting wildlife including mule deer, antelope, and moose

For anglers, the combination of river & canal frontage, and pond fishing provides outstanding recreational opportunities directly on site.





## Gateway to Outdoor Adventure

Situated in Wyoming's Bridger Valley, the ranch enjoys convenient access to some of the West's most celebrated outdoor recreation destinations.

Nearby attractions include:

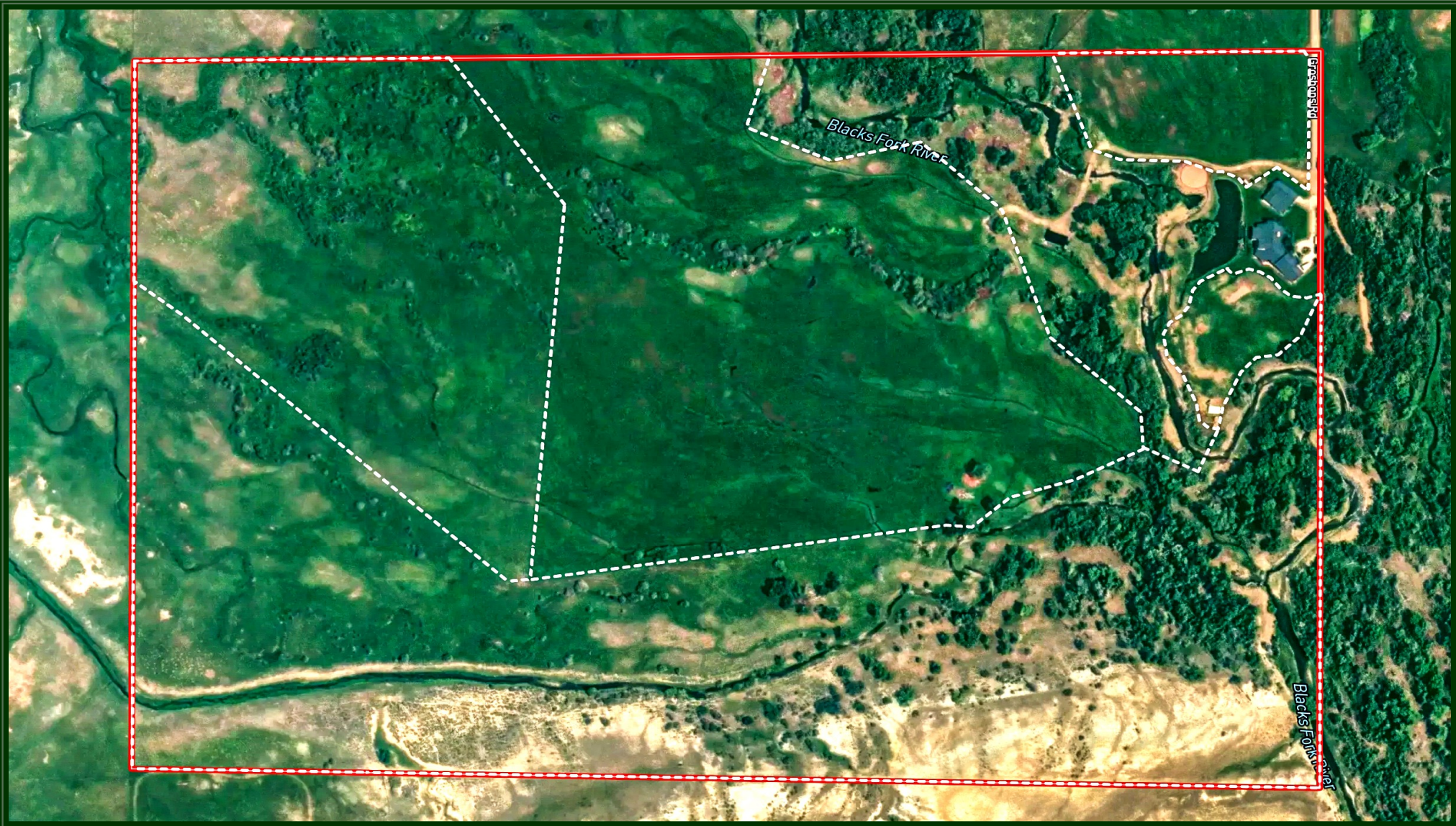
- Flaming Gorge National Recreation Area
- Ashley National Forest
- Wasatch National Forest
- High Uintas Wilderness Area

## Travel times from Blacks Fork River Ranch:

- Fort Bridger ~ 5 minutes
- Lyman & Mountain View ~ 15 minutes
- Fort Bridger FBO ~ 20 minutes
- Evanston ~ 30 minutes
- Rock Springs ~ 1 hour
- Flaming Gorge Reservoir ~ 1 hour
- Park City, UT ~ 1 hour 30 minutes
- Salt Lake City International Airport - 2 hours
- Jackson Hole, WY - 3 hours 30 minutes

Activities include:

- Fishing
- Hunting
- Horseback Riding
- Hiking
- ATV & UTV Riding
- Mountain Biking
- Snowmobiling
- Boating
- Skiing



## Blacks Fork River Ranch

102± Deeded Acres

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Over 1/2 Mile Austin Canal Frontage

Luxury Residence • Equestrian Improvements • Irrigated Meadows

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For additional information or a private showing:

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