

# Dry Farm Ranch: A Premier Destination for Luxury Hotel and Glamping Development

## Executive Summary

Dry Farm Ranch, a pristine 180-acre rectangular parcel located 53 miles southeast of Ten Sleep, Wyoming, at coordinates 43.74208°, -107.21046°, offers an extraordinary opportunity for developers to create a world-class luxury hotel and glamping destination. This undeveloped land, set against the backdrop of Wyoming's breathtaking landscapes, is ideally suited for crafting an exclusive retreat that caters to affluent travelers seeking unparalleled nature, sophistication, and adventure. With its vast size, strategic location, and untapped potential, Dry Farm Ranch is poised to become a landmark hospitality destination in the American West.

## Property Overview

Encompassing 180 acres of untouched terrain, Dry Farm Ranch provides a versatile canvas for visionary developers. The parcel's rectangular shape supports efficient planning for a mixed-use hospitality project, including a boutique luxury hotel, high-end glamping sites, and complementary amenities. The land features gently rolling hills, expansive meadows, and distant views of the Bighorn Mountains, creating a serene and photogenic setting that resonates with travelers seeking an authentic yet refined Wyoming experience. Free of existing structures, the property allows developers to design a cohesive resort that harmonizes with its natural surroundings while delivering five-star comfort.

## Market Opportunity

The luxury travel market is booming, with affluent travelers increasingly seeking unique, nature-immersive experiences that combine exclusivity with sustainability. Dry Farm Ranch is perfectly positioned to meet this demand. Located just 53 miles from Ten Sleep, a gateway to Wyoming's outdoor recreation, the property offers seclusion without sacrificing accessibility. Its proximity to attractions like Bighorn National Forest, Hot Springs State Park, and world-class fishing and hunting grounds makes it a magnet for travelers craving adventure and tranquility. A luxury hotel paired with upscale glamping—think safari-style tents, geodesic domes, or custom cabins—can attract high-end clientele willing to pay a premium for curated experiences in an unspoiled setting.

## Development Potential

Dry Farm Ranch offers limitless possibilities for creating a destination resort that redefines luxury hospitality. Key development opportunities include:

- Boutique Luxury Hotel:** A low-rise, architecturally stunning hotel with 20-40 suites, featuring farm-to-table dining, a spa, and panoramic views, can serve as the centerpiece of the resort.
- Glamping Sites:** Spacious, private glamping units (tents, yurts, or cabins) equipped with high-end amenities like en-suite bathrooms, private decks, and fire pits can cater to guests seeking a glamorous outdoor experience.
- Experiential Amenities:** Developers can incorporate guided outdoor activities (horseback riding, fly-fishing, stargazing), a wellness center, and cultural experiences celebrating Wyoming's ranching heritage.
- Sustainability Focus:** Solar power, water conservation systems, and eco-friendly building materials can appeal to environmentally conscious travelers while reducing operational costs.
- Event Spaces:** Outdoor venues for weddings, corporate retreats, and festivals can drive year-round revenue.

## Strategic Location

Situated in Washakie County, Dry Farm Ranch benefits from Wyoming's tax advantages, including no state income tax, making it an attractive investment. The property is approximately an hour from Worland's regional airport and three

hours from Casper, ensuring accessibility for domestic and international guests. The surrounding region's recreational offerings—hiking, skiing, and wildlife viewing—enhance the property's appeal as a year-round destination. Its remote yet reachable location delivers the privacy and exclusivity that luxury travelers demand.

## Investment Highlights

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- **Scalable Project:** The 180-acre parcel supports a phased development, starting with glamping sites and expanding to a full-service hotel, maximizing ROI.
- **High Demand:** The global luxury glamping market is projected to grow significantly, with Wyoming as a top destination for experiential travel.
- **Unique Selling Proposition:** Dry Farm Ranch's untouched beauty and proximity to iconic Wyoming landmarks set it apart from crowded resort markets.
- **Revenue Diversity:** A mix of hotel stays, glamping experiences, dining, and activities ensures multiple income streams.

## Conclusion

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Dry Farm Ranch is a rare gem, offering developers the chance to create a luxury hotel and glamping destination that captures the essence of Wyoming's wild beauty and refined hospitality. By blending upscale accommodations, immersive outdoor experiences, and sustainable practices, this 180-acre parcel can become a beacon for affluent travelers seeking unforgettable escapes. For developers ready to redefine luxury travel, Dry Farm Ranch is the ultimate canvas to build a legacy destination that resonates with the world's most discerning guests.