

# Dry Farm Ranch: A Premier Development Opportunity in Wyoming

## 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°, presents an unparalleled opportunity for visionary land developers. This undeveloped expanse is ideally suited for transformation into an exclusive community of luxury home and ranch estates. With its breathtaking natural beauty, strategic location, and vast potential for high-end residential development, Dry Farm Ranch is poised to become a sought-after destination for affluent buyers seeking privacy, serenity, and the authentic Wyoming lifestyle.

## Property Overview

Spanning 180 acres of untouched Wyoming terrain, Dry Farm Ranch offers a blank canvas for creating a premier residential community. The rectangular shape of the parcel facilitates efficient planning and subdivision, allowing for flexible lot configurations to accommodate spacious luxury estates and working ranches. The land's gently rolling topography, interspersed with open meadows and framed by distant mountain views, provides an ideal setting for architecturally significant homes that blend seamlessly with the rugged landscape. The absence of existing structures ensures developers can execute their vision without constraints, crafting a community that reflects the pinnacle of luxury and exclusivity.

## Market Opportunity

The demand for luxury rural properties in Wyoming has surged in recent years, driven by high-net-worth individuals seeking expansive estates that offer privacy, natural beauty, and a connection to the American West. Dry Farm Ranch is perfectly positioned to capitalize on this trend. Located just 53 miles from Ten Sleep, a charming town known for its outdoor recreation and Western heritage, the property offers a balance of seclusion and accessibility. Proximity to major attractions like Bighorn National Forest and Hot Springs State Park enhances its appeal, attracting buyers who value both adventure and tranquility. The parcel's size and layout make it ideal for subdividing into 10- to 20-acre estates, each offering ample space for custom homes, equestrian facilities, and private recreational amenities.

## Development Potential

Dry Farm Ranch is a developer's dream, offering unmatched flexibility to create a gated community of luxury ranch estates. The land supports a variety of high-end features, including:

- Custom Luxury Homes:** Large lots allow for sprawling residences with panoramic views, private wells, and sustainable energy solutions like solar power.
- Equestrian and Agricultural Amenities:** The open terrain is perfect for horse facilities, small-scale farming, or boutique vineyards, catering to buyers with agrarian interests.
- Community Features:** Developers can incorporate shared amenities such as a clubhouse, trails for hiking or horseback riding, and a central gathering space to foster a sense of community.
- Conservation Appeal:** By designating portions of the land for conservation easements, developers can attract environmentally conscious buyers while preserving the area's natural beauty.

## Strategic Location

Situated in Washakie County, Dry Farm Ranch benefits from Wyoming's favorable tax environment, including no state income tax, making it an attractive destination for wealthy buyers. The property's location, approximately an hour's drive

from Worland's regional airport and three hours from Casper, ensures accessibility while maintaining the privacy and exclusivity that luxury buyers crave. The surrounding region offers world-class recreational opportunities, from fishing and hunting to skiing and hiking, positioning Dry Farm Ranch as a gateway to the Wyoming lifestyle.

## Investment Highlights

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- **Scalable Development:** The 180-acre parcel can be subdivided into 9 to 18 lots, depending on desired estate size, maximizing return on investment.
- **High Demand:** Wyoming's luxury real estate market continues to grow, with comparable properties selling at premium prices.
- **Untapped Potential:** As an undeveloped parcel, Dry Farm Ranch offers a rare opportunity to shape a legacy project that defines the future of luxury living in the region.
- **Natural Capital:** The land's scenic beauty and proximity to outdoor recreation enhance its value and marketability.

## Conclusion

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Dry Farm Ranch is more than a parcel of land—it is a canvas for creating an iconic luxury community that captures the essence of Wyoming's rugged elegance. For developers with the vision to craft an exclusive enclave of ranch estates, this property offers unmatched potential. By leveraging the land's natural assets, strategic location, and the growing demand for high-end rural properties, Dry Farm Ranch can become a landmark destination for discerning buyers. Seize this opportunity to transform 180 acres into a legacy of luxury, privacy, and timeless Western charm.