

1143 Sheridan Avenue.
Cody, WY 82414
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The Heckert Ranch

Listing Agent: Ed Higbie, Associate Broker
edhigbie@westernre.net, 307-899-1403

Price: \$7,350,000

Address: 1457 Road 4DT, Meeteetse WY 82433

MLS Number: 10004793

Description: The Wood River is a blue-ribbon stream southwest of Cody and Meeteetse, Wyoming. The valley is secluded and home to ranches and coveted mountain retreats. The historic abandoned mining town of Kirwin is up the valley on National Forest lands. The Wood River Valley is renowned as a premier hunting area providing some of the best elk and deer hunting in western Wyoming. Heckert's Ranch is now offering to sell the northeast and southeast portion of 1887± acres consisting of 1247±

deeded acres with 640± acres of state lease. 320± acres have irrigation rights. The ranch has over one mile of frontage on the Wood River and much of the ranch borders the Shoshone National Forest. There is a spacious owner's home on one of the prettiest sites we've seen. Heckert's Ranch is a rare opportunity for life in an unspoiled valley, home to a host of wildlife. The quiet and the privacy are priceless. The vivid scenery is some of the best in the West.

Square Feet: 6,130±

Land Area: 1,887± acres

Bedrooms: 5

Bathrooms: 4.5



This map may be inaccurate for new or remote addresses. Please double check the location before using this information.














Heckert Ranch NE Unit 205 +/- acres

- Highways
- County Roads
- Lot and Parcel Lines
- Rivers, Creeks, Lakes
- Incorporated Towns
- Yellowstone National Park
- US Forest Service
- BLM
- Bureau of Reclamation
- State of Wyoming
- 2000 Aerial Photography



Dark County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.

**Heckert Ranch
NE Unit
1042 +/- acres**

-  Highways
-  County Roads
-  Lot and Parcel Lines
-  Rivers, Creeks, Lakes
-  Incorporated Towns
-  Yellowstone National Park
-  US Forest Service
-  BLH
-  Bureau of Reclamation
-  State of Wyoming
-  2009 Aerial Photography



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Property Information / Name

St. # CR Name Type No. of
 70 NOON POINT RD 1 of 1
 City ZIP 02433-0000
 ME-TLETSE

Parcel
 40 AC. DES. AS LOT 3 SEC. 11 & LOT 1 SEC. 14 T46 R102
 R0014129 Parcel
 16460201103000

Parcel
 01438 AC. DES. AS TR. S4 EX. A PARC. IN THE NE COR. 1 TR. 18 EX. A PARC. IN THE W. PT. OF THE NE COR. OF TR. 78 & A PARC. IN THE SE COR. OF LOT 1, SEC. 11 T46 R102 (ALSO REF. DOC #S 2001-029, 2005-0056 & 2010-0597)

Parcel
 R0014130 Parcel
 16480201178002

Parcel
 720 AC. DES. AS TRACT 49 T46 R102
 R0014114 Parcel
 16460204800001

Parcel
 197.46 AC. (14.8 AS LOTS 2, 4, 5, 7, SE4SE1/4 SEC. 21 TR. 66, W2SW1/4 SEC. 24, N2W1/4 SW-C. 25, LOT 1, N-ANFWA SEC. 28 T48 R132
 R0014138 Parcel
 16160202307000

