

# Cascade Falls Ranch



Remarkable Cascade Falls Ranch has been in the family since the 1880's. with 36 irrigated acres that can get up to three feet of water. In addition to the irrigation there is a great pond that could easily be stocked for fishing and the opportunity exists to further developing a chain of ponds. The perimeter is fenced to keep the elk out. This land is literally on the other side of the fence from the Wild Horse Sanctuary, which consists of over 11,000 acres of undeveloped land. The access roads are within 15 minutes of town and are an easy drive. The Cheyenne River traverses the Southern border and rock canyons on the Northern rim offers access to thousands of USFS acres along Hells Canyon. The USFS has limited public access because of the rugged terrain. There is a tremendous amount of game in this area that includes elk, deer and turkey as well as upland birds. There is recreational boating and good fishing within 10 minutes at Angostura Lake. This region is known for very mild winters and one of the finest public golf courses in the country can be played in Hot Springs. Lush meadows, panoramic building sites, registered prehistoric pictographs and freedom to roam these historic western canyons makes this a rare offering. **\$640,000**

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