



HALL AND HALL

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

Mononi Flats | Deaver, Wyoming | \$3,750,000



Executive Summary

Mononi Flats is a 531± acre deeded ranch along the northwestern edge of Wyoming near Deaver in Park County. Its most distinguishing feature is its adjacency to more than 30,000± acres of contiguous Bureau of Land Management and State lands, allowing expansive access and extending the property's utility and recreational value far beyond its deeded boundaries. This seamless connection to public lands provides an unparalleled opportunity for hunting, wildlife observation, and motorized access across a vast landscape, effectively making this a 30,000± acre experience.

The ranch features a high-quality, modern residence with an attached shop, built in 2020, offering turnkey comfort and functionality for full-time or seasonal occupancy. The water resources are robust, with adjudicated irrigation rights sourced from the Shoshone River drainage near Cody. These rights support roughly 250± acres of irrigated meadows, which are currently planted to benefit both agriculture and wildlife habitat. Two flowing springs and several lateral ditches enhance the riparian areas on the property, drawing a wide range of wildlife species and supporting grazing rotations.

With its strategic location near Powell and Cody, the ranch benefits from easy access to services, air travel, and national attractions such as Yellowstone National Park and the Lower Shoshone River. The broader region is defined by panoramic views of the Bighorn, Pryor, and Absaroka Mountain ranges. Currently operated for recreational and seasonal agricultural use, Mononi Flats is both a private sanctuary and an active sporting property, providing hunting, fishing access, and four-season exploration. The location, improvements, water resources, and extensive access to public land make Mononi Flats a truly multifaceted property for discerning buyers.



HALL AND HALL

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS



Just The Facts

- Northwestern Wyoming, near Deaver in Park County
- 531± deeded acres
- Borders 30,000± acres of contiguous BLM and State lands
- Modern home with attached shop, built in 2020
- Adjudicated water rights from the Shoshone River drainage
- Approximately 250± acres of irrigated meadows
- Two flowing springs and multiple lateral ditches
- Deer, upland birds, and diverse native species
- Productive meadows, riparian corridors, and open rangeland
- County-maintained road; close to Powell and Cody, WY
- Near Yellowstone National Park, Bighorn, Pryor, and Absaroka Mountain Ranges
- Modern systems supporting full-time or seasonal living
- Hunting, fishing access, wildlife viewing, and four-season exploration
- Panoramic mountain and open range vistas



HALL AND HALL

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS



PETER WIDENER | pwidener@hallandhall.com

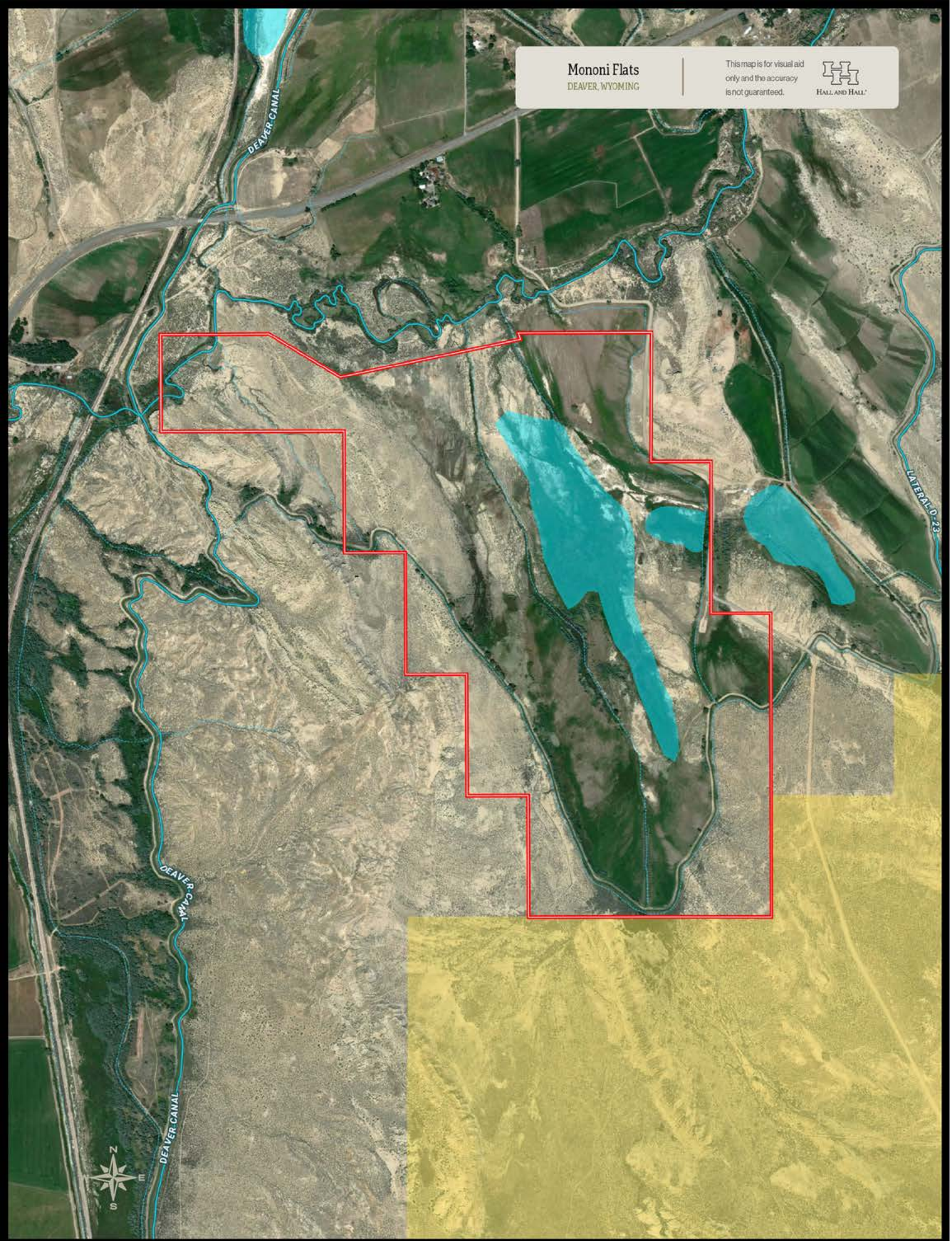
248 W. WORKS ST. | SHERIDAN, WY 82801

(O) 307-278-0232 | (M) 307-763-3170

Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use any enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.

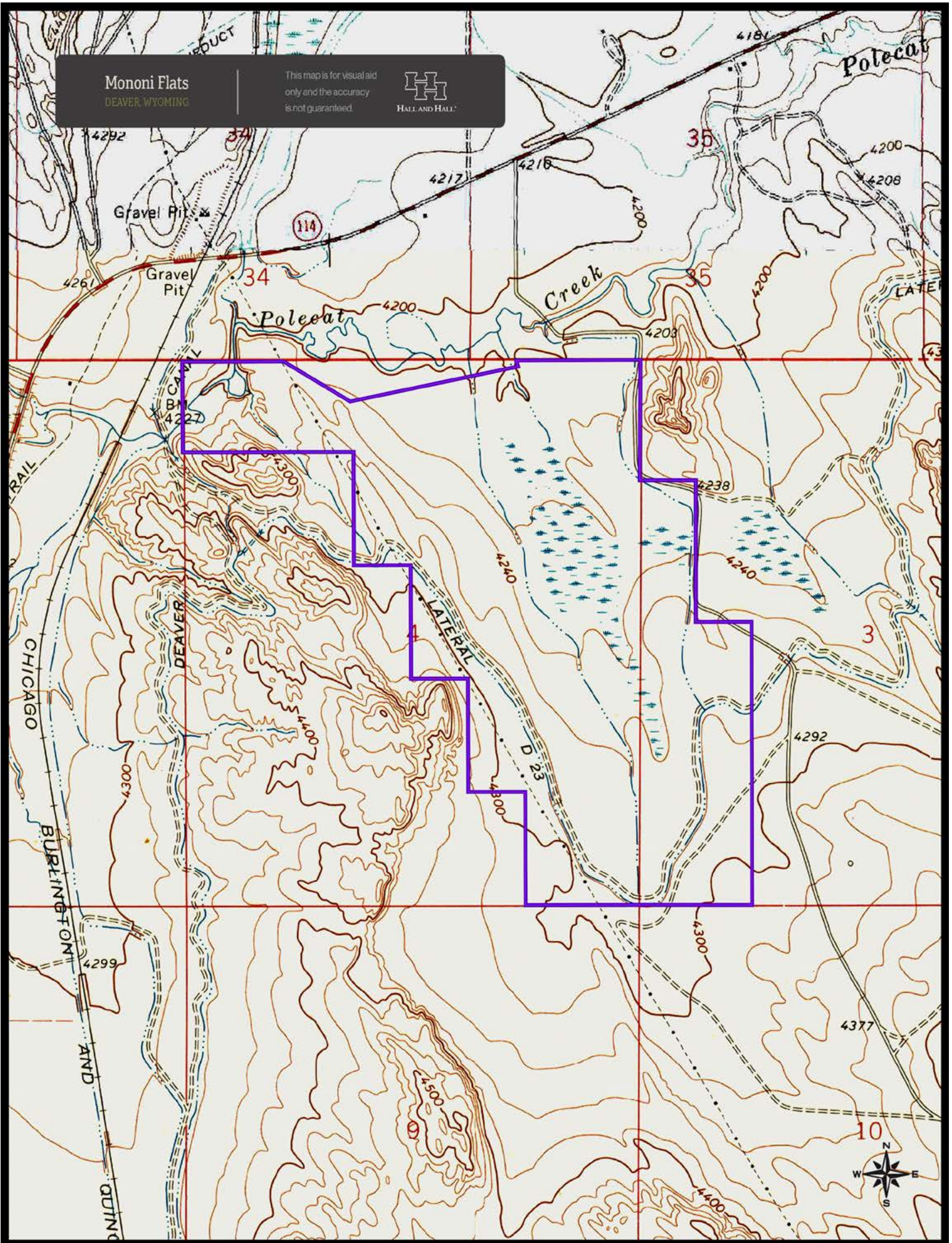
Mononi Flats
DEAVER, WYOMING

This map is for visual aid
only and the accuracy
is not guaranteed.



Mononi Flats
DEAVER, WYOMING

This map is for visual aid
only and the accuracy
is not guaranteed.



Mononi Flats
DEAVER, WYOMING

This map is for visual aid
only and the accuracy
is not guaranteed.

