

HALL AND HALL

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

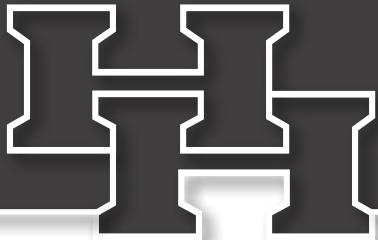


Executive Summary

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.



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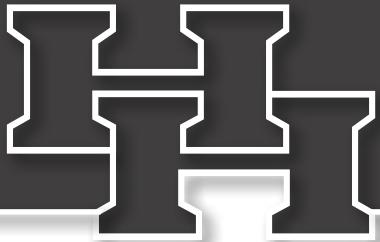
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Just The Facts

- 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



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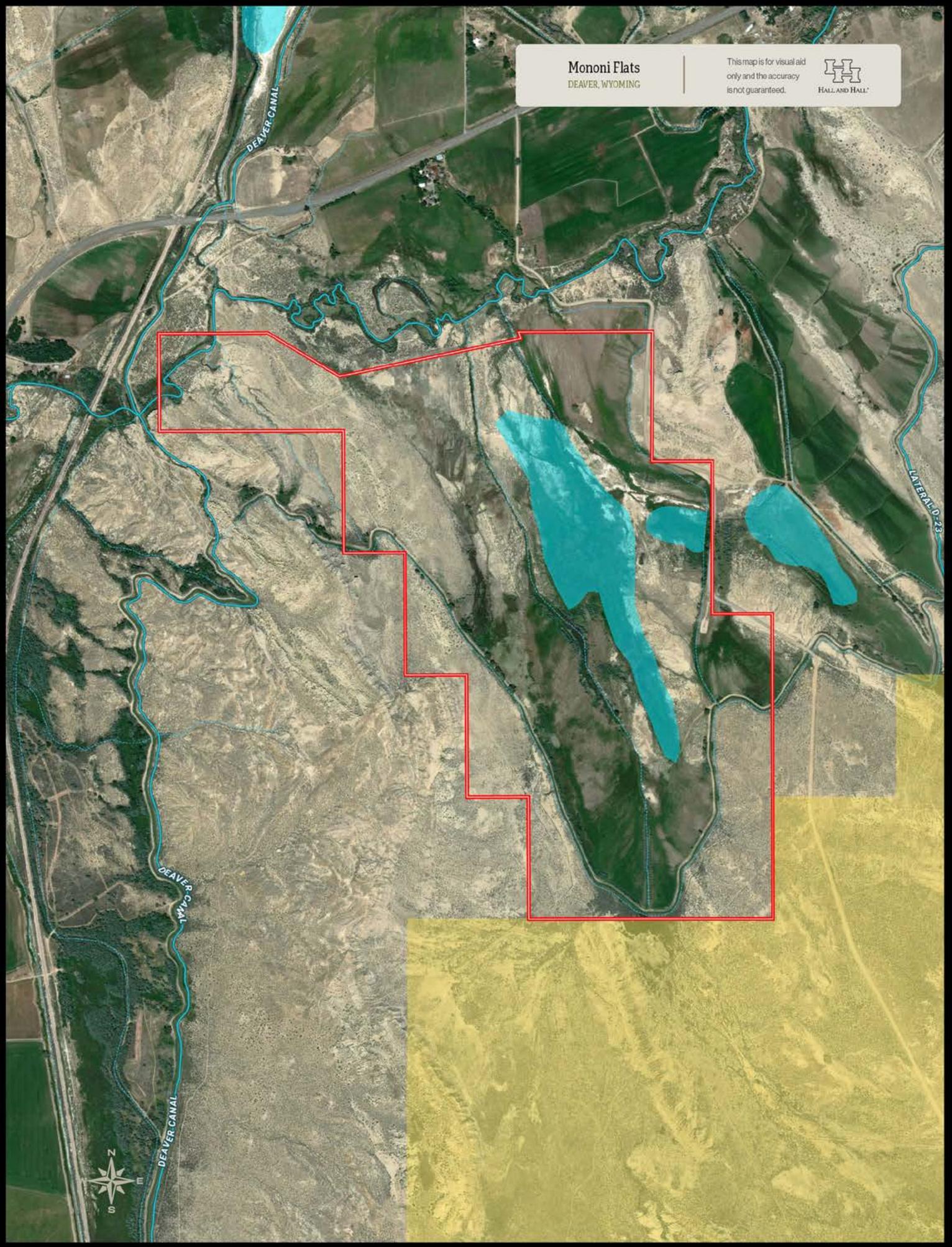
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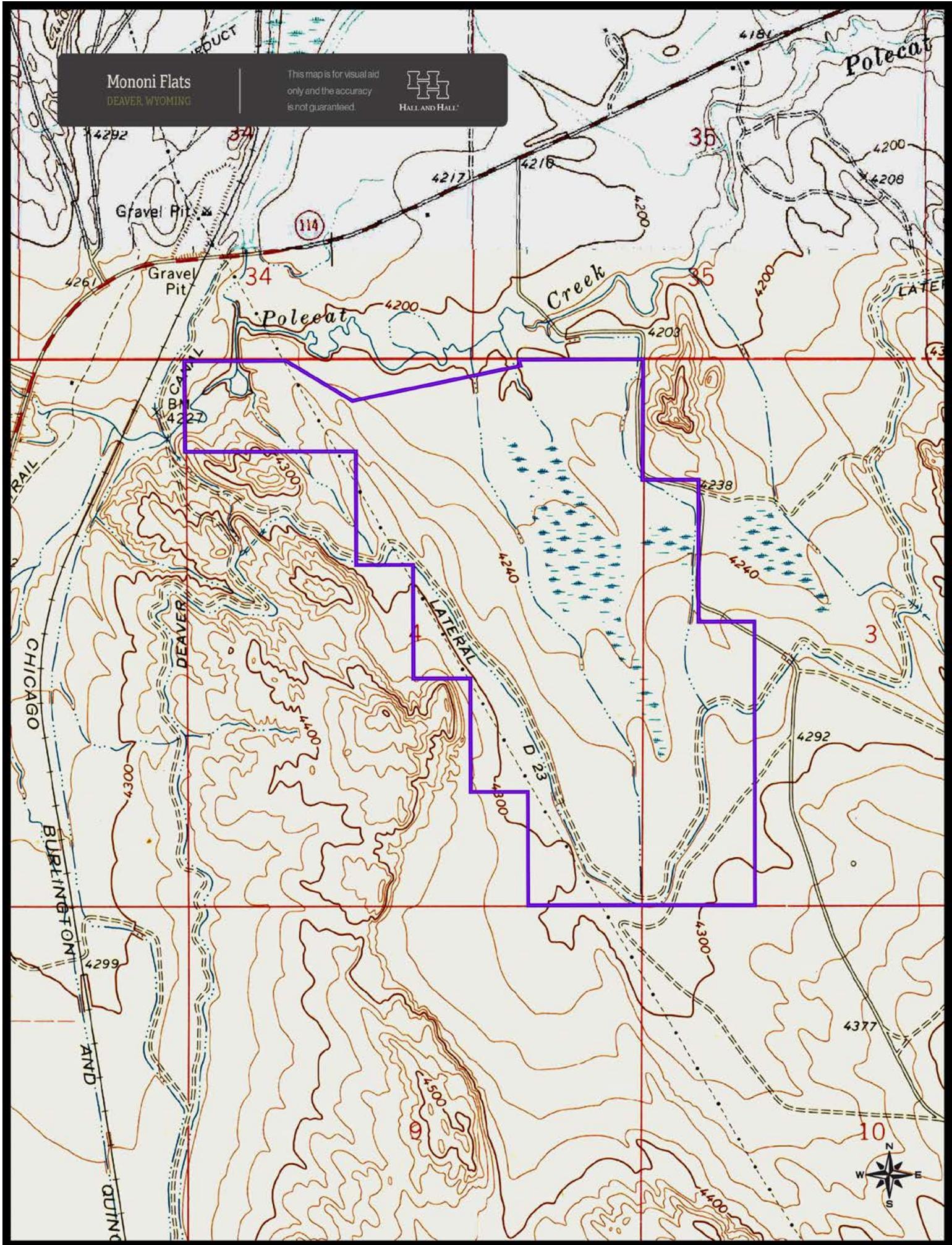
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Mononi Flats
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Mononi Flats GEAVER, WYOMING



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