



640 Acre Ranch bought near the town of Saratoga, Wyoming

Acted as Buyer's Agent for the purchase of an outstanding recreational ranch

Denver, Colorado – February 24, 2012 – Leadbetter Webster Land Company, a leading rural real estate firm, announced today the successful acquisition of a 640-acre outstanding recreational ranch property near the town of Saratoga in Carbon County, Wyoming. Leadbetter Webster provided the buyer agency services of finding the property and complete follow through of all details of the transaction.



The ranch included a 640 acre tract and a small BLM lease that is completely surrounded by Bureau of Land Management and the Medicine Bow National Forest. This property included some outstanding fishing in 5 ponds located on the property. Other water sources included 3 smaller streams, and enough water sources to add some additional ponds at a later time.

The new owners were extremely happy to find this location because it suited their interests in wildlife, fishing, hunting and having a retreat for family and friends. The ranch includes a lovely 3,024-square foot lodge with exposed beams, a large kitchen, dining area, rock fireplace and a great room expansive enough for dancing and entertaining. Nearby are three fully-furnished guest cabins, two of which overlook cascading South Spring Creek. Power, phone and satellite television makes a stay at Cozy Canyon far from a "roughing it" experience.

"It is always fulfilling to help someone find that perfect property" said Don Clymer, broker/agent of Leadbetter Webster. "In addition to the fishing, this ranch receives elk tags, and is a trophy hunting property for both species."

About the Leadbetter Webster Land Company

Leadbetter Webster Land Co. provides real estate services for Sellers and Buyers for rural properties of all types, big or small such as agricultural, horse properties, hunting and fishing properties and other rural oriented properties in Colorado, Wyoming and Utah. Rural properties come with their own set of unique features which many real estate brokers are not familiar with such as the business end of an agricultural property, conservation easements, minerals, water rights, hunting and fishing characteristics of a

property, 1031 exchanges and potential tax consequences of rural properties. Many of these items require special knowledge and it is helpful for the buyer or seller to have a broker on their side that has a working knowledge of these issues and where to go to get the right answers.

Editorial Contact

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