



BUYING PROPERTY IN THE RED DESERT

SWEETWATER COUNTY'S RED DESERT BASIN

THANK YOU FOR LOOKING INTO DEVELOPMENT REQUIREMENTS IN SWEETWATER COUNTY'S RED DESERT BASIN. THE FOLLOWING WILL PROVIDE GENERAL INFORMATION ABOUT THE AREA AS WELL AS OUTLINE THE COUNTY'S DEVELOPMENT REQUIREMENTS.

THE RED DESERT IS PART OF THE GREAT DIVIDE BASIN WHICH IS A HIGH ALTITUDE, ARID REGION ALONG THE EASTERN SLOPE OF THE CONTINENTAL DIVIDE. ANNUAL PRECIPITATION AVERAGES LESS THAN 10 INCHES, MUCH OF THAT COMING FROM SNOWFALL. JUNE THROUGH AUGUST, THE AVERAGE TEMPERATURE RANGES FROM A HIGH AROUND 75° TO A LOW AROUND 40°. SOILS CAN BE HIGH IN pH AND SALINITY WITH A LOW BEARING STRENGTH WHEN WET. NATIVE VEGETATION CONSISTS PRIMARILY OF SAGEBRUSH AND SPARSE LOW GRASSES.

ALMOST ALL PROPERTY FOR SALE IN THE RED DESERT IS ZONED AGRICULTURAL WHICH REFLECTS THE COUNTY'S VAST OPEN SPACES. DOMINANT LAND USES IN THIS DISTRICT INCLUDE OPEN RANGE GRAZING AND ENERGY EXPLORATION & EXTRACTION. MOST UTILITIES AND EMERGENCY SERVICES ARE LIMITED OR UNAVAILABLE.

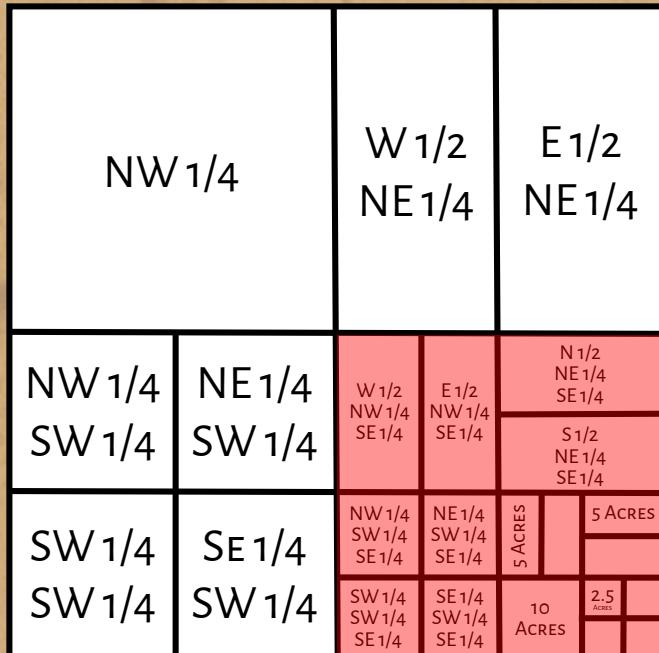
THE COUNTY CONSIDERS MOST OF THE ROADS IN THE RED DESERT "RESOURCE ROADS" WHICH ARE CONSTRUCTED AND MAINTAINED BY ENERGY COMPANIES. THESE ROADS MAY EVENTUALLY "DISAPPEAR" WHEN PRODUCTION IS THROUGH AND RECLAMATION HAS TAKEN PLACE.

MOST ROADS ARE NOT MAINTAINED AND MAY BE IMPASSABLE.

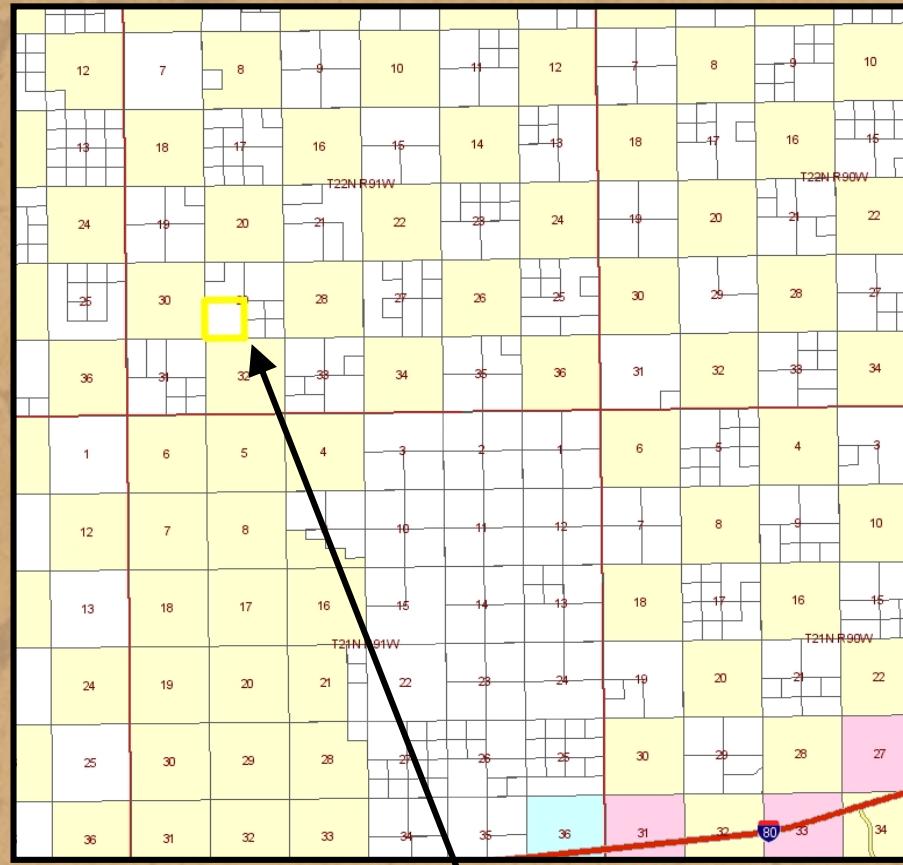
How To FIND YOUR PROPERTY ON A MAP

A TOWNSHIP AND RANGE ENCOMPASSES 36 SQUARE MILES; 6 MILES ACROSS & 6 MILES DOWN. IN SWEETWATER COUNTY, TOWNSHIPS RANGE FROM T12N TO T26N AND RUN FROM SOUTH TO NORTH. RANGES RUN FROM R90W TO R112W AND RUN FROM EAST TO WEST.

Township Line						
Range Line				Range Line		
6	5	4	3	2	1	
7	8	9	10	11	12	
18	17	16	15	14	13	
19	20	21	22	23	24	
30	29	28	27	26	25	
31	32	33	34	35	36	
Township Line						



PARCELS UNDER 35 ACRES ARE EASILY RECOGNIZABLE BECAUSE THEY CONTAIN 3 OR MORE LOCATION REFERENCES SUCH AS **W1/2, NW1/4, SE1/4**. EXAMPLES OF PARCELS UNDER 35 ACRES ARE SHADED IN RED ON THE MAP ABOVE.



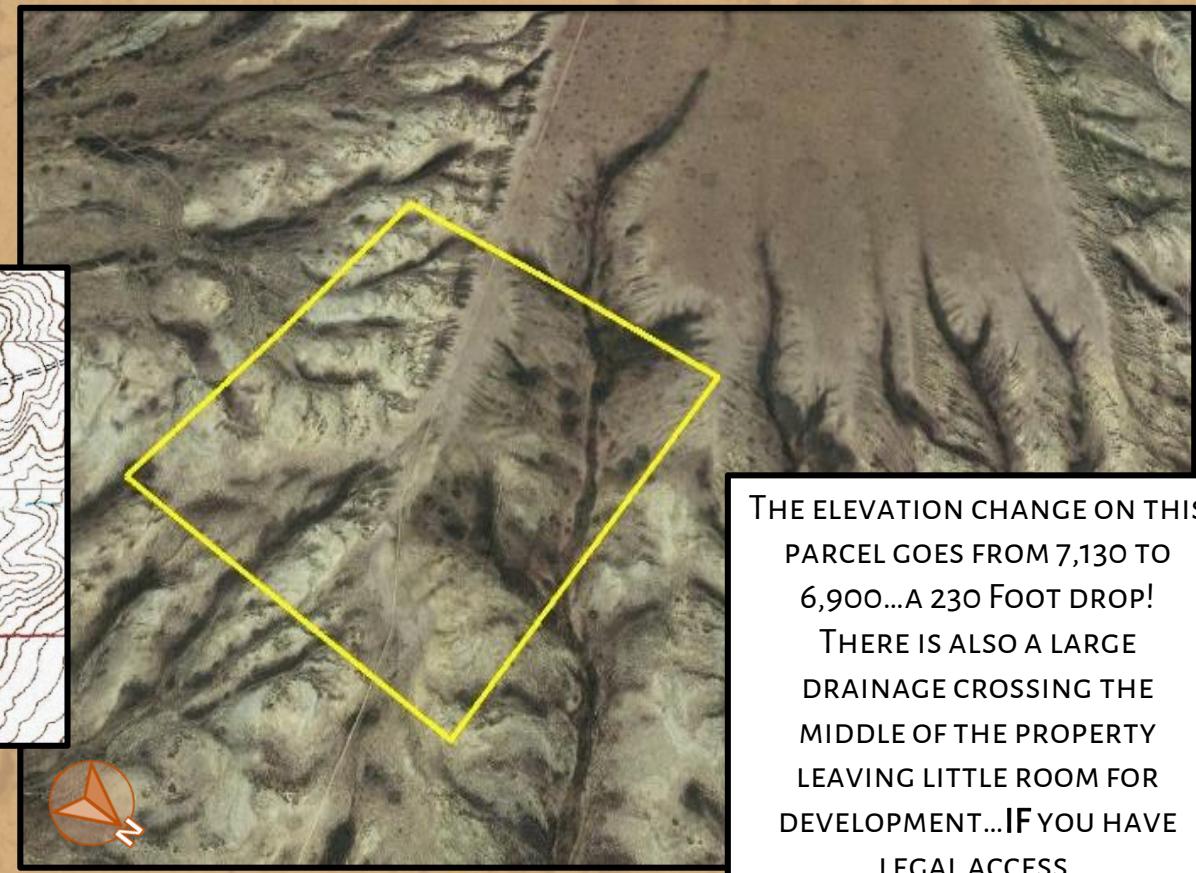
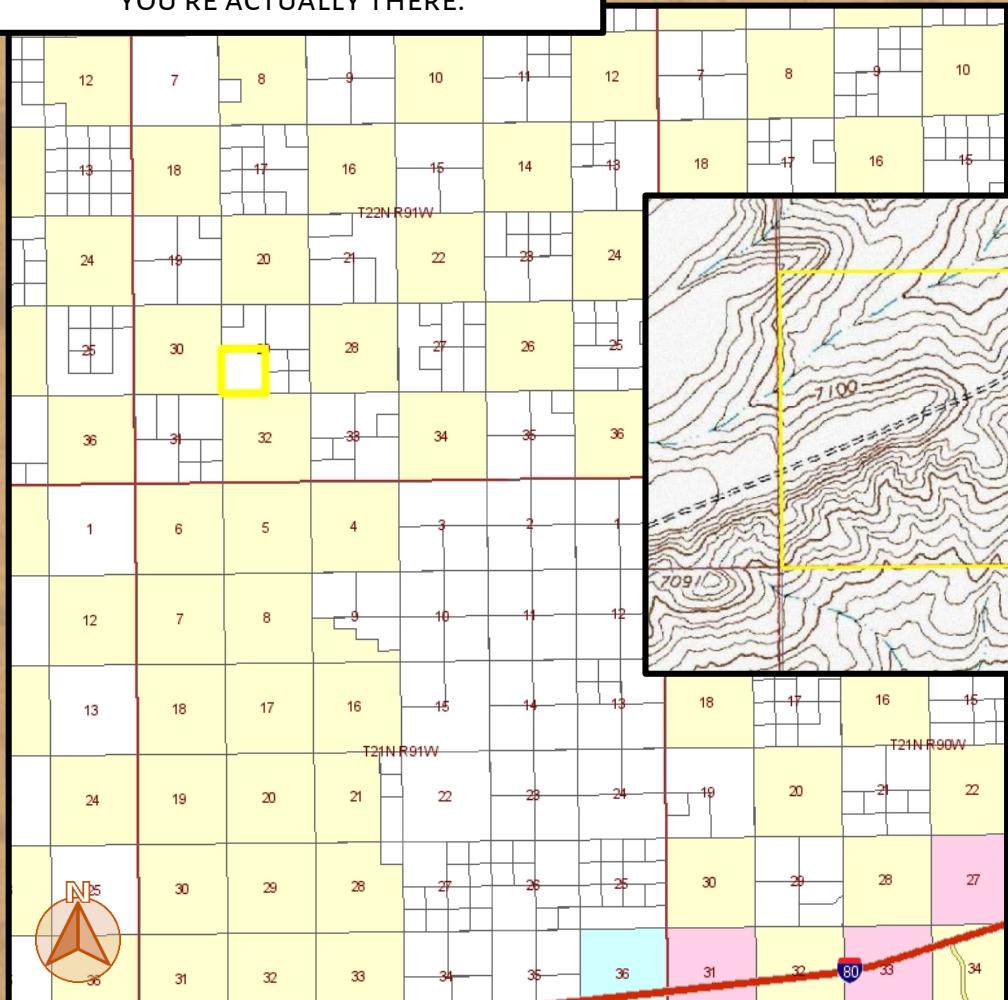
THIS PROPERTY IS LEGALLY DESCRIBED AS THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 91 WEST OF THE 6TH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING.

YOUR INFORMATION MAY LOOK LIKE THIS:

160 ACRES, SW1/4, S29, T22N, R91W

VISIT YOUR PROPERTY AND KNOW WHAT YOU'RE BUYING!

ON A FLAT MAP, THE PROPERTY YOU'RE THINKING ABOUT BUYING LOOKS VERY DIFFERENT FROM HOW IT LOOKS WHEN YOU'RE ACTUALLY THERE.



THE ELEVATION CHANGE ON THIS PARCEL GOES FROM 7,130 TO 6,900...A 230 FOOT DROP! THERE IS ALSO A LARGE DRAINAGE CROSSING THE MIDDLE OF THE PROPERTY LEAVING LITTLE ROOM FOR DEVELOPMENT...IF YOU HAVE LEGAL ACCESS.

IF YOU GO TO THE Red DESERT, MAKE SURE TO TELL SOMEONE WHERE YOU ARE! CELLULAR SERVICE IS VERY LIMITED, ROADS CAN BE IMPASSABLE IN CERTAIN WEATHER CONDITIONS AND TEMPERATURES CAN FLUCTUATE UP TO 35° IN A SINGLE DAY!

ACCESS TO YOUR PROPERTY

BEFORE MAKING YOUR PURCHASE, MAKE SURE THAT YOU HAVE A SECURED, LEGAL ACCESS TO YOUR PROPERTY. WYOMING STATE STATUTE 18-5-303 FOR REAL ESTATE SUBDIVISIONS REQUIRES THAT “INGRESS AND EGRESS AND UTILITY EASEMENTS SHALL BE PROVIDED TO EACH PARCEL BY BINDING AND RECORDABLE EASEMENTS OF NOT LESS THAN FORTY (40) FEET IN WIDTH TO A PUBLIC ROAD UNLESS SPECIFICALLY WAIVED BY THE GRANTEE OR TRANSFeree IN A BINDING AND RECORDABLE DOCUMENT”.

IF YOU ARE PURCHASING A PROPERTY AND THAT RIGHT HAS ALREADY BEEN WAIVED, IT IS YOUR RESPONSIBILITY TO SECURE ACCESS EASEMENTS FROM ALL PUBLIC AND PRIVATE PROPERTY OWNERS BETWEEN YOU AND A PUBLIC ROAD.

THE 2015 ZONING RESOLUTION REQUIRES THAT ALL DEVELOPMENT APPROVALS IN THE UNINCORPORATED AREAS OF SWEETWATER COUNTY HAVE AN APPROVED, LEGAL ACCESS TO THE LOT OR PARCEL. PRIVATE ROADS ARE ALLOWED BUT MUST MAINTAIN A MINIMUM RIGHT-OF-WAY EASEMENT OF 40 FEET AND SHALL NOT EXCEED 1.25 MILES IN LENGTH UNLESS ALLOWED THROUGH THE PUBLIC HEARING PROCESS. THE PRIVATE ROAD MUST ALSO ORIGINATE FROM A PUBLIC ROAD.

BY STATUTE, PUBLIC ROADS ARE ESTABLISHED BY THE COUNTY COMMISSIONERS AND ARE USUALLY DESIGNATED AS COUNTY ROADS ALTHOUGH SOME FEDERAL ROADS MAY FALL UNDER THIS STATUTE.

DEVELOPING YOUR PROPERTY

ONCE YOU HAVE SECURED THOSE EASEMENTS, THE COUNTY WILL REQUIRE THAT YOU PAY FOR AND BUILD THE PUBLIC OR PRIVATE ROAD TO THE REQUIREMENTS OF SECTION 4.C OF THE SWEETWATER COUNTY ZONING RESOLUTION. THIS SECTION OUTLINES THE COUNTY'S PARCEL DEVELOPMENT STANDARDS AS WELL AS ACCESS REQUIREMENTS. A COUNTY ACCESS AND ADDRESS PERMIT MAY BE REQUIRED IF ACCESSING FROM A NUMBERED COUNTY ROAD.

COMMONLY, PROPERTY IN THE Red DESERT IS DIVIDED INTO 40 ACRE PARCELS. WYOMING STATUTE 18-5-303 EXEMPTS PARCELS WHICH ARE 35 ACRES OR LARGER FROM THOSE SUBDIVISION STATUTES AND COUNTY REGULATIONS AS LONG AS THEY MEET THE REQUIREMENTS OF THAT EXEMPTION.

IF YOU ARE PURCHASING A PROPERTY WHICH IS SMALLER THAN 35 ACRES, THE COUNTY WILL REQUIRE YOU TO PROVIDE DOCUMENTATION THAT YOUR PARCEL WAS CREATED UNDER WYOMING STATE LAWS. PARCELS UNDER 35 ACRES ARE EASILY RECOGNIZABLE BECAUSE THEY CONTAIN 3 OR MORE LOCATION REFERENCES SUCH AS W1/2, NW1/4, SE1/4.

A CONSTRUCTION PERMIT IS REQUIRED WHEN PLACING A NEW STRUCTURE OR EXPANDING THE FOOTPRINT OF AN EXISTING STRUCTURE. INCLUDE ALL ITEMS LISTED ON THE SITE PLAN REQUIREMENTS FOUND IN THE CONSTRUCTION PERMIT APPLICATION.

How do I GET TO THE NEAREST PUBLIC ROAD...

LOOKING AT THE MAP, THE FOLLOWING ARE CLASSIFIED AS PUBLIC ROADS:

WAMSUTTER-CROOKS GAP - CR 4-23

LUMAN - CR 4-20

WYOMING STATE HIGHWAY 789

MINERALS EXPLORATION - CR 4-63

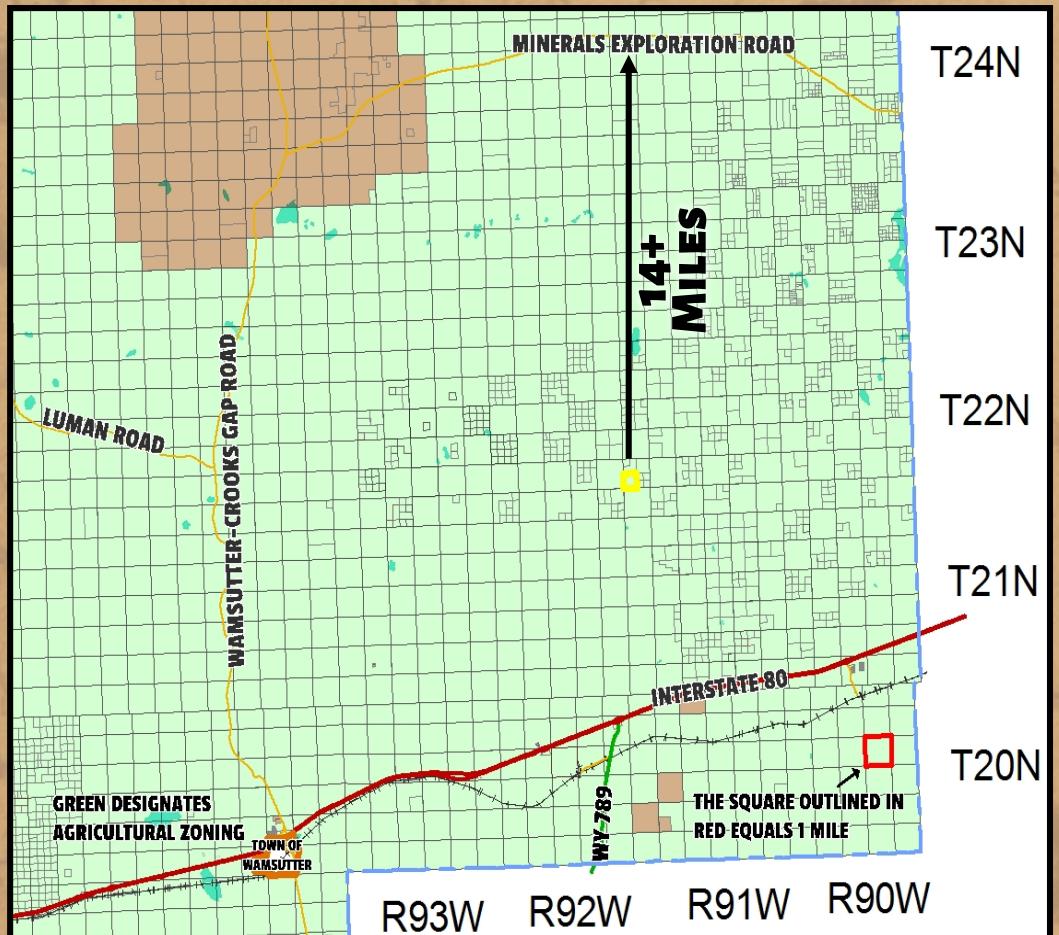
INTERSTATE 80

...AND HOW MUCH WILL IT
COST ME TO GET THERE?

**\$100,000 PER MILE IS THE ESTIMATED COST OF A ROAD BUILT
TO THE COUNTY'S MINIMUM STANDARDS.**

**IN THE EXAMPLE PROPERTY OUTLINED IN YELLOW, IT IS OVER
14 MILES IN A STRAIGHT LINE TO MINERALS EXPLORATION
ROAD. THAT MEANS THAT BUILDING A 14 MILE ROAD WOULD
COST YOU A MINIMUM OF \$1.4 MILLION DOLLARS!**

**AND THAT FIGURE DOES NOT ACCOUNT FOR ENGINEERING,
EASEMENTS, DRAINAGE, FILL, EXCAVATION OR CULVERTS.**



WATER

WATER IS SCARCE IN THE DESERT. ANNUAL PRECIPITATION AVERAGES LESS THAN 10 INCHES WITH SNOWFALL ACCOUNTING FOR MUCH OF THAT AMOUNT. AVERAGE ANNUAL EVAPORATION RATES ARE 4 – 5 TIMES HIGHER THAN PRECIPITATION RATES. DEEP DRILLING, POSSIBLY UP TO 1,000 FEET, MAY BE REQUIRED TO BRING IN A WELL.

WELL PERMITS CAN BE OBTAINED BY CONTACTING THE WYOMING STATE ENGINEER'S OFFICE, GROUND WATER DIVISION, AT 307-777-6163.

SEPTIC

SEPTIC PERMITS ARE ISSUED BY THE SWEETWATER COUNTY ENVIRONMENTAL HEALTH DEPARTMENT. SOIL CONDITIONS AND PERCOLATION TESTS WILL DETERMINE IF YOUR PROPERTY WILL SUPPORT AN UNDERGROUND SYSTEM OR WILL REQUIRE A MOUNDED SYSTEM. CONTACT THE ENVIRONMENTAL HEALTH DEPARTMENT AT 307-872-3930 WITH ANY QUESTIONS.

UTILITIES

WIND, SOLAR, PROPANE AND GENERATORS ARE THE PRIMARY SOURCES OF ENERGY. PUBLIC UTILITIES ARE PRACTICALLY NON-EXISTENT OR TOO COSTLY TO BRING TO YOUR PROPERTY.

SOILS & THE GROWING SEASON

THE GROWING SEASON, OR FROST FREE PERIOD, IN THE RED DESERT IS BETWEEN 55 TO 95 DAYS. AVERAGE SUMMER TEMPERATURES RANGE FROM HIGHS IN THE UPPER 70'S TO LOWS IN THE 40'S. UPLAND SOILS ARE GENERALLY WELL DRAINED BUT CONTAIN HIGH pH LEVELS. LOWLAND SOILS ARE SILTY CLAY LOAM WITH ELEVATED pH LEVELS AND HIGH SALINITY. WHEN WET, CLAY SOILS BECOME IMPERMEABLE AND HAVE A LOW BEARING STRENGTH.

OPEN RANGE GRAZING

WYOMING IS AN OPEN RANGE STATE. IF YOU DO NOT WANT SOMEONE ELSE'S LIVESTOCK ROAMING AND GRAZING ON YOUR PROPERTY, YOU ARE RESPONSIBLE FOR ERECTING AND MAINTAINING FENCES. YOU ARE ALSO RESPONSIBLE, AND MAY FACE CRIMINAL LIABILITY, IF YOUR PET HARASSES, WOUNDS OR KILLS LIVESTOCK OR WILDLIFE – ON OR OFF YOUR PROPERTY.

OIL & GAS EXPLORATION AND THE SPLIT ESTATE

THE GREAT DIVIDE BASIN MAKES UP ONE OF THE LARGEST DEVELOPING OIL & GAS FIELDS IN THE CONTINENTAL UNITED STATES. GENERALLY, THE SURFACE IS DIVIDED AND SEPARATE FROM THE MINERALS CREATING A “SPLIT ESTATE”. IF YOU DO NOT OWN BOTH THE SURFACE AND THE MINERAL ESTATES (VERY FEW PEOPLE OWN BOTH), YOUR SURFACE RIGHTS ARE SUBSERVIENT TO THE MINERAL OWNERS RIGHT TO ACCESS YOUR PROPERTY TO EXPLORE AND PRODUCE THOSE MINERALS. HOWEVER, YOU MAY BE ENTITLED TO COMPENSATION. CONSIDER CONSULTING AN ATTORNEY AND/OR CONTACT THE MINERAL RIGHTS HOLDER TO FIND OUT WHAT THEIR PLANS ARE FOR DEVELOPMENT.

IMPORTANT WEBSITES

SWEETWATER COUNTY LAND USE CODES: SUBDIVISIONS, DEVELOPMENT, PERMITTING & ADDRESSING

WYOMING STATE STATUTES: STATE LAWS, SUBDIVISION REQUIREMENTS

SWEETWATER COUNTY MAPSERVER: PROPERTY LOCATION, AERIAL PHOTOGRAPHY, OWNERSHIP

SWEETWATER COUNTY ENVIRONMENTAL HEALTH: SEPTIC PERMITS

WYOMING STATE ENGINEER'S OFFICE: WATER WELLS

BUREAU OF LAND MANAGEMENT - WYOMING: WYOMING BLM CONTACTS

BLM – OBTAINING A RIGHT-OF-WAY ON PUBLIC LANDS PAMPHLET: RIGHT OF WAY APPLICATION & CONTACT INFO