

By Dina Mishev

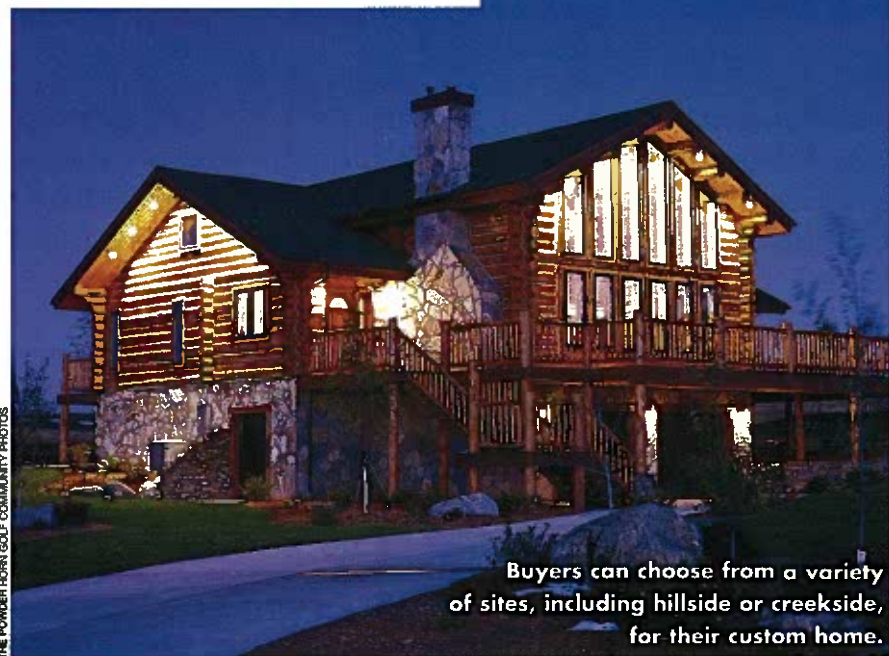
The Powder Horn

Sheridan, Wyoming

In a town that values open space, friendly neighbors, outdoor recreation, wildlife, Western hospitality and a relaxed pace of life, The Powder Horn Golf Community is a perfect fit.

Outside Sheridan, this northern Wyoming development brings the best of the area to one place — including the Big Horn Mountains soaring skyward two miles away, a creek winding through the property, antelope and deer as frequent front-yard visitors and an acclaimed 27-hole golf course. A 30,000-square-foot clubhouse in a Western lodge style with panoramic views serves as a social hub and hosts an array of events, including a popular Sunday brunch. Residents explore nature trails, cast for trout in the creek and ponds and take advantage of an amenity-rich fitness center.

The Powder Horn is setting an example for others to follow in environmental stewardship. Designated an Audubon Cooperative Sanctuary — one of only a few in the state of

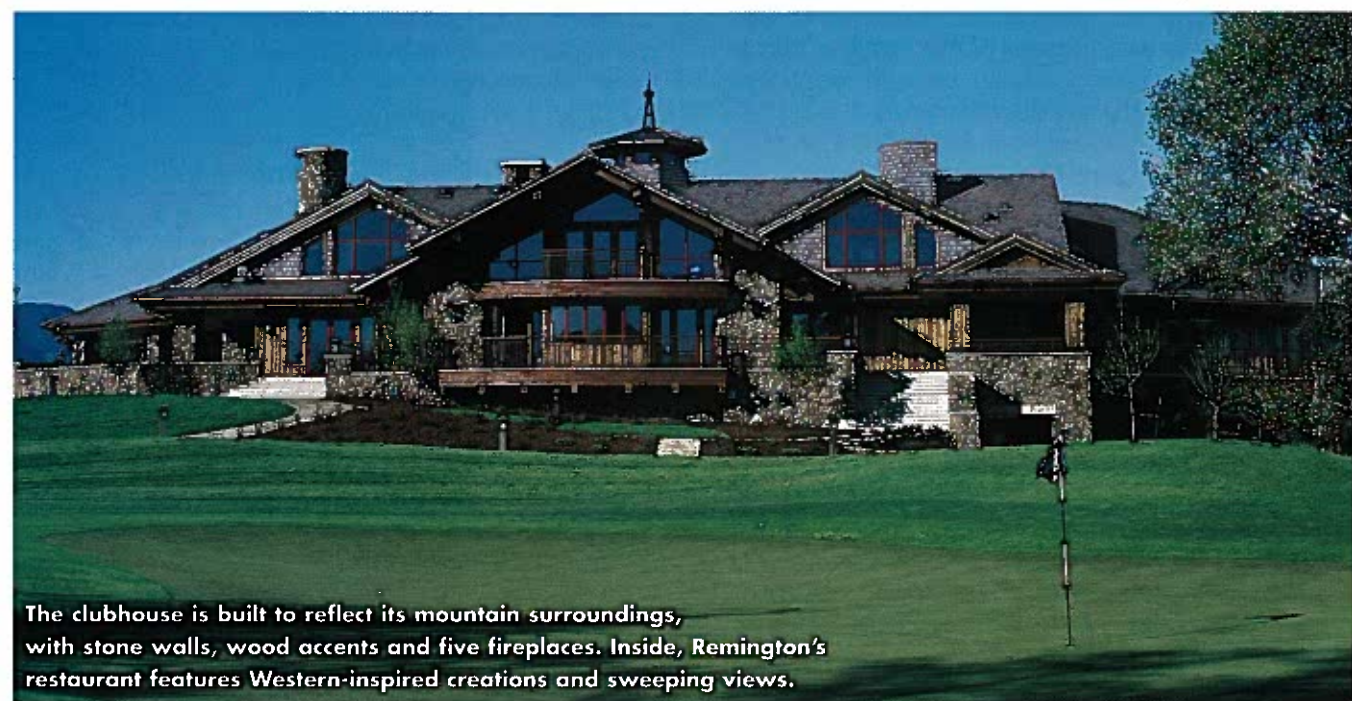


Buyers can choose from a variety of sites, including hillside or creekside, for their custom home.

Wyoming and the only one in the Sheridan area — the community has spent considerable effort and money to enhance its natural areas and wildlife habitats. It has expanded existing fisheries and created new ones. Residents and local volunteers maintain birdhouses and monitor bird populations. The result is a wildlife-friendly land-

scape that makes the community even more pleasing in the eyes of residents.

“Mother Nature is definitely a priority with our residents,” says Sandy Scott Souzor, director of sales and marketing for the property and daughter of developer Homer A. Scott Jr. “People appreciate all the open space and seem to be relaxed by it. Our residents



The clubhouse is built to reflect its mountain surroundings, with stone walls, wood accents and five fireplaces. Inside, Remington’s restaurant features Western-inspired creations and sweeping views.

and guests coming from big cities can’t wait to get here, take off their suits and bling and have the neighbors over for a barbecue.”

An all-ages community, it is particularly appealing to active retirees who appreciate the change of seasons and the charms of a small town and want to live in the country without giving up the amenities and convenience of town.

“There’s no single thing that is the reason we bought and built here,” says Jan Teague, 56, a CPA who still works part time as a director of a mutual fund.

“When we were looking around, once we added up everything we liked about The Powder Horn, we realized there weren’t any close seconds,” says husband Doug, 63. “It’s not the only place we could have landed, but it’s the best fit for us.”

Although still several years away from retiring, Californians Mark Hershthal and Emily Keller already have their lives planned at The Powder Horn. Both golfers, they looked at several golf communities in Colorado and Wyoming and settled on The Powder Horn and Wyoming because they found the area less trendy and more relaxed than Colorado.

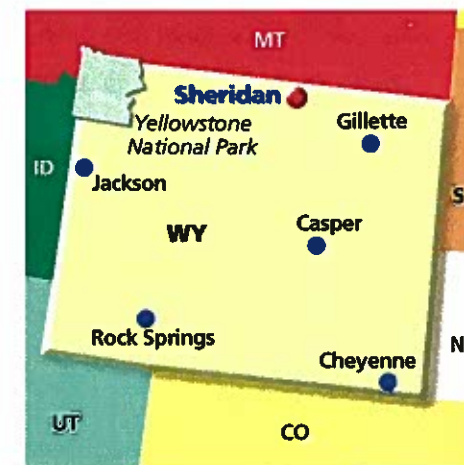
“It was the right mix of nature and a well-planned community,” says Emily, 51, who has worked as community services manager, overseeing community art and special populations for Brea, CA, since she graduated from college.

They had originally planned to build a home on a lot they had purchased in 2007, but when they found a value-priced, newly constructed home they liked last summer, they decided it made sense to buy it. Emily and Mark spent this past Thanksgiving in their new home and are planning parties for this summer that they hope will attract many of their California friends. Emily is also planning to turn one of the guest rooms into an art studio for herself.

“California friends think it’s an unusual move we’re making, but we’re sure that once they see this place and meet the people here, they’ll see what we do,” Emily says. “Everywhere we go here, we’re greeted warmly, whether we know anyone or not.”

Likewise, the Teagues, who moved

The Powder Horn



Location: The Powder Horn is six miles south of Sheridan in northern Wyoming, about four hours east of Yellowstone National Park and about two hours from both Casper, WY, and Billings, MT. The Sheridan airport is served by Great Lakes Airlines with direct daily flights to and from Denver. The community is close to Interstates 25 and 90, making it easy to drive north/south and east/west.

Developer: It is a project by Homer A. Scott Jr., who has lived in the Sheridan and northern Rocky Mountain region for most of his life.

Home sizes and prices: The community has custom homes built on lots ranging from a quarter-acre to almost one acre. There are no time constraints to start building. House plans must be approved by an architectural review committee, and the only building requirement is that the first floor be at least 1,500 square feet. Current lot prices range from \$50,000 to \$425,000. Resale homes currently on the market range in price from \$399,000 to \$2.05 million. The Powder Horn has several low-maintenance neighborhoods: the Club Cottages, with three floor plans ranging from 1,590 to 2,210 square feet, starting at \$449,000; and The Meadows, The Pointe and The Twin Eagles, all with paired patio homes priced from \$374,000 to \$599,000.

Community size: There are about 200 homes completed of 700 planned on the 940-acre property; 500 lots have been purchased.

Amenities: The community has 27 holes of golf that are semipublic, with three distinct nines and two practice ranges. There are two tennis courts and a 30,000-square-foot clubhouse with a bar and restaurant. Amenities limited to owners include access to more than two miles of hiking trails that meander through the lower areas and fishing in Little Goose Creek and several ponds. A golf club membership is included in the purchase of a developer-owned property, although residents aren’t required to be members. Golf club membership is open to nonresidents also. Members enjoy access to locker rooms in the clubhouse, a new state-of-the-art fitness center and pool facilities with lap and kid pools, a spa and snack bar.

Community fees: Monthly homeowners association dues for owners of lots and single-family homes are \$68 and include road and open space maintenance; single-family homeowners pay an additional \$75 monthly for trash, sewer and wastewater services. Dues for the low-maintenance homes range from \$230 to \$300 and include trash, sewer and wastewater services, exterior maintenance and maintenance of roads and open space.

Homeowners who wish to be members in the golf club pay \$385 per month for a full membership or \$165 per month for a social membership. Memberships are nonequity and include an initiation fee of \$15,000 for full membership or \$5,000 for a social membership for those who buy a property that is not developer-owned. Current greens fees are \$64 without cart and \$79 with cart in the off-season and \$84 and \$99, respectively, in peak season.

Age restrictions: None.

Resident mix: Residents include empty nesters and families, although few have young children. The quality of the golf course, the abundance of outdoor activities and Wyoming’s favorable tax structure attract active retirees from elsewhere in the West, including California and Colorado. During the summer, there are some seasonal renters who play at the Big Horn Polo Club.

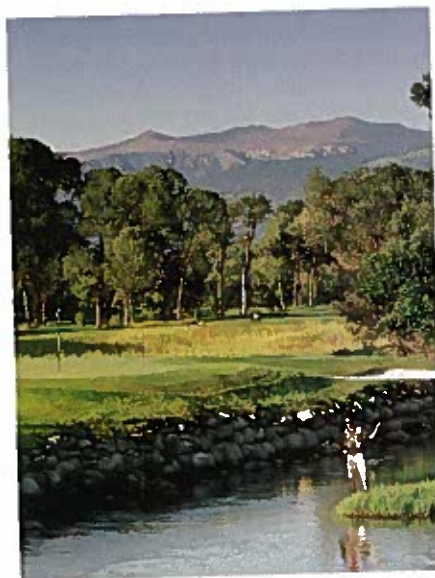
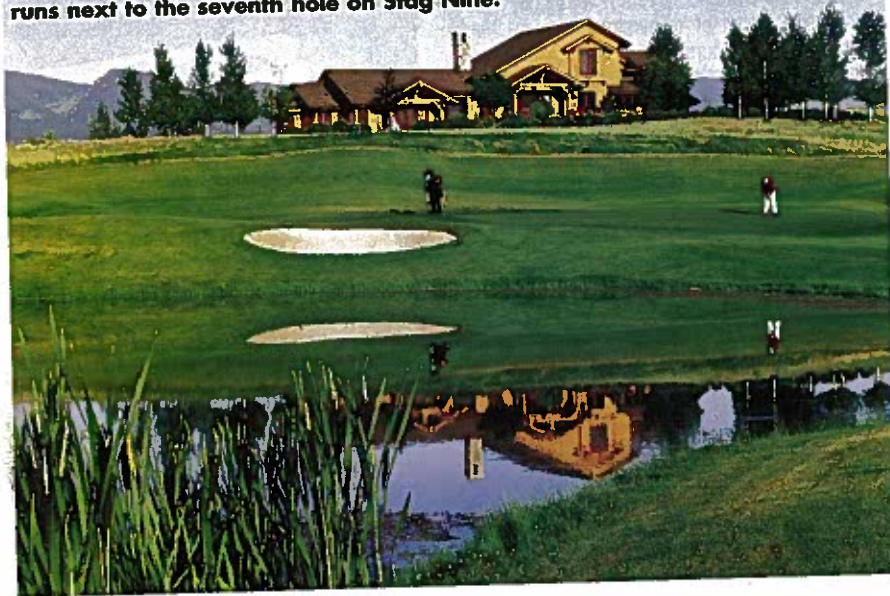
Visitor arrangements: The Powder Horn has a variety of furnished homes and cottages available for rent by the night, week or month. Daily rates start at \$350; weekly rates are from \$1,680, (800) 329-0598. Visitors also stay at any of the 21 motels, hotels and bed-and-breakfast inns in town, including Wingate by Wyndham, with 66 rooms near downtown and Rotary Park, \$80-\$212, (307) 675-1101; and Best Western Sheridan Center, with 139 rooms on Main Street within easy walking distance of downtown shopping and dining, \$79-\$129, (307) 674-7421.

Information: The Powder Horn Golf Community, 161 Highway 335, Sheridan, WY 82801, (800) 329-0598 or www.thepowderhorn.com.

income tax and property taxes are comparatively low, with homes assessed at 9.5 percent of market value.

Beyond the development, the surrounding region offers plenty to see and do. With a population of slightly more than 17,000 people, Sheridan is the largest city in Sheridan County. Minutes west of town and the com-

One of three unique sets of holes, the Mountain Nine offers rolling terrain with expansive greens and 30 sand bunkers. Below: Little Goose Creek, where residents enjoy fly-fishing, runs next to the seventh hole on Stag Nine.



THE POWDER HORN GOLF COMMUNITY PHOTOS

munity are millions of acres of public wildlands, the majority of which are protected as the Bighorn National Forest. In the Big Horn Mountains, there are endless hunting opportunities along with trout fishing in alpine lakes and streams and hundreds of miles of hiking and horseback riding trails.

The Cloud Peak Wilderness, which is closed to motorized and mechanized travel and home to hundreds of alpine lakes, is a true escape for hikers and horseback riders within a short drive of Sheridan. To the east, the prairie is alive with herds of antelope and mule deer. Anglers head to nearby Tongue River Reservoir and Lake DeSmet.

In Sheridan proper, the WYO The-

ater has live entertainment of varying kinds, and every Tuesday throughout the summer, Kendrick Park hosts Concerts in the Park at its outdoor band shell. Nearby in Ucross, the Ucross Foundation has resident artists, performers and writers year-round. Alumni include writers Annie Proulx, Tony Hoagland and Terry Tempest Williams, musicians Christopher DeLaurenti and Phil Round and visual artists Mary Case Dekker and Curtis Olson. While the participants are constantly changing, a gallery on the property always has a show, and often writers and performers will come into Sheridan to give readings, talks or performances.

Sheridan's Historic Main Street District is full of locally owned boutiques, specialty shops, restaurants, art galleries and a coffee shop, Java Moon, popular as a gathering place for all generations. The district also includes more than 30 buildings listed on the National Register of Historic Places. During the summer, there are walking tours of historic sites and guided excursions via motorized trolleys similar to the city's early 20th-century electric ones.

A short walk from downtown, Kendrick Park has resident bison and elk, which are popular to watch year-round. In the spring, local residents particularly enjoy checking on the newborn calves at the park, which also has hiking trails, picnic areas, fishing spots and a large com-

munity swimming pool.

Sheridan College, a school within the Northern Wyoming Community College District, offers associate degrees, certificate programs, career training and a continuing-education program with personal enrichment classes. The area hosts about 30 rodeos every year, including the historic Sheridan WYO Rodeo, celebrating its 80th year in 2010. The annual Buffalo Bill Days Wild West Show every June includes several rodeos. From early June through Labor Day, there are polo matches weekly on Saturdays or Sundays at the Big Horn Equestrian Center.

Sitting at an altitude of about 3,800 feet in the valley of the Little and Big Goose creeks — the former runs through The Powder Horn — Sheridan was formerly prized hunting grounds of the Plains Indians, the Crow, Arapaho, Cheyenne and Lakota. Eight Indian battles were fought nearby. Today, people learn about the Fetterman Battle, the Wagon Box Fight and Little Bighorn, among others, through area museums, interpretative sites, walking trails and forts. Most sites are within 35 miles, although the Little Bighorn Battlefield National Monument is about 70 miles north of town in southern Montana.

A different piece of Western history, the historic Sheridan Inn downtown is currently undergoing a total renovation. It was home to William F. "Buffalo Bill" Cody, who held auditions here for his Wild West Show for a time in the 1890s. Although the inn itself is still several years away from opening for overnight guests, the restaurant on the main floor, 1893 Grille & Spirits, is one of the better eateries in town, along with The Powder Horn Clubhouse.

Like Emily and Mark, Jan and Doug are still settling in and haven't had much time yet to explore the area or even take in all that The Powder Horn offers.

"Our list of things to do is long — hiking, more golfing, gardening, snowshoeing, using the fitness center, exploring town more," Jan says. Doug agrees, "We're getting excited about the idea of having time for ourselves to do what we want." **WR**

Dina Mishev is a writer in Jackson, WY.