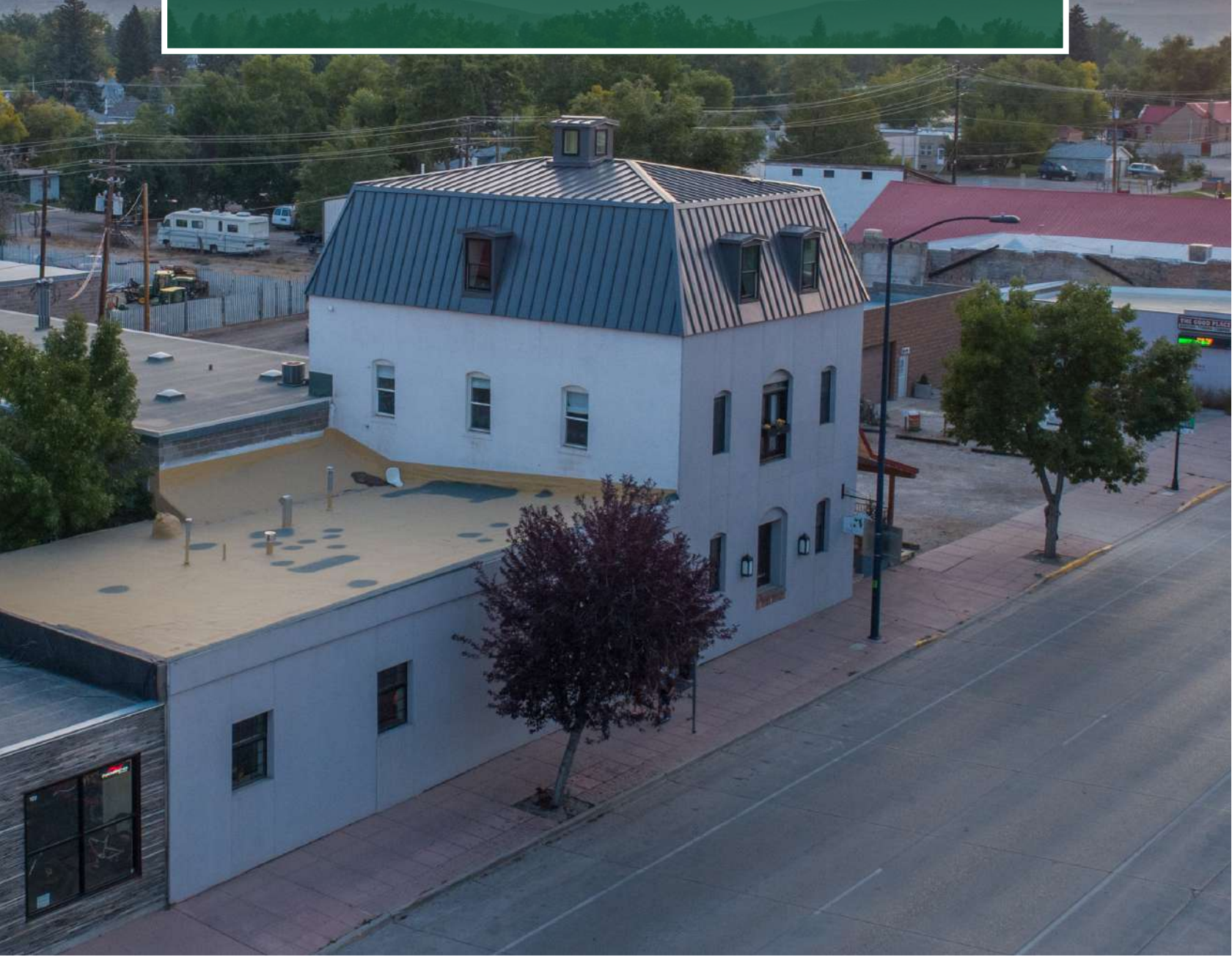


The Mill House

DOWNTOWN LANDER, WYOMING

APPROX. 0.21 ACRES



HAYDEN  OUTDOORS™

HAYDEN OUTDOORS™

FARM, RANCH & RECREATIONAL REAL ESTATE

Alyssa Guschewsky Childers



ASSOCIATE BROKER

LICENSED IN WY

307.349.4087

ALYSSA@HAYDENOUTDOORS.COM



Alyssa is a licensed Associate Broker in Wyoming. Born and raised in Lander, Wyoming, she is a fifth generation Lander local and true Wyoming native that has a passion for helping others achieve their real estate goals in the community and state that she knows and loves.

Alyssa has a degree in Marketing and Management and a minor in German from the University of Portland in Portland, Oregon, where she studied abroad in Salzburg, Austria for one year, and in London for a summer. She also spent time working at the United States Senate in Washington, D.C. for the late U.S. Senator Craig Thomas from Wyoming. She offers over six consecutive years experience as an active real estate agent/broker in Wyoming and has closed over 140 transactions and \$35,000,000 in sales volume to date.

Bill Vacek



RESPONSIBLE BROKER

LICENSED IN WY & NE

307.699.1378

BILLVACEK@HAYDENOUTDOORS.COM



Bill Vacek is a licensed Responsible Broker in Wyoming and also licensed in Nebraska. As a four-time BIG 8 track and field multi-event champion at the University of Nebraska, Bill has the determination and dedication to go the extra mile for his clients. His passion for the outdoors led him to the Hayden Outdoors Team, but growing up in the country brought him to move to the cowboy state. He has been involved in recreational property development from designing log homes to raising game birds. This knowledge and experience is a priceless asset in recreational real estate. Bill won the 2008 national customer service excellence award from Cabela's Trophy Properties at the convention in Reno. Hunting has been part of Bill's spirit from since he was strong enough to hold a gun. He is an avid bow hunter by heart, pursuing the elusive whitetail buck. He also enjoys hunting upland game birds and waterfowl with his Drahthaar, Elka. When time permits, Bill ventures to Mexico to fish the Sea of Cortez off the coast of San Carlos. There he enjoys time with his parents in pursuit of marlin and sailfish. Whether you are looking for a western ranch, needing advice on deer stand placement or trying to place a recreation property with a new owner, Bill will use his experience and contacts to get the job done.

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The Mill House

Located in the heart of historic downtown Lander, Wyoming, the iconic Mill House is a luxury private residence with additional income potential as a boutique hotel on the most sought-after and bustling block of Lander's famed Main Street. Built in 1888 as the town's first and only flour mill, the original building was powered by a water wheel before switching to electricity in 1890. When the flour mill was not in operation at night, it allowed the town of Lander to use the excess electricity it produced, making it one of the first small, western towns in the United States to have power.





Property Summary

Total Acres: Approx. 0.21 Acres

Closest Town: Lander

Downtown Lander, Wyoming

Activities And Amenities

Cycling/Mountain Biking

Hotel/B&B/Resort

Income Producing

Land Details

Total Acres: Approx. 0.21 Acres

Zoning: Commercial

Estimated Taxes: \$2,938

Source Of Lot Size: Assessor/Tax Data

Building Details

Homes: 1

Type Of Home(S): Frame & Stucco

Finished Sqft: 5238

Bedrooms: 6

Bathrooms: 5

½ Bathrooms: 1

Basement: Unfinished

Year Built: 1915-Pre

Outbuildings: 0

Other Improvements: Covered Deck,
Back Patio



The integrity and character of the historic Mill property is still intact today, and offers over 5,200 square feet and three stories of thoughtfully and meticulously renovated and designed living space with sweeping views of Main Street and the Wind River mountain range. The expansive property is perfect for hosting gatherings of all sizes, boasting a total of 6 suite-style bedrooms, 6 bathrooms, 3 full, gourmet kitchens, and multiple private living spaces on every level. Many of the original features are still in place, including refinished original hardwood floors and original exposed wood beams and brick throughout the entire building.





The first story is comprised of two unique suites with a common entrance, kitchen and several living areas, featuring bright and spacious windows, open kitchen, dining and living area, and a private courtyard patio area. The second story includes a modern, urban-style studio apartment with original exposed brick and wood timbers, high metal ceilings, and a Juliet balcony overlooking Main St. and the acclaimed Lander Bar, Cowfish, and Lander Brewing Company. The third story is currently functioning as a private, two-bedroom, luxury penthouse apartment designed with rustic urban styling and a spectacular bird's eye view of the entire town of Lander and surrounding mountains.



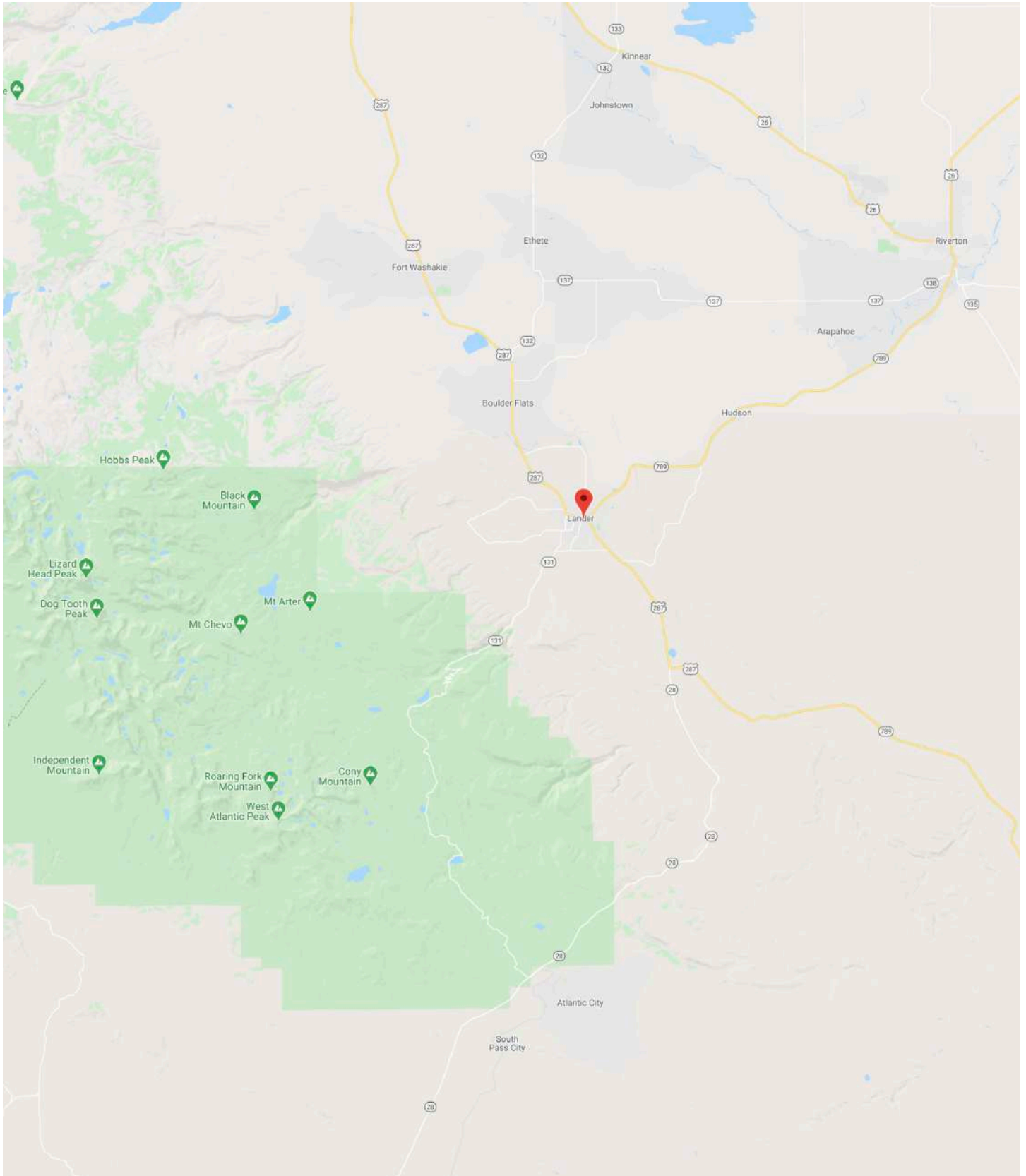
While original details and character have been carefully preserved, the Mill House was completely renovated in 2016-2018, including all new electrical and plumbing throughout, a new roof in 2018, two new forced-air gas furnaces and on-demand hot water heaters, foam-insulated walls for sound barrier and energy efficiency, and discerningly curated finishing details, including the best of local craftsmanship and artistry and Restoration Hardware lighting, fixtures and hardware throughout. All furnishings and décor items are included at an additional price and artwork/sculptures are available for separate purchase.

Call Alyssa or Bill today for your once-in-a-lifetime opportunity to own this historic piece of Lander's Main Street and the best in upscale living and amenities that Lander has to offer.



The Mill House

DOWNTOWN LANDER, WYOMING | APPROX. 0.21 ACRES







The Mill House

DOWNTOWN LANDER, WYOMING

APPROX. 0.21 ACRES

\$1,150,000

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on this property, Hayden Outdoors understands and respects the seller's and buyer's livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers and buyers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer.

Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



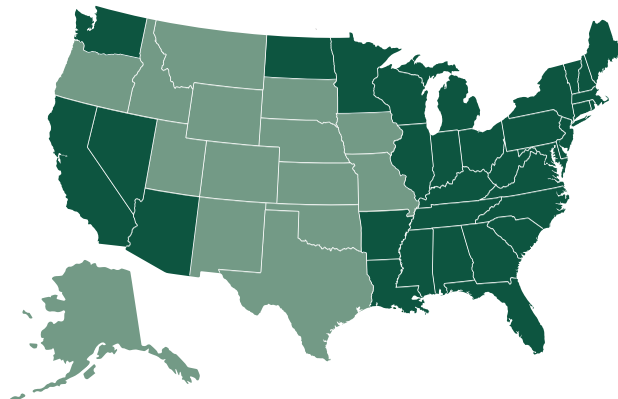
HAYDEN OUTDOORSTM REAL ESTATE

THE BRAND THAT SELLS THE LandTM

Hayden Outdoors, LLC is a family-owned and operated real estate brokerage that opened its doors in 1976, and is based in Windsor, Colorado. With over 100 licensed brokers, agents and staff across 15 states and growing, Hayden Outdoors is recognized as one of the largest land brokerages in the country. Hayden Outdoors has also been named as one of the “Best Brokerages” every year since 2011 by The Land Report Magazine and recently by the Inc. 5000 Fastest Growing Private Companies. Hayden Outdoors will continue to put down roots in areas that already border their current footprint and will bring its full real estate services to all states that align with the firm’s future strategic plans.

The team is composed of brokers and agents with experience and knowledge in their markets and an affinity to “Do what they say they will”. Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. Our agents know land because they are what the land has made them. We understand land, water, minerals and what is necessary to maximize value for our clients.

Hayden Outdoors represents the finest farms, ranches and recreational properties in Colorado, Kansas, New Mexico, South Dakota, Oklahoma, Nebraska, Iowa, Utah, Montana, Oregon, Idaho, Missouri, Texas, Wyoming and Alaska.



CO | WY | NM | KS | NE | SD | OK | UT | IA | TX | MT | ID | OR | MO | AK

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