

# Big Hollow 150

150.00 Acres

Albany County, WY

\$450,000



HAYDEN  OUTDOORS.

# Big Hollow 150

TOTAL ACRES:

150.00

PRICE:

\$450,000

COUNTY:

Albany County

CLOSEST TOWN:

Laramie, WY

## Activities & Amenities:

ATV/Off Road  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Small Game  
Development Potential  
House/Cabin  
Hunting - Predator/Varmint

## Land & Building Details:

Address: Big Hollow Road, Laramie, Wyoming 82070, USA  
Closest Town: Laramie  
Total Acres: 150.00  
Deeded Acres: 150.00  
Zoning: Rural Residential  
Elevation: 7290  
Vegetation: Native Grasses  
Estimated Taxes: \$1,700 - 2023  
Source of lot size: Assessor/Tax Data  
Parking Types: Driveway

## Property Summary:

Welcome to views, freedom, and breathing room! If you're looking for an investment property in Wyoming with fantastic mountain views and wide-open spaces, look no further! Located 20 miles west of Laramie, WY towards the Medicine Bow National Forest, the Big Hollow 150 offers multiple awesome homesites, hunting opportunities, and NO covenants! That's right! The property is already subdivided into 4 lots offering convenient resale opportunities.

## Land:

With views of the Colorado Rockies, Sheep Mountain, and the Snowy Range Mountains, this property would make a great home site with multiple site options. A brand-new driveway borders the north boundary of the property allowing easy access to all 4 lots off Big Hollow Road. Electric would need to be pulled from the county road. The land would be suitable for feeding a couple cows or horses and would be perfect place to set up a barn and pens for livestock. You could also put a small cabin and use solar power to be completely off grid.

The property already has a 200 ft. permitted well that produces 25 gallons/minute and a copy of the water report is available. There is no pump and would likely need to be retested.

No covenants, no HOA. That's what Wyoming is all about, freedom!

Owner financing is available!





### **Recreation:**

If you like antelope or prairie dog hunting, this property is for you! Fishing, hiking, and other big game hunting are also available minutes from the property. Elk tags can be purchased over the counter for this area. Area 9 for elk, 45 for antelope, and 76 for deer. Lake Hattie is a 10 minute drive and is a 2500-acre lake and public access area that is open year-round and is popular for fishermen looking for Rainbows, Browns, Cutthroat, Kokanee salmon, Yellow Perch and other species of fish.

Located only 15 miles from Centennial, WY, where many visit for hiking, hunting, fishing, snow sports, and more.

### **Region & Climate:**

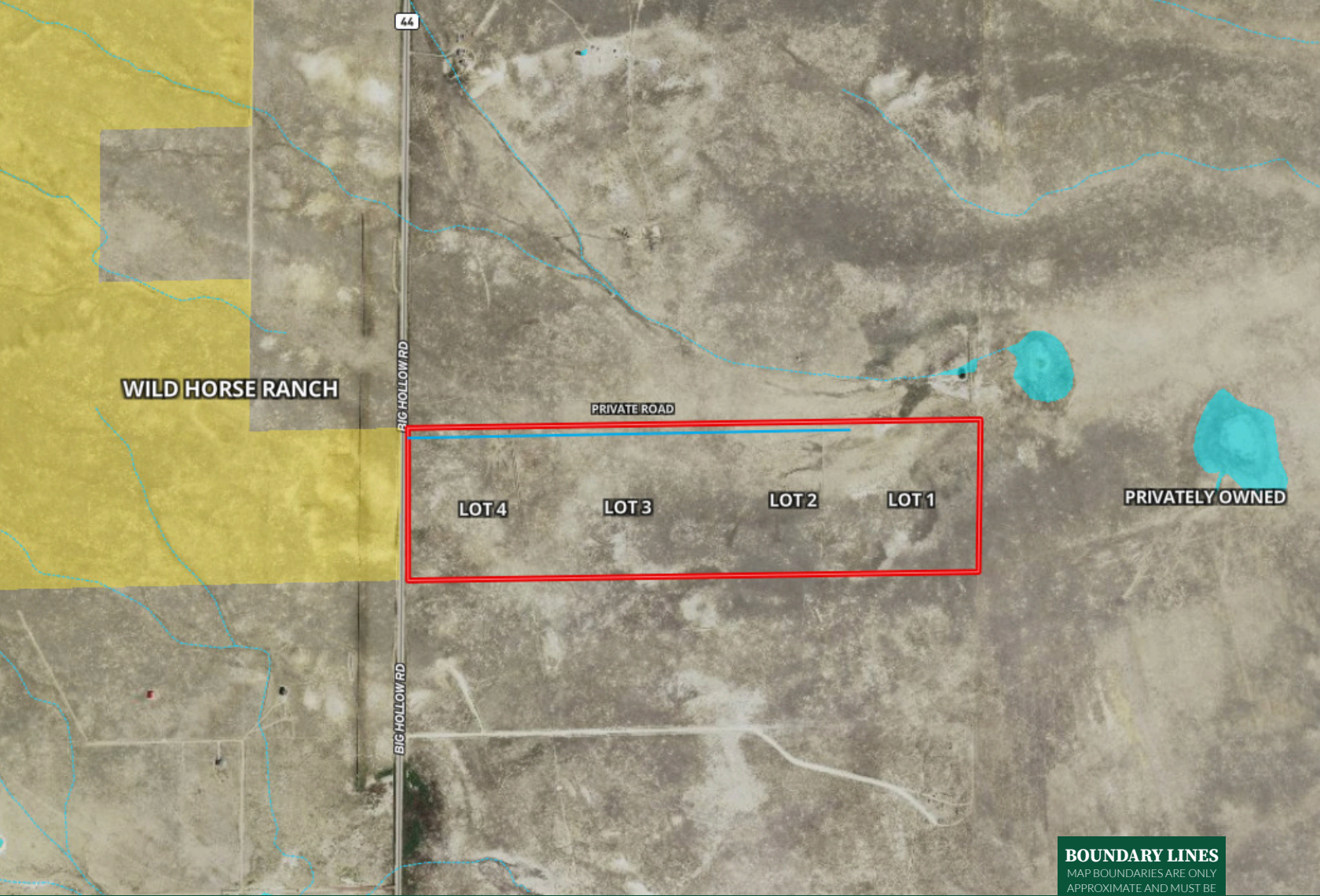
Albany County, WY, is one of the most temperate counties in Wyoming. It is known for its moderate and gorgeous summers with 70-degree temperatures. July is Laramie's hottest month with an average high temperature of 80 degrees. Laramie is known for its long winters and averages around 64 inches of snow per year.

### **Location:**

This property is approximately 15 minutes from Laramie Regional Airport and 25 minutes to Laramie. 65 miles to Cheyenne, WY.

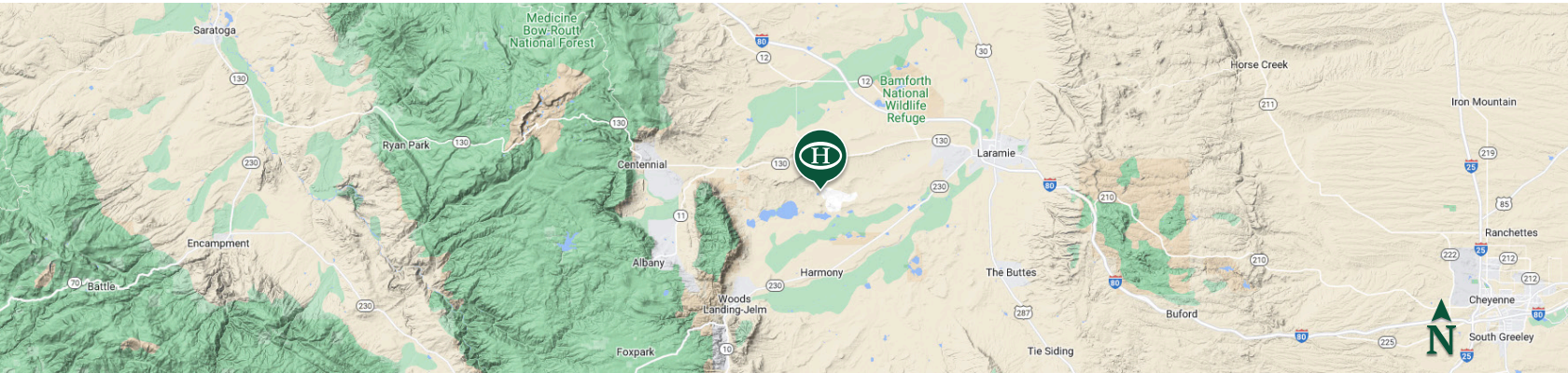
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**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary  BLM



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