

Private Lake Hattie Haven

101.00 Acres

Albany County, WY

\$2,200,000



HAYDEN  OUTDOORS[®]

Activities & Amenities

ATV/Off Road
Beach Access
Boating/Sailing/Rafting
Borders Public Lands
Cycling/Mountain Biking
Deep Water Access
Dock/Pier
Equestrian/Horse Property
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/
Varmint & Small Game
Outbuilding/Barn/Shed/Shop
Pond/Lake
Water Access
Water View | Waterfront

Land Details

Address: 214 Stagecoach Road,
Laramie, Wyoming 82070, USA
Closest Town: Laramie, WY
Total Acres: 101.00
Deeded Acres: 101.00 | Leased Acres: 0.00
Zoning: Rural Residential
Elevation: 7,280
Estimated Taxes: \$6,000 - 2021
Source of lot size: Assessor/Tax Data
HOA Dues: \$701

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 4,678
Bedrooms: 5 | Full Bathrooms: 4
Basement: None
Parking Types: Attached Garage, Driveway
Outbuildings: 1
Types of Outbuildings: Shop/Pole Barn
Other Improvements: ATV track,
Sea Wall, Shooting Range
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
Waterfront Features: Lake Hattie



Property Summary:

25 miles west of Laramie, nestled on 100 acres among the sprawling foothills of Sheep Mountain, you will find this rare opportunity to own a Wyoming retreat with unobstructed mountain views and a PRIVATE beach on Lake Hattie. This one-of-a-kind property in Wild Horse Ranch possesses everything you need to enjoy Wyoming to the fullest including a 4600+ sq ft custom home, a large shop for toys and tools, a shooting range, a boat dock, and more.





Land

The property consists of 2 lots totaling over 100 acres and are the only private properties at Wild Horse Ranch that reach the waterfront on “small” Lake Hattie. There is a private sandy beach and a new Paddle King aluminum floating dock creating a delightful backyard oasis and the ultimate fishing and boating experience. There is a 200-yard shooting range for pistol, rifle, and archery, and 1-mile graded and graveled walking, running, biking and go-karting track around both lots. When the water levels at Lake Hattie are high, the property has an island. A newly completed sea wall borders the north edge of the lake protecting the property and improvements from erosion and destruction. Antelope and wild horses frequent the property almost daily. Other animals that can be seen on the property include ducks, geese, pelicans, fox, coyotes, mule deer, and the occasional elk. With panoramic mountain views and an ideal access to Lake Hattie, this lot is one of most serene and tranquil on the Wild Horse Ranch where over 350 horses roam free. The ranch covenants allow each owner to have up to 12 head of livestock per lot.





Improvements

Pride of ownership is obvious when you take a tour through this 2018 custom home. It was built by the current owners with family and efficiency in mind. The home boasts an open floor plan and is flooded with natural light and sweeping views. There are large 3-pane tempered glass windows that cover the south side of the house showing off Sheep Mountain and Lake Hattie. The windows are protected from winter winds by automatic end-retention aluminum shutters when necessary. The light-filled kitchen is open and airy and tastefully flows into the dining and living room where there is the option to walk-out into the backyard- it's a perfect layout for entertaining between the kitchen and backyard! Not to mention, the always green backyard is conveniently made out of realistic looking turf so you never have to mow again! The kitchen is equipped with top notch appliances including a Flex Zone refrigerator and an induction cooktops so little hands can't be burnt. Other notable features of the home include a master bedroom purposefully situated towards the mountain views, 4 additional bedrooms, 4 bathrooms, a gorgeous fireplace, a laundry room, a classroom (which can be used for anything including a spare bedroom or craft room), and a cozy movie room for guests and kids. The house was constructed with thick spray foam insulation in both the roof and walls for extra efficiency.

Attached to the house is a two-car garage that is just shy of 1000 sq ft. The garage also has a mudroom sink and a loft for extra storage.

The 3,300+ sq ft pole barn/shop is an absolute beast (in a good way). It's a perfect place to store your toys. Seven garage doors including two 18'x13' and two 12'x11' drive through doors allow for large campers, RV's, boats, snowmobiles, and other toys to be parked out of the elements. The shop has also been insulated with thick spray foam on the walls and roof and provides a cistern that collects rain and snowfall to conveniently wash vehicles.





Recreation

The recreational opportunities are endless. Fishing, swimming, boating, hiking, biking, target shooting, and hunting are all available on the property. Lake Hattie is a popular lake in the area where you can catch Browns, Cutthroats, Rainbow Trout, Kokanee salmon, and Yellow Perch. Additionally, Wild Horse Ranch offers a private access recreational area on Lake Hattie with a brand-new community boat ramp. Deer, antelope, elk, and mountain lions are all living in the area and can be found and hunted on Sheep Mountain. Prairie dogs and coyotes are plentiful and can be hunted without tags. Elk tags can be purchased over the counter for this area. Area 9 for elk, 45 for antelope, and 76 for deer. Located only 15 miles from Centennial, WY, where many visit to hike mountain trails, fish, hunt, and snowmobile.

Region & Climate

Albany County, WY, is one of the most temperate counties in Wyoming. It is known for its moderate summers with 70-75 degree average temperatures. July is Laramie's hottest month with an average high temperature of 80 degrees. Laramie averages around 64 inches of snow per year and its heaviest snow months are March and April.

Location

The estate is located in the gated Wild Horse Ranch between the Medicine Bow National Forest and the lively college town of Laramie, Wyoming. The property is approximately 5 miles from the Wild Horse Ranch Main Entrance and 25 miles to Laramie. Laramie offers an awesome restaurant and bar scene, college football/tailgating, museums, shopping, and more. Laramie is a safe family town, with crime rates being 51% below the national average.

Do not miss this unique opportunity to own a desirable lakefront property in southeastern Wyoming. Call today to schedule your private tour. **Buyer's must be prequalified before showings.**

*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 Outdoors

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 your property, Hayden Outdoors understands and respects your 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 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."

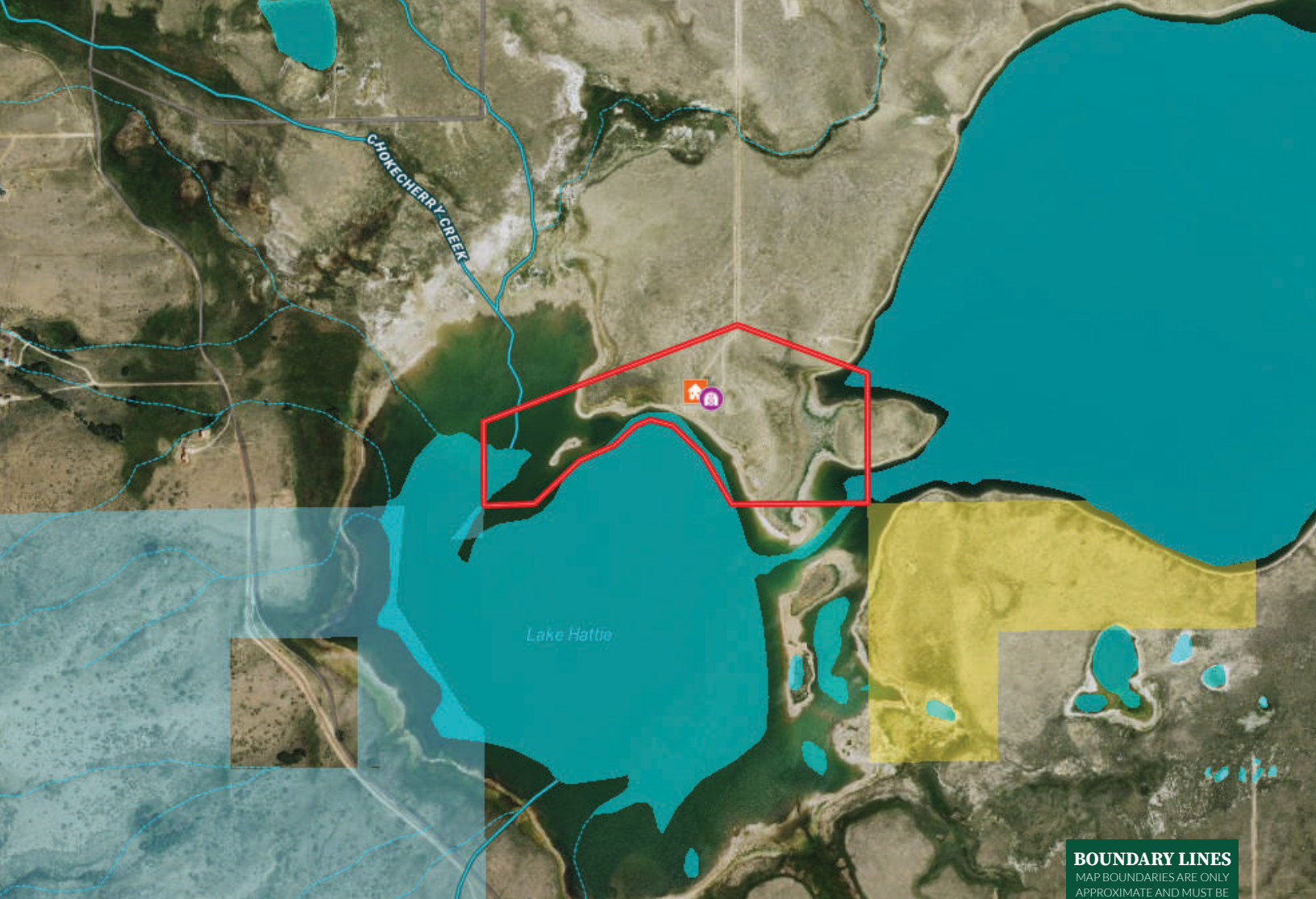


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more testimonials





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

- Boundary
- House
- Barn
- BLM
- State Land



Jaci Cole

- REALTOR®, Licensed in WY
- Jaci@HaydenOutdoors.com
- 303.880.3779

**HAYDEN
OUTDOORS.
REAL ESTATE**

