

Collard-Blatnick Ranch

1,208.00 Acres | Platte County, WY | \$1,995,000



HAYDEN  OUTDOORS.

Collard-Blatnick Ranch

TOTAL ACRES:

1,208.00

PRICE:

\$1,995,000

COUNTY:

Platte County

CLOSEST TOWN:

Glendo, WY

Activities & Amenities:

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Conservation Easement
Development Potential
Equestrian/Horse Property
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game

Land Details:

Address: TBD The Wilderness Road,
Wheatland, Wyoming 82201, USA
Closest Town: Glendo
Total Acres: 1,208.00
Deeded Acres: 1,208.00
Leased Acres: 0.00
Zoning: Agricultural
Elevation: 5300
Pasture Acres: 1201
Estimated Taxes: \$250
Source of lot size: Assessor/Tax Data

Property Summary

This 1208-acre ranch and premiere deer hunting property is located between Wheatland and Glendo, WY, 3 miles west of I-25. This property is a blank canvas with an accessible location, offering endless possibilities for ranching, hunting, and recreation. The views of Laramie Peak are simply stunning, with the mountain looming large in the distance and dominating the landscape.

Land

The ranch is home to an abundance of wildlife, including trophy mule deer and white tail, elk, antelope, and game birds. The property boasts a diverse terrain of rolling hills, valleys, native grasses, and trees providing excellent cover and habitat for the animals. The current owners haven't hunted the property in decades, making it a haven for big deer.

In addition to the exceptional hunting opportunities, the ranch is ideally set up for running cattle with great water resources and good cover. The property has two solar wells and two empty stock dams that could be put to use. The prairie features a variety of hard grasses that are rich in protein and known for packing weight on cattle including western wheatgrass, green needlegrass, and blue grama. The Little Bear Creek is seasonal and runs through the northern section of the ranch on years where the runoff is high. The owner has historically leased out the grazing, running approximately 100 head for 2-3 months out of the year.

The property also has great ranch roads throughout most the ranch and power through the middle making for great access and fantastic development opportunity.





Land, cont'd

Whether you're a seasoned hunter, rancher, or looking for a private piece of Wyoming, this vacant 1208-acre ranch and premiere deer hunting property is the perfect place to escape the hustle and bustle of everyday life. Contact me today to set up a private showing and discover the beauty and opportunity of this ranch.

Agriculture

The property is currently in a Conservation Reserve Program through 2032. The contract can be taken over by the buyer if they desire. Contact Jaci for more information on the details of this program.

Water/Mineral Rights & Natural Resources

All owned mineral rights, if any, are included.

Region & Climate

Glendo, Wyoming gets 15 inches of rain on average per year and 52 inches of snow per year. On average, there are 230 sunny days per year in this area. The summer high is around 87 degrees in July and the winter low is around 9 in January. The area is a mixture of ranches and rural residential properties.

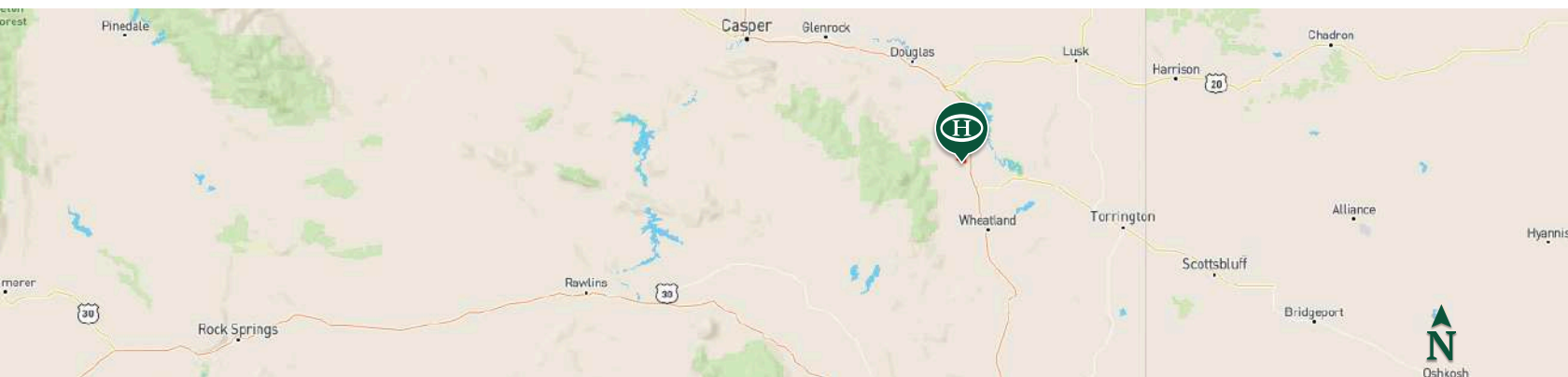
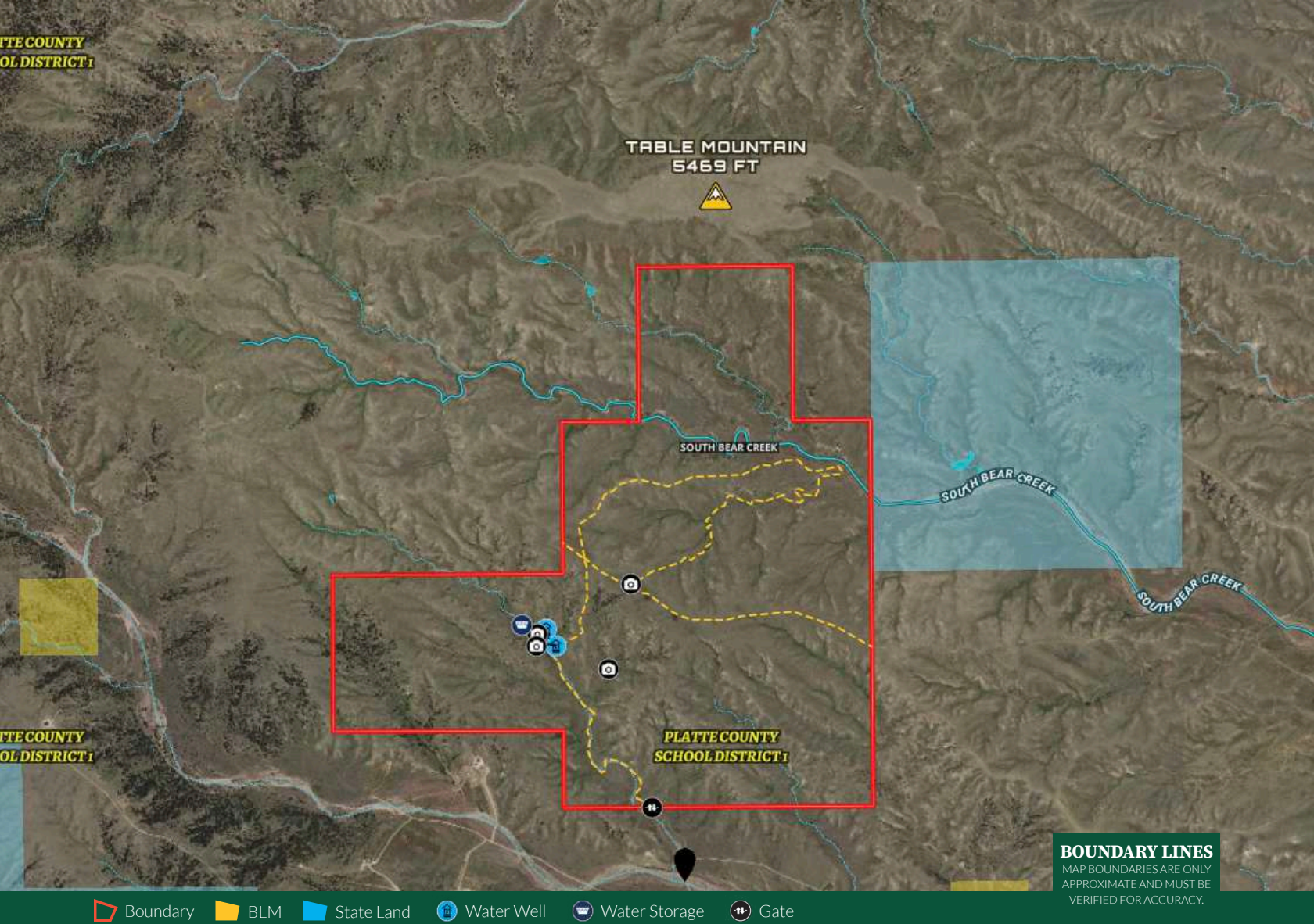
More photos coming soon!

Location

The ranch is a quick 25-minute drive from Glendo State Park, a popular destination for outdoorsmen. Composed of over 12,000 acres of water and 10,000 acres of land, Glendo State Park is best known for its superior boating opportunities and Walleye fishing. There are 45 miles of trails for hiking and biking and 21 different campgrounds. 25 miles to Wheatland, WY, and 70 miles to Cheyenne, WY.

*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.





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