

The Farmhouse at Wild Horse Ranch

39.95 Acres

Albany County, WY

\$2,175,000



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Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Hiking/Climbing
Hunting - Big Game
Hunting - Small Game
Skiing/Snowmobiling/Snow Sports
Water Access
Borders Public Lands
Equestrian/Horse Property
House/Cabin
Hunting - Predator/Varmint
Pond/Lake
Stream/River
Water View

Land Details

Total Acres: 39.85
Deeded Acres: 39.95
Zoning: Rural Residential
Elevation: 7800
Topography: Mountain, Rolling Hills
Estimated Taxes: \$0
Source of lot size: Appraiser
HOA Dues: \$700

Building Details

Homes: 2
Style of Home(s): 2 Story
Finished Sq. Ft.: 4963
Unfinished Sq. Ft.: 2311
Bedrooms: 3
Full Bathrooms: 4
Half Bathrooms: 1
Parking Types: Attached Garage, Driveway
Outbuildings: 1
Waterfront Features: Pond



Welcome to The Farmhouse. Located in Wild Horse Ranch and nestled at the base of Sheep Mountain, this new home sits on 40 acres of land and is accompanied by astounding views, a private pond, mature trees, and national forest on 2 sides. Completed days ago, this brand-new property includes a breathtaking custom home and separate Guest House with a luxury rustic/ farmhouse style and boasts almost 5,000 sq. ft of finished living space.

Land

40 acres on the west edge of Wild Horse Ranch bordering national forest on 2 sides and private landowners on the other 2, this lot offers live water, great cover from wind, and awesome drinking water. John's Creek runs directly through the property. Elk frequent this end of Sheep Mountain as well as antelope and deer.





Improvements

The Farmhouse and the Guest House were both completed in June 2023. The Farmhouse is over 4,923 sq. ft of finished living space with sky high ceilings and top of the line fixtures and features. The home has many large and open rooms including 3 master suites, a huge kitchen, dining room, pantry, a loft, an office, and many other bonus rooms and living areas. The home features many well-thought-out amenities and upgrades including built in bookshelves, radiant in-floor heat, a stunning floor-to-ceiling fireplace, top notch modern rustic fixtures, a walk-out deck, a doggie shower (!) and an attached garage. There is a 1500 sq. ft unfinished basement and additional unfinished guest loft above the garage.

The Guest House is an additional 500 sq. ft with another 200 sq. ft sleeping loft and is equipped with a full bath and kitchen and butts up to the trees for privacy and serenity.

This property is priced extremely well for a new build of this quality.

Recreation

The recreational opportunities are endless on the property. Hiking, biking, target shooting, hunting, and wildlife viewing are all available on the property or within a short walking distance. Deer, antelope, large herds of elk, and mountain lions are all living in the area and can be found and hunted on Sheep Mountain.





Wild Horse Ranch offers a private access recreational area on Lake Hattie with a brand-new community boat ramp only 6 miles from the property. Lake Hattie is a popular lake in the area where you can catch Browns, Cutthroats, Rainbow Trout, Kokanee salmon, and Yellow Perch.

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 11 miles from Centennial, WY, where many visit to hike and bike mountain trails, trout fish, hunt, ATV, and visit our local ski area.

Location

The estate is 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 and 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 this property in southeastern Wyoming. Call today to schedule your private tour. Buyers must be prequalified before showings.

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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.

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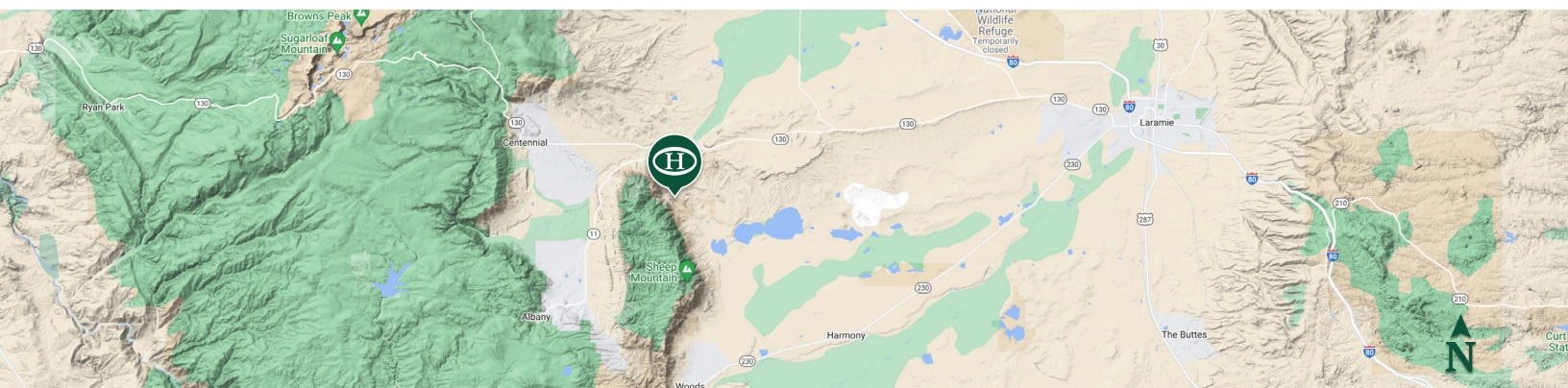
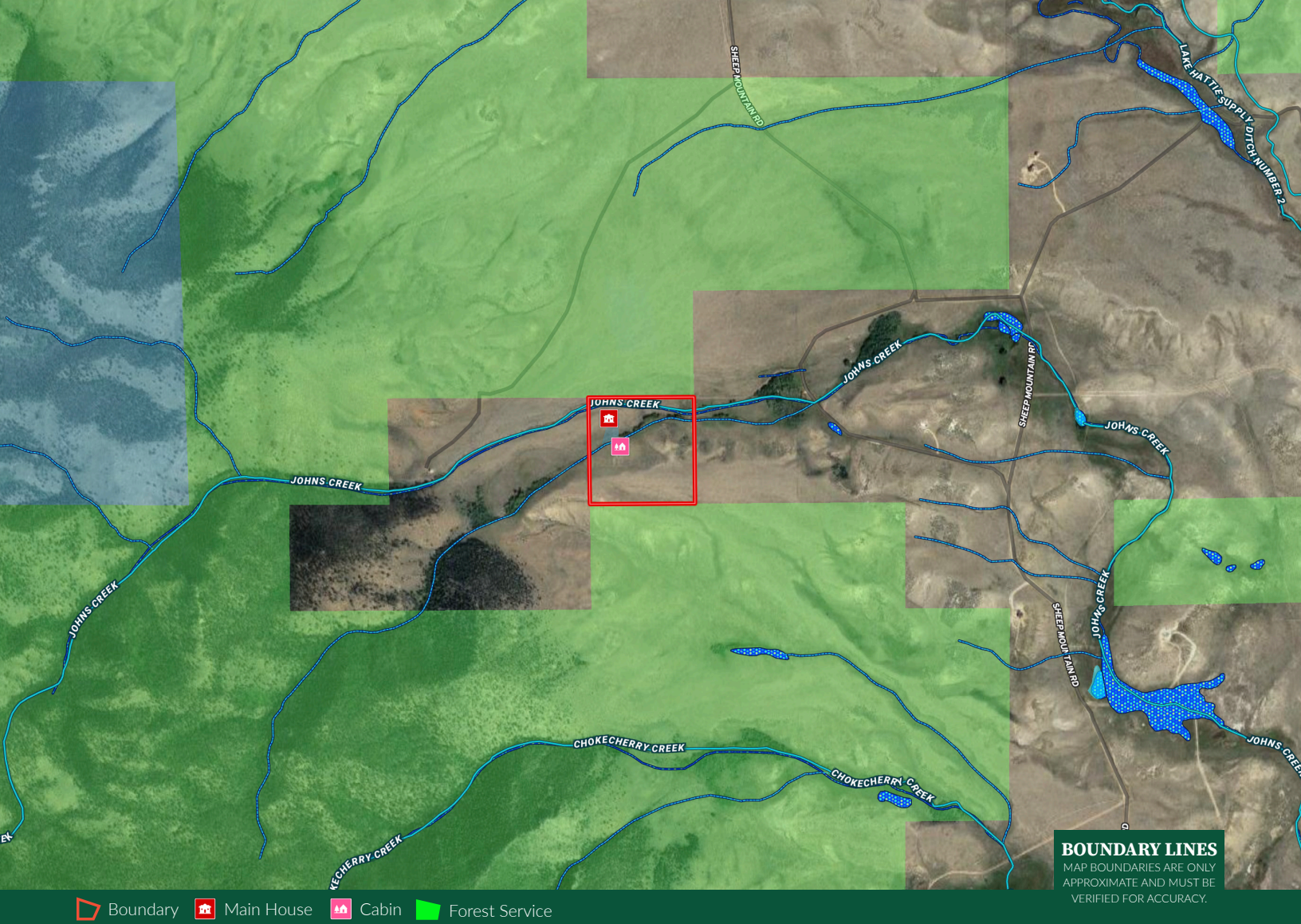


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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