

# 25 Desperado Drive

39.83 Acres | Albany County, WY | \$995,000



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## Activities & Amenities

Borders Public Lands  
Equestrian/Horse Property  
House/Cabin  
Hunting - Predator/Varmint  
Outbuilding/Barn/Shed/Shop  
Development Potential  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Small Game

## Land Details

Total Acres: 39.83  
Deeded Acres: 39.83  
Elevation: 7300  
Estimated Taxes: \$1,575  
Source of lot size: Assessor/Tax Data  
HOA Dues: \$71

## Building Details

Homes: 1  
Finished Sq. Ft.: 5200  
Bedrooms: 4  
Full Bathrooms: 3  
Parking Types: Attached Garage  
Heating Systems: Electric Heaters, Wood  
Stove



This newly built home is a spacious 5,200 finished square feet of comfortable living space complimented by a heated garage and shop that offer ample space for parking, working, and playing. Located west of Laramie, WY, in Wild Horse Ranch, this property consists of vast rolling hills at the base of Sheep Mountain.

### Land

This property is 39 deeded acres on the foothills of the Snowy Range Mountains and borders 500 acres of state owned land. Located within the Wild Horse Ranch, this property offers a private lot within a safe, gated community. You can hunt, target shoot, hike, and explore your acreage as well as the state owned land. Wild Horse Ranch offers private lake access to Lake Hattie and is 25 miles drive to the Snowy Range Mountains and Snowy Range Ski area.





## Improvements

This spacious home was built in 2022-2023 and is complimented by a heated workshop and 3-car garage that are both conveniently attached allowing for more than enough parking and storage space for large vehicles and other toys. The two-level home has a full kitchen, full bath, laundry and a master suite on both levels with separate entrances making the property ideal for multi-general living, a private guest suite, or for renting out part of the property. The seller, a contractor by trade, built gorgeous barn doors that demand attention and efficiency save space throughout the home. Other updates and upgrades include 2 wood fireplaces, granite countertops, stainless steel appliances, and perhaps the most fun space in the house, the loft. The loft sits above the heated shop and is complete with a custom wood bar, a pool table, a tv, and a poker table!

## Recreation

Wild Horse Ranch offers a private access recreational area on Lake Hattie with a brand-new community boat ramp only 2 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 20 miles from Centennial, WY, where many visit to hike and bike mountain trails, trout fish, hunt, ATV, and visit our local ski area.

### **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 in the gated Wild Horse Ranch between the Medicine Bow National Forest and the lively college town of Laramie, Wyoming. The property is approximately 2 miles from the Wild Horse Ranch East Entrance and 20 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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## 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*

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testimonials








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

 Boundary  BLM



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