

Shimmerhorn Ranch

584 Acres

Albany County, WY

\$4,200,000



HAYDEN  OUTDOORS.

Shimmerhorn Ranch

TOTAL ACRES:

584.00

PRICE:

\$4,200,000

COUNTY:

Albany County

CLOSEST TOWN:

Laramie, WY



Presented by



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Located halfway between Laramie and Cheyenne Wyoming, tucked out of the way and at the end of the road, sits the Schimmerhorn Ranch! The Ranch is a rare find of its size and location and is nestled into a setting that is rich in history and full of opportunities! Take in the never-ending views and stunning sunsets from the secluded location at the southern end of the Laramie Mountain Range!

Land

The high-country terrain consists of rolling hills, long draws, and impressive rock outcroppings that all combine to make up the varied landscape on this hidden gem! Natural springs and draws provide water that create aspen meadows and wetlands that attract Elk, Deer and Antelope, along with a host of other Wyoming Critters that roam the neighborhood!



Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Hiking/Climbing
Hunting - Big Game
Hunting - Small Game
Cattle/Ranch
Equestrian/Horse Property
House/Cabin
Hunting - Predator/Varmint

Land Details

Total Acres: 584.00
Deeded Acres: 584.00
Estimated Taxes: \$0 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Style of Home(s): Ranch
Finished Sq. Ft.: 3455
Bedrooms: 4
Full Bathrooms: 4
Half Bathrooms: 1
Parking Types: Attached Garage
Total # of Spaces: 4
Heating Systems: Forced Air

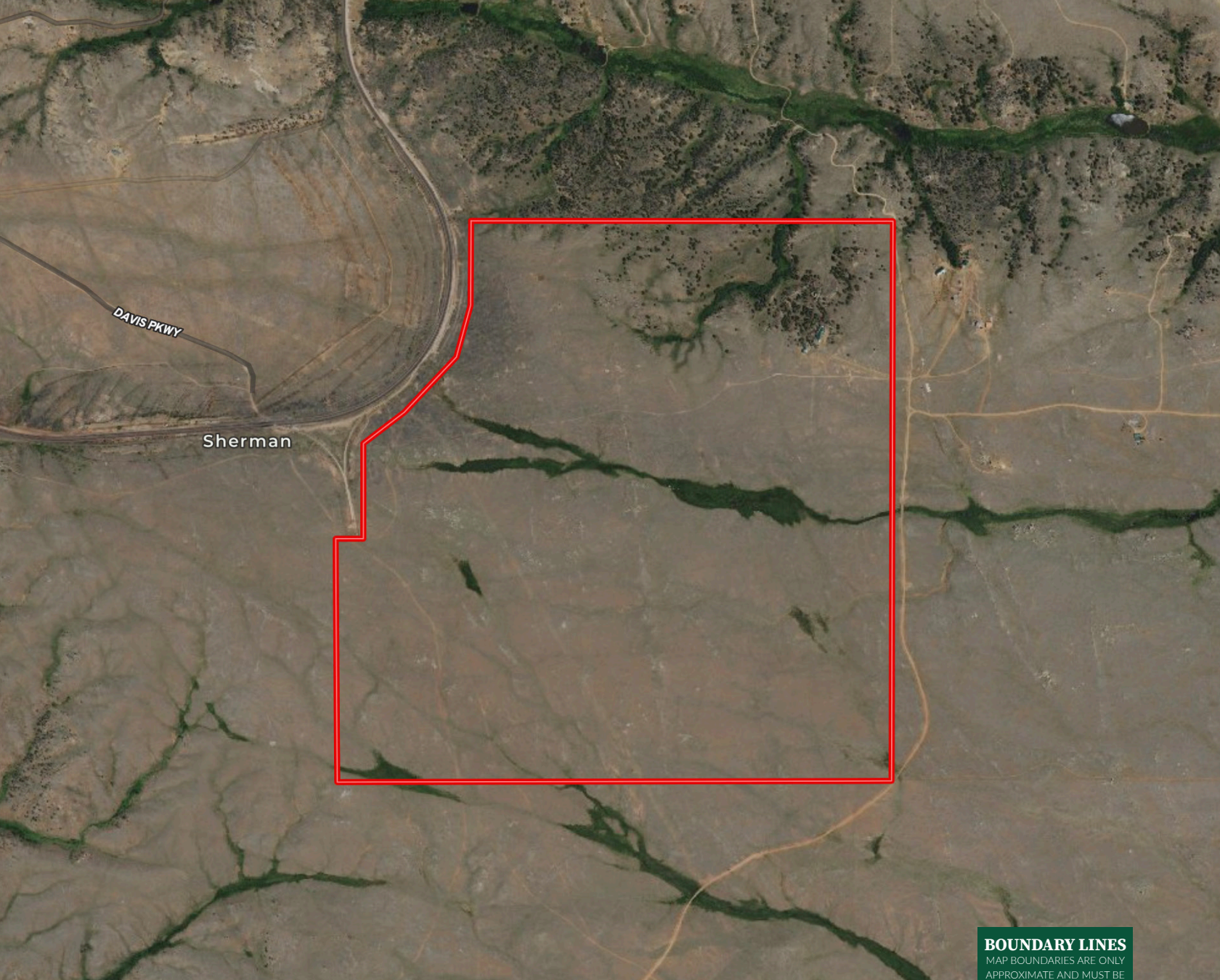


Improvements


Both the main home and the guest cabin are built using impressive hand-hewn post and beam construction with custom rustic finishes and accents like natural slate tile and stone counters with moss rock surrounds! The main quarters include 3 beds and 3 baths with an open floor plan that allows for unlimited views in all directions! The spacious master suite creates its own private area that provides all the amenities of luxury living! The guest wing has two separate bedrooms sharing a large common bath that is perfect for family and friends! Entertaining and everyday living is easy and functional in the well-appointed western style kitchen and bar and you can take in and enjoy the Wyoming scenery from the awesome deck and walk down fire pit patio! The guest cabin is a perfect complement to the main home with its own similar finishes and accents that provide for convenient short- or long-term stays!







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

 Boundary





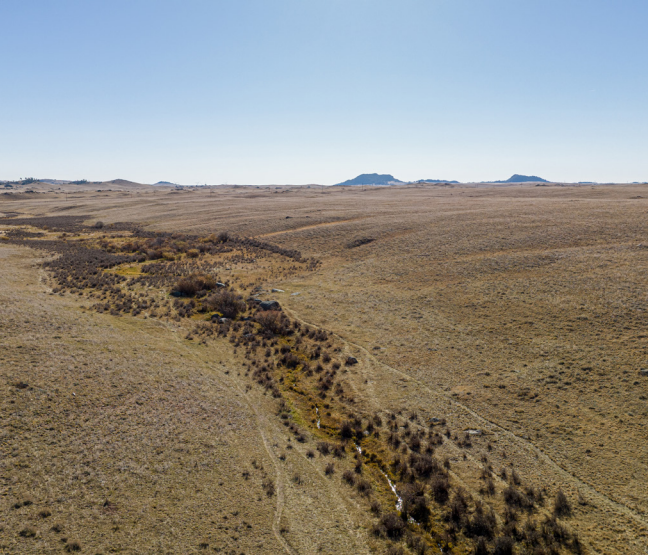
Recreation

As well as the wildlife and recreation opportunities on the Ranch, Vedauwoo and the Medicine Bow National Forest sit in close proximity, along with Curt Gowdy State Park. The Snowy Mountain Range is under an hour to the west with all offering endless summer and winter activities in an around the area!

Location

The Ranch is conveniently located in the “Golden Triangle” of Laramie and the University of Wyoming, Cheyenne and the Wyoming State Capitol, and Ft Collins with the hustle and bustle of the busy Colorado front range for those that need to “get in” or just want to “get out”! The Shimmerhorn Ranch offers an exceptional opportunity to escape the chaos of suburban sprawl and settle down with the peace and serenity of wide-open space and country style living in the last frontier of the Great State of Wyoming!







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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**HAYDEN
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REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors, LLC

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