Maverick Way 40

40.00 Acres Albany County, WY \$175,000





Maverick Way 40 TOTAL ACRES: PRICE: COUNTY: CLOSEST TOWN: 40.00 \$175,000 Albany County Laramie, WY

Activities & Amenities:

Cattle/Ranch

Development Potential

Fishing

Cycling/Mountain Biking

Equestrian/Horse Property

Hunting - Predator/Varmint

Land Details:

Address: Maverick Way, Laramie,

Wyoming 82070, USA

Closest Town: Laramie

Total Acres: 40.00

Deeded Acres: 40.00

Leased Acres: 0.00

Zoning: Rural Residential

Elevation: 7200

Estimated Taxes: \$600 - 2023

Source of lot size: Assessor/Tax Data

HOA Dues: \$701

Property Summary

Very scenic 40-acre lot on the south side of Wild Horse Ranch with fantastic views of Lake Hattie and Sheep Mountain. This lot is mainly rolling hills with multiple options for a great building site. This lot is located due south of Lake Hattie on Maverick Way and a walkable distance to State of Wyoming Land. The current seller never looked into drilling a well, so the potential for a well is unknown.

Recreation

The recreational opportunities in Albany County, WY are endless. Fishing, hiking, and big game hunting are all available minutes from the property. Elk tags can be purchased over the counter for this area. Area 9 for elk, 45 for antelope, and 76 for deer. There are two private common areas provided for owners at the Wild Horse Ranch including private access to Lake Hattie. Lake Hattie is a 2500-acre lake and public access area that is open year-round and is popular for fishermen looking for Rainbows, Browns, Cutthroat, Kokanee salmon, Yellow Perch and other species of fish. Located only 15 miles from Centennial, WY, where many visit for hiking, hunting, fishing, snow sports, and more.









Region & Climate

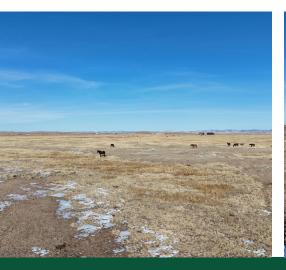
Albany County, WY, is one of the most temperate counties in Wyoming. It is known for its moderate and gorgeous summers with 70-degree temperatures. July is Laramie's hottest month with an average high temperature of 80 degrees. Laramie is known for its long winters and averages around 64 inches of snow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

Location

Wild Horse Ranch is a safe, gated community in southeastern WY that borders Lake Hattie and the Medicine Bow National Forest west of Laramie, WY. Wild horses, antelope, deer, and other wildlife freely roam the ranch. This property is approximately 25 minutes from Laramie Regional Airport and 30 minutes to Laramie. 70 miles to Cheyenne, WY.

Copy of covenants available.

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