

Maverick Way 40

40.00 Acres | Albany County, WY | \$175,000



HAYDEN  OUTDOORS.

Maverick Way 40

TOTAL ACRES:

40.00

PRICE:

\$175,000

COUNTY:

Albany County

CLOSEST TOWN:

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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 Boundary






HAYDEN OUTDOORS




FARM, RANCH & RECREATIONAL REAL ESTATE



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