

# Sinks Canyon Log Home, Access to Public Lands

3.21 Acres

Fremont County, WY

\$795,000



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## Activities & Amenities

ATV/Off Road  
Fishing  
Hunting - Big Game  
Hunting - Small Game  
Outbuilding/Barn/Shed/Shop  
Cycling/Mountain Biking  
House/Cabin  
Hunting - Predator/Varmint  
Hunting - Upland Birds  
Skiing/Snowmobiling/Snow Sports

## Land Details

Address: 32 Robin Road, Lander,  
Wyoming 82520, USA  
Closest Town: Lander  
Total Acres: 3.21  
Zoning: Residential  
Elevation: 6200  
Estimated Taxes: \$2,590.66 - 2024  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Finished Sq. Ft.: 2720  
Bedrooms: 3  
Full Bathrooms: 2  
Basement: Full finished  
Parking Types:

- Detached Garage
  - Driveway

Outbuildings: 1  
Heating Systems:

- Electric Heaters
- Wood Stove



### **Property Summary**

Located in the heart of Sinks Canyon! This property has everything an Iconic Wyoming Recreational Property can offer, with a beautiful rustic log home in an unbeatable location with National Forest Access right out your back door. With year-round living, this log home is comprised of 3 bedrooms, 2 bathrooms, with an open concept kitchen, living, dining area, with a full finished basement.





### **Land**

The land is tucked right up against the mountain which makes the views impeccable in all directions. The west property line borders public land that will lead you right into National Forest. The home overlooks the valley made up of large Buffalo Ranches that make up the most pristine setting. In the springtime from the front porch you can hear the roaring Middle Popo Agie River in all its glory.

### **Improvements**

The home offers 2720 sqft of living space with 3 bedrooms, 2 bathrooms, open kitchen, living and dining room, a large laundry room and storage room. Off of the main level of the home is a large wrap around deck to help take in the marvelous views in every direction. The home has its very own private well and septic and offers electric heat as well has a wood stove. In the downstairs living area, there is another location for a wood stove or even a more sustainable gas stove option.

The garage is a 24×33 with 2 overhead doors offering plenty of room for vehicles or toys.





## Recreation

With endless recreation opportunities right at your fingertips this property sits in the ideal location for daily getaways in one of the least utilized mountain ranges in the lower 48. With world renowned rock climbing and hiking just minutes away, as well as ample hunting and fishing opportunities in every direction. This property also has access to National Forest through Lander Mountain Rd which is a private road behind a locked gate offering supreme access for your daily or weekend adventures.



Located in

- Elk Area 28 (Gen)
- Deer Area 92 (Gen)





## Location

Lander is becoming one of the most sought-after small towns in Wyoming. With numerous outdoor recreational opportunities, the infamous Fourth of July celebration, excellent restaurants, bars, and breweries, this small mountain town has it all. Centrally located in Wyoming at the base of the Wind River Mountains. Commercial air service is available just 30 minutes away in Riverton, WY. This property is located just over 5 miles from downtown Lander and a few steps from Sinks Canyon State Park.

*\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*



## 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 bring buyers to purchase our properties. We offer cooperating 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*

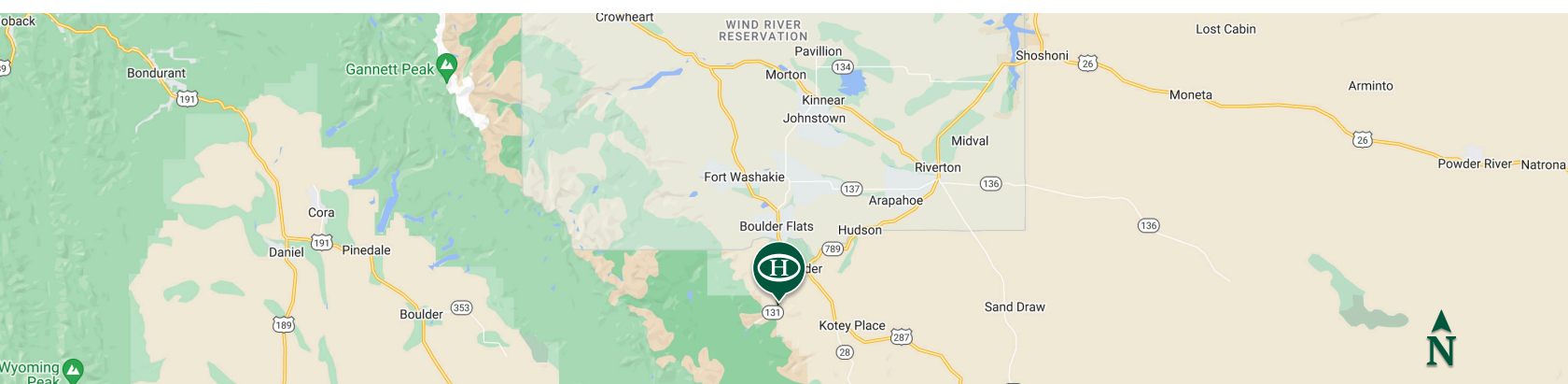
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testimonials





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

 Boundary



## Cody Jacks

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