

Twin Buttes Frontage

56.64 Acres

Albany County, WY

\$260,000



HAYDEN  OUTDOORS.

Twin Buttes Frontage

TOTAL ACRES:

56.64

PRICE:

\$260,000

COUNTY:

Albany County

CLOSEST TOWN:

Laramie, WY

Activities & Amenities:

Beach Access
Boating/Sailing/Rafting
Borders Public Lands
Cattle/Ranch
Cycling/Mountain Biking
Deep Water Access
Development Potential
Equestrian/Horse Property
Fishing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Pond/Lake
Water Access
Water View
Waterfront

Land Details:

Address: Lone Mountain Road,
Laramie, Wyoming 82070, USA
Closest Town: Laramie, WY
Total Acres: 56.64
Deeded Acres: 56.64
Zoning: Residential
Elevation: 7250
Estimated Taxes: \$1,280 - 2023
Source of lot size: Assessor/Tax Data
HOA Dues: \$701
Waterfront Features: Twin Buttes Reservoir

Property Summary

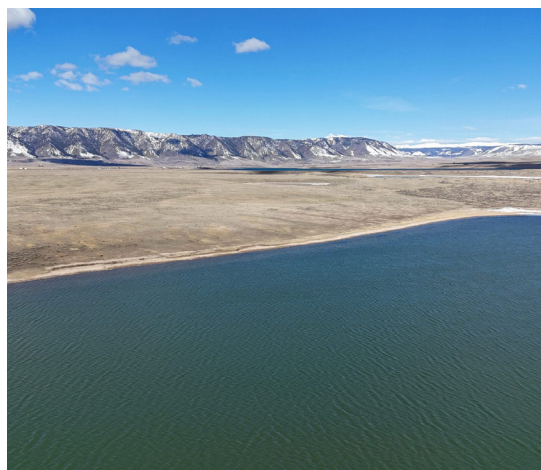
A rare opportunity to own lakefront property in Wild Horse Ranch, a wild horse sanctuary in southern Wyoming. Located 20 minutes from Laramie on the southwest bank of Twin Buttes Lake, this parcel offers spectacular views of the lake and Sheep Mountain to the west. With multiple elevated home sites, the parcel wraps around the lake with nearly 1,600 feet of shoreline and is accessible directly from the private Lone Mountain Road.

Land

The site rises approximately thirty feet from the lake for a prime home site or settling in for a day of fishing. The gentle sloping land has native grasses and shrubs. Wildlife abounds in Wild Horse Ranch with over three hundred horses roaming the vast landscape creating a unique visual of how the untamed west looked over a hundred years ago. Antelope, deer, and rabbits share the open plains through the ever changing seasons.

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.





Recreation

Twin Buttes Lake and nearby Lake Hattie are favorites for anglers looking to catch Browns, Cutthroats, Rainbow Trout, Kokanee salmon, and Yellow Perch from the shore or a trolling boat. Twin Buttes Lake is 250 acres, approximately 46' deep and has a public boat ramp located directly east of the property. Wild Horse Ranch offers a private access recreational area on 2,500 acre Lake Hattie with a brand-new community boat ramp a short distance from the property. Both lakes are ideal habitat to grow Browns 12-25 inches. Best seasonal fishing is early spring through mid-July and late fall.

Medicine Bow National Forest, located 12 miles from Wild Horse Ranch, has an abundance of outdoor recreation including hiking, mountain biking, rock climbing, camping, ATV and snowmobiling. The Snowy Range Ski Area is family friendly and a great place to teach kids downhill and cross country skiing.


Location

The property is in the gated Wild Horse Ranch between the Medicine Bow National Forest and the lively college town of Laramie, Wyoming. Fifteen miles west of Laramie, the property is accessible from either WY-130 or WY-230 and Big Hollow Road/County Road 44, which leads to Twin Buttes Road. Laramie offers an awesome restaurant and bar scene, college football and tailgating, museums, shopping, and more.

*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.





 Boundary






HAYDEN OUTDOORS




FARM, RANCH & RECREATIONAL REAL ESTATE



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