



# Wedding of the Waters

6.00 Acres | Hot Springs County, WY | \$850,000



HAYDEN  OUTDOORS.

# Wedding of the Waters

TOTAL ACRES:

6.00

PRICE:

\$850,000

COUNTY:

Hot Springs County

CLOSEST TOWN:

Thermopolis, WY

*Presented by*



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### Property Summary

Introducing “Wedding of the Waters” – an exquisite hilltop residence perched above the renowned fishing spot that lends its name to this idyllic locale. Built in 1985 and meticulously updated, this 5268 square foot sanctuary offers a harmonious blend of modern luxury and breathtaking natural surroundings.



## Activities & Amenities

Fishing

Propane

## Land Details

Address: 379 Rimrock Drive, Thermopolis,  
Wyoming 82443, USA

Total Acres: 6.00

Estimated Taxes: \$2,484 - 2023

Source of lot size: Unknown

## Building Details

Homes: 1

Style of Home(s): Elevated Ranch - (Basement)

Finished Sq. Ft.: 5268

Bedrooms: 5

Full Bathrooms: 3

Half Bathrooms: 2

Basement: Full finished

Parking Types: Detached Garage, Attached  
Garage, Carport, Driveway

Cooling Systems: Forced Air Cooling

Heating Systems: Boiler-HWBB, Electric Heaters,  
Fireplace, Forced Air, Radiant



## Land

Nestled in Thermopolis, Wyoming, “Wedding of the Waters” offers stunning vistas of the Big Horn River as it meanders out of Wind River Canyon. Surrounded by picturesque foothills, the property’s 6 acres of backyard exudes a unique charm with its desert redrock ambiance, accented by sagebrush and red dirt.

## Improvements

This 5268 sq ft sanctuary, built in 1985, features a renovated kitchen, ensuite bedrooms, and a lower level with a home theater. Enjoy the outdoors on expansive decks. Recent updates include new windows (2016) and a new roof (2019). Plumbing is capped for a wet bar in the basement, and on-demand water heater ensures efficiency. Two garages, totaling 1776 sq ft, provide ample storage.

## Recreation

In Thermopolis, outdoor enthusiasts can indulge in activities like hiking, fishing, and wildlife viewing in the stunning Wind River Canyon and Hot Springs State Park. The area’s renowned hot springs offer relaxation and rejuvenation, while water sports enthusiasts can enjoy kayaking and fly fishing on the Big Horn River. History buffs will appreciate attractions like the Wyoming Dinosaur Center and the Hot Springs County Museum, offering insights into the region’s rich cultural heritage.







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

 Boundary





### **Region & Climate**

Thermopolis typically experiences a semi-arid climate with hot summers and cold winters. Summers are warm with average highs reaching the 80s°F (around 27-32°C), while winters are cold with average lows dropping below freezing. Precipitation is relatively low throughout the year, with occasional snowfall in the winter months. Overall, Thermopolis enjoys sunny weather and clear skies for much of the year, making it an ideal destination for outdoor activities.

### **Location**

Hot Springs County–Thermopolis Municipal Airport is a general aviation airport located 10 miles northwest of Thermopolis, Wyoming. While it primarily serves general aviation purposes, it offers some services for private and charter flights. For commercial flights, travelers typically utilize Riverton Regional Airport, located approximately 40 minutes away by car, which provides connections to major hubs like Denver International Airport.







## History

Thermopolis, Wyoming, has a rich history dating back thousands of years. The area was originally inhabited by various Native American tribes, including the Shoshone and Arapaho peoples, who were drawn to the region's abundant hot springs for their medicinal and spiritual significance.

In the late 19th century, the arrival of European settlers led to the establishment of Thermopolis as a town. The name "Thermopolis" is derived from the Greek words "therme" and "polis," meaning "hot city," reflecting the town's hot springs.

In 1896, the town became the county seat of Hot Springs County, which was named after the natural hot springs in the area. Throughout the early 20th century, Thermopolis thrived as a tourist destination, attracting visitors seeking the healing powers of its mineral-rich waters.

Today, Thermopolis continues to be celebrated for its hot springs and outdoor recreational opportunities. The town's rich history is preserved in attractions such as the Wyoming Dinosaur Center and the Hot Springs County Museum, offering visitors a glimpse into the area's past.

With its unique geological features and vibrant community spirit, Thermopolis remains a beloved destination for travelers seeking adventure, relaxation, and a connection to Wyoming's storied past.





# 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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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 Real Estate**

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