

Centennial Homesite

2.57 Acres

Albany County, WY

\$225,000



HAYDEN  OUTDOORS®

Centennial Homesite

TOTAL ACRES:

2.57

PRICE:

\$225,000

COUNTY:

Albany County

CLOSEST TOWN:

Centennial, WY

Activities & Amenities:

ATV/Off Road
Cycling/Mountain Biking
Development Potential
Hunting - Small Game
Skiing/Snowmobiling/Snow Sports
Stream/River
Wooded

Land Details:

Address: 86 North Fork Road,
Centennial, Wyoming 82055, USA
Closest Town: Centennial
Total Acres: 2.57
Deeded Acres: 2.57
Zoning: Residential
Elevation: 8150
Topography: level, wooded
Vegetation: cottonwood trees, grass, shrub
Estimated Taxes: \$781.93 - 2023
Source of lot size: Assessor/Tax Data
HOA Dues: \$500

Property Summary

A rare opportunity to acquire a 2.5 acre wooded parcel in the coveted North Fork neighborhood in Centennial, Wyoming. One of the few remaining unimproved parcels, 86 North Fork is a unique combination of open grasses, mature cottonwoods, hidden pines, juniper bushes and a seasonal creek, Adam's Ditch running along the eastern edge. Ideal site for a custom dream cabin for full or part time residents.

Land

With 280 feet of frontage on North Fork Road, the parcel extends nearly 500 feet east to Adam's Ditch providing multiple building sites either surrounded by trees or in the open grassland. Tall cottonwoods provide a shaded canopy and privacy, perfect for a cabin near a seasonal creek.

Improvements

With no improvements on the land, this is an open landscape to create a master plan private residence.

Recreation

With the Medicine Bow National Forest at your doorstep, recreational opportunities are boundless. Trail running, mountain biking, hunting, hiking, camping, bouldering, canoeing, kayaking, paddle boarding, fly fishing and off-roading are within minutes. The Snowy Range Ski Area offers affordable downhill and cross-country skiing less than 10 minutes from your doorstep.





Region & Climate

At a Valley elevation of 8,100 feet and with Medicine Bow Peak towering at 12,000 feet 14 miles west, the Centennial Valley experiences a broad range of temperatures and ever changing weather. Summer temperatures average a high of 78 degrees in July while December temperatures average 29 degrees. With the mountain backdrop, snow, rain, clouds and sunshine come quickly and exit sometimes within minutes.

History

Centennial, Wyoming is a small mountain town in Albany County with a population of 35. Centennial was founded in the late 1800's spurred by logging and gold prospecting. Today, Centennial is the gateway to the Medicine Bow National Forest and offers classic local restaurant dining, live music, accommodations and a self-guided museum.

Location

Centennial, WY is located 26 miles west of Laramie and sixty minutes east of Saratoga and Encampment. Laramie, home of the University of Wyoming, is the largest city in Albany County and provides everyday services including retail, commercial and health care. It is served by Laramie Regional Airport.

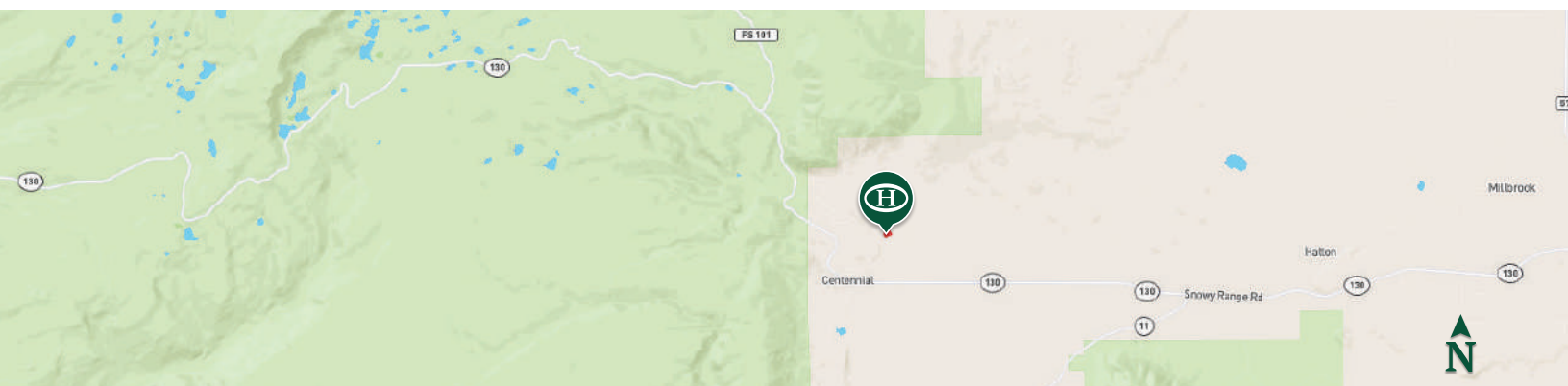
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Boundary

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



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FARM, RANCH & RECREATIONAL REAL ESTATE

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