

Evergreen Furrows Retreat, Lander

29.35 Acres

Fremont County, WY

\$795,000



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Activities & Amenities

ATV/Off Road
Borders Public Lands
Cycling/Mountain Biking
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint,
Small Game & Upland Birds
Outbuilding/Barn/Shed/Shop
Propane
Skiing/Snowmobiling/Snow Sports

Land Details

Address: 2245 Baldwin Creek Rd.,
Lander, Wyoming 82520, USA
Closest Town: Lander
Total Acres: 29.35
Deeded Acres: 29.35
Zoning: Residential
Elevation: 5,358
Topography: Gently rolling hills, rock outcroppings
Vegetation: Evergreen, Juniper, and Cedar
trees, native grasses and sage, wildflowers
Estimated Taxes: \$2,685.49 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Homes: Frame Aluminum
Style of Home(s): Ranch
Price per sq. ft.: 582.84
Finished Sq. Ft.: 1,364
Bedrooms: 2
Full Bathrooms: 1
Basement: None
Parking Types: Detached Garage & Driveway
Total # of Spaces: 6
Outbuildings: 1
Types of Outbuildings: Pole Hay
Barn/Loafing Shed/Garage
Fence Type: Buck and Rail
Heating Systems: Forced Air & Wood Stove
Foundations: Concrete
Exterior Features: Borders "The Bus"
Recreational Public Land and Trail System



Property Summary

Here it is, Fremont County! One of very few rare parcels bordering the coveted “Bus” public land and recreational trail system area, just four miles from downtown Lander, Wyoming. This unique, large parcel includes over 29 deeded acres bordering Bureau of Land Management and State of Wyoming public land - a rare and highly desired amenity in Wyoming’s rural properties.

Land

With this public land access comes vast, sweeping views for miles from nearly every corner of the property. The 29.35 acre property boasts cedar, juniper and evergreen covered rolling hills, rocky outcroppings, and beautiful native grasses, sage and wildflowers. The views are endless from all points on the property, including of the famed Shoshone Lake Road Red Butte. With plenty of room for horses, hiking, mountain biking, ATV exploring, or just about any other outdoor activity you can imagine, this large rural property offers unlimited recreational possibilities on your own property and right out your back door on abundant adjacent public lands. Tucked quietly against a tree-dotted hillside, this property offers the ultimate in serenity, seclusion and privacy only a few minutes drive from the thriving and bustling downtown Lander, Wyoming.





Improvements

The custom built home is a gorgeous example of tasteful refined elegance, showcasing the wilds of Wyoming from soaring panoramic windows in every room, allowing the natural world to permeate throughout the light and bright interiors. Designed to maximize the views and minimize the intrusion in the natural space, the home truly feels at one with its natural surroundings. Offering the utmost in serenity and privacy, stunning views can be enjoyed from every room in the house. A gourmet chef's kitchen featuring commercial-grade stainless steel appliances, Viking range and bright white cabinetry, gleaming hardwood floors, custom tile work, high quality wood casement windows and doors and a Tulikivi Masonry radiant heater made of Finnish soapstone with pizza and bread oven are just some of the custom design elements offered in this one-of-a-kind retreat property. The cozy but spacious 1,364 square foot home offers two bedrooms, a large, spa-like bathroom with corner window soaking tub and curb-less walk-in shower, spacious primary suite with deck access, and an open concept living, kitchen and dining area. The wrap-around, partially covered deck allows you to enjoy the property in all seasons, weather types and time of day. A 900' shared well provides excellent and ample water to the property and a pole hay barn provides abundant storage, covered garage parking or the possibility for animal shelter. Best of all, this property is available to be purchased fully furnished, offering the ease and enjoyment of a truly turn-key vacation retreat or new home with furnishings and decor chosen specifically for this special property. This hidden gem is rare find in the Lander market – call Alyssa or Cody today for your private showing of this secluded Baldwin Creek area retreat!





Recreation

Recreate right out your back door on your own private property! Horses, hiking, dirt/BMX/mountain biking, four-wheeling and ATV activities and gardening are just some of the activities that you can enjoy right on this property. In addition to your own backyard, enjoy the vast acreage of public lands – both Bureau of Land Management and State of Wyoming – adjacent to this unique property. A little further from your own back fence line, world class recreation opportunities abound in the Lander Valley and surrounding Wind River Mountain Range. Hunting, fishing, backpacking, horseback riding, rock climbing, mountain and road biking, backcountry skiing, ATV riding and many other outdoor recreation opportunities await you in this friendly and laid back mountain town.

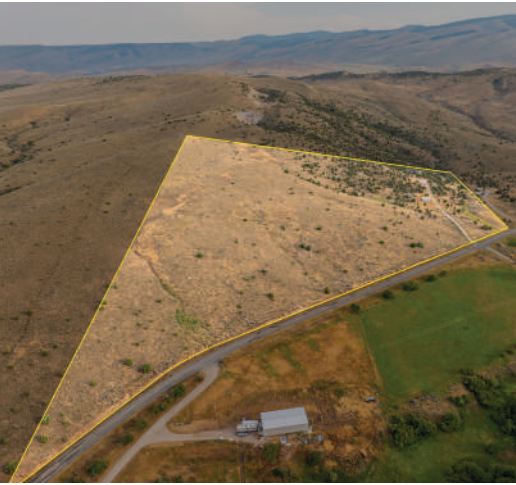
Region & Climate

Lander, Wyoming is quickly becoming one of the most charming and up-and-coming small towns in the West, and for good reason. Excellent restaurants, bars, breweries, shops, art, and entertainment opportunities, including multiple seasonal outdoor concerts and festivals, are all part of what make Lander so enviable and enjoyable for all who live, work and play here.

Commercial air service is an easy 30 minute drive away in nearby Riverton, Wyoming, and world class downhill skiing and luxury resorts can be found in Jackson Hole, Wyoming and Park City, Utah, which are less than three and four hours away by vehicle, respectively.

On average, there are 239 sunny days per year in Lander and it is one of the least windy towns in the state.





Location

Lander, Wyoming is located in the central part of the state along the Middle Fork of the Popo Agie River and just south of the Wind River Indian Reservation at the base of the Wind River Mountain range. Sitting at a high desert elevation of 5,358 ft. above sea level, Lander is known for its Sinks Canyon State Park, the Wind River Mountains, nearby Red Canyon, various outdoor recreation sports and activities, its wild and lively Fourth of July celebration and parade every year, and numerous summer events and festivals, including The International Climber's Festival, Lander Brew Festival, Lander Presents concert and events series, Fremont Area Road Tour, the Pioneer Days Rodeo, and the Annual One Shot Antelope Hunt, just to name a few. Lander has a population of 7,551 and is the County Seat of Fremont County, Wyoming. Lander is home to the Wyoming Catholic College and the National Outdoor Leadership School (NOLS).

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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 regard 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.

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"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

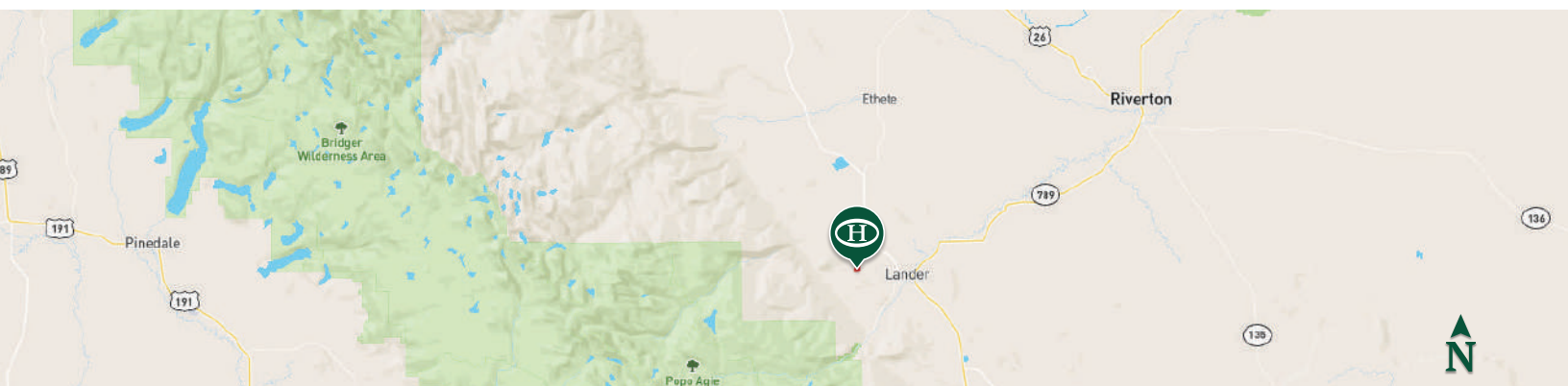
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 Boundary



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FARM, RANCH & RECREATIONAL REAL ESTATE

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