

# 38 Arthur Fork Trail

5.00 Acres

Albany County, WY

\$1,750,000



HAYDEN  OUTDOORS



## Activities & Amenities

ATV/Off Road  
Borders Public Lands  
Cycling/Mountain Biking  
Equestrian/Horse Property  
Hiking/Climbing  
House/Cabin  
Outbuilding/Barn/Shed/Shop  
Propane  
Skiing/Snowmobiling/Snow Sports

## Land Details

Address: 38 Arthur Fork Trail,  
Centennial, Wyoming 82055, USA  
Closest Town: Centennial, WY  
Total Acres: 5.00  
Deeded Acres: 5.00  
Zoning: Residential  
Elevation: 8000  
Estimated Taxes: \$4,908 - 2023  
Source of lot size: Survey

## Building Details

Homes: 1  
Finished Sq. Ft.: 3840  
Bedrooms: 4  
Full Bathrooms: 3  
Basement: None  
Parking Types: Attached Garage, Driveway  
Outbuildings: 2  
Other Improvements: Shop  
Fence Type: Buck Fence  
Heating Systems: Fireplace





### Property Summary

38 Arthur Fork Trail is a newly remodeled 3,840 sq. ft. Ranch style home that is fenced on 5 acres on the outskirts of Centennial, WY. There is a 4,000 sq. ft. attached garage/workshop that is heated and insulated with loft space. In addition, the property offers a 10,000 sq. ft. (50 X 200) metal shop with power for RVs, snowmobiles, storage, or any other workspace or barn space imaginable.







## Improvements

Nestled at the base of the Snowy Range Mountains, this rustic yet refined 4-bedroom, 3-bathroom home offers a blend of comfort and adventure. With an open floor plan, pine cathedral ceilings, and a large pellet stove, it is spacious but still has a warm cabin feel. The kitchen, designed for both functionality and style, includes solid countertops, stainless steel appliances, custom cabinetry and a walk-in-pantry. A large island with seating offers the perfect space for family gatherings or casual meals. The Master suite is a private sanctuary with a private sitting room that leads outside to a sidewalk and private stamped concrete patio. It also boasts his and her closets, an en-suite bathroom with a deep soaking tub, and walk in shower. The exterior of this home has a covered front patio complete with custom stamped concrete. This is surrounded by landscaping with a sprinkler system and creates a perfect space to enjoy the serene surroundings and incredible views of Sheep Mountain, the Colorado Rockies and Centennial Ridge. With ample storage space and shop space to work on all of your toys, this house is an ideal retreat for those who love hunting, fishing, hiking, biking, snowmobiling, and skiing. Also, this location offers nearby access to BLM land. This area is paradise for outdoor enthusiasts.







## Recreation

The Snowy Range Mountains are a sportsman's paradise offering many outdoor activities such as hiking, mountain biking, trout fishing, camping, downhill and cross-country skiing, snowmobiling, and more. Centennial is a very popular destination in the winter for Snowmobilers and invites a variety of tourists in the summer months because of the gorgeous hiking and biking trails and many trout ponds.

## Region & Climate

Albany County, WY, is one of the coolest counties in Wyoming. It is known for its moderate and gorgeous summers with 70-degree temperatures. July is Laramie's hottest month with an average high temperature of 80 degrees. Laramie also averages around 64 inches of snow per year. Centennial is situated at roughly 8,200 ft above sea level.

## Location

Roughly 30 miles from the active college town, Laramie, WY. Situated just on the outskirts of the small, charming, mountain town of Centennial, and only minutes away from the Medicine Bow National Forest. 85 miles to Cheyenne. The lovable town of Centennial offers hometown restaurants, ice cream shops, and bars that often persuade folks to stop or even attract folks from miles away. Population is just under 300.

*Co-listed with Mariah Osborne at Osborne Signature Properties.*

*Seller is a Wyoming licensed real estate broker.*

\*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 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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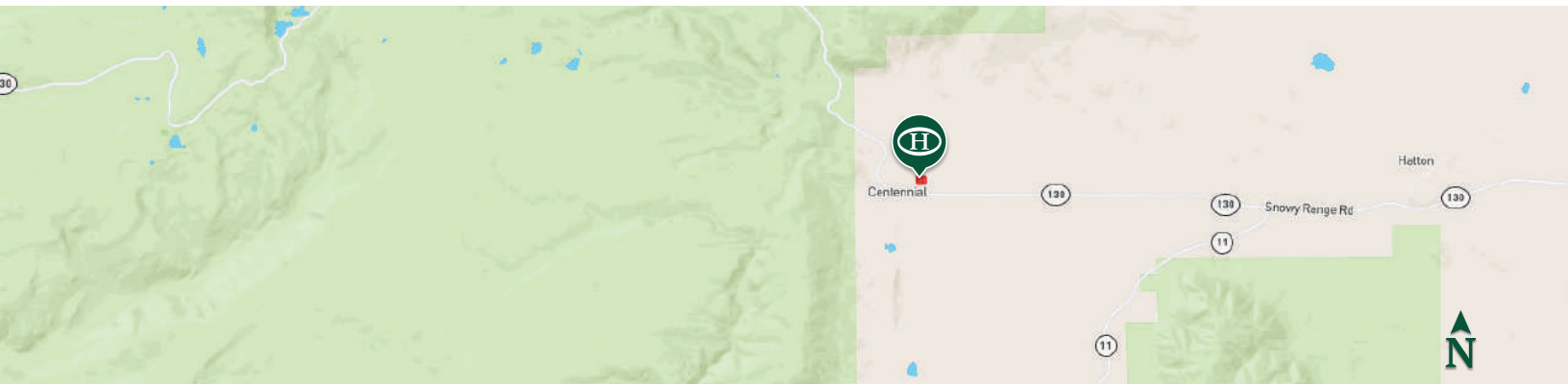


APPROXIMATE BOUNDARY




**BOUNDARY LINES**

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

 Boundary



## Jaci Cole

 Realtor, Licensed in WY  
 Jaci@HaydenOutdoors.com  
 303.880.3779

  
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