

Bighorn Mountain Retreat

2.82 Acres | Johnson County, WY | \$1,725,000



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Bighorn Mountain Retreat

TOTAL ACRES:

2.82

PRICE:

\$1,725,000

COUNTY:

Johnson County

CLOSEST TOWN:

Buffalo, WY

Activities & Amenities:

ATV/Off Road
Borders Public Lands
Cycling/Mountain Biking
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Income Producing
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Skiing/Snowmobiling/Snow Sports
Stream/River
Water Access
Water Rights
Water View
Wooded

Land Details:

Address: 8039 US Highway 16 West,
Buffalo, Wyoming 82834, USA
Closest Town: Buffalo
Total Acres: 2.82
Zoning: NZ
Elevation: 7040
Water Rights: Yes. Reservoir and
Creekside Oxbow Adjudicated.
Income Type: Air BNB
Estimated Taxes: \$4,212.6 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Style of Home(s): Cabin with Loft
Finished Sq. Ft.: 2222
Bedrooms: 4
Full Bathrooms: 2
Half Bathrooms: 1
Basement: None
Parking Types: Detached Garage, Driveway
Outbuildings: 2
Types of Outbuildings: Garage, RV Shed
Fence Type: Plank
Heating Systems: Fireplace, Forced Air
Waterfront Features: Pond, Creek

About This Property

Discover a once-in-a-lifetime opportunity to own one of the rarest and most sought-after properties in the Mountain West. Bighorn Mountain Retreat is a legacy estate like no other, located on 2.82 pristine acres of private land—an inholding surrounded by over a million acres of Bighorn National Forest. Inholdings, privately owned land within national forests or parks, are exceedingly rare and make up less than 0.3% of the Bighorn region.

Improvements

Located just 15 minutes from Buffalo, Wyoming, this fully furnished, turn-key property strikes the perfect balance between remote mountain living and easy access to town amenities—ideal for both a primary residence or a luxurious mountain getaway.

The property includes: **Main Cabin (1,450 sq ft):** Boasting a spacious living and dining area, full kitchen, 1 bedroom, loft, 1.5 baths, laundry, and a large deck with stunning views of the pond and creek.

Guest Cabin (780 sq ft): Situated creekside for privacy, featuring 2 bedrooms, 1 bath, an open kitchen/living area, and its own private deck.

RV Storage Building: Designed with concrete floors, roll doors, and equipped with septic and electric hookups.

Detached Garage: Perfect for vehicle storage or additional space.





In addition to its unparalleled location and natural beauty, the property is fully equipped with modern amenities, including:

- Two water wells, one for irrigation and one for drinking.
- Two underground septic systems.
- A Generac 24KW backup generator to ensure continuous power during outages.
- High-speed internet via Starlink satellite, offering speeds up to 200 Mbps for seamless Wi-Fi calling and streaming.

Recreation

The Bighorn Mountains offer a wide array of recreational activities for outdoor enthusiasts, making them a popular destination in Wyoming. Hiking and backpacking are favorite pursuits, with trails leading through scenic alpine meadows, dense forests, and to breathtaking vistas, including those in the Cloud Peak Wilderness. The area's pristine rivers and lakes provide opportunities for fishing, canoeing, and kayaking, while hunting is common in the fall. In the winter, the mountains transform into a playground for snowmobiling, cross-country skiing, and snowshoeing. Camping is available throughout the region, offering rustic getaways under the stars, and the varied terrain also attracts rock climbers and birdwatchers. With its blend of adventure and natural beauty, the Bighorn Mountains cater to year-round outdoor recreation.

Water/Mineral Rights & Natural Resources

What truly sets this retreat apart is its adjudicated water rights to North Clear Creek, which forms the southern boundary of the land. These rights allow for water diversion to the property's quarter-acre fishing reservoir, stocked with a variety of trout species, offering year-round fishing opportunities and adding to the uniqueness of this rare mountain haven.

With its rare inholding status, coveted water rights, and breathtaking natural surroundings, Bighorn Mountain Retreat offers a unique chance to own a true legacy property. Enjoy untouched wilderness and outdoor recreation, all while having the conveniences of modern living within reach. Don't miss this rare opportunity to own a one-of-a-kind mountain retreat!

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BOUNDARY LINES

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

 Boundary



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FARM, RANCH & RECREATIONAL REAL ESTATE



Jenny Tarver

📍 Salesperson, Licensed in WY
✉️ Jenny@HaydenOutdoors.com
📞 307.299.7145

Taylor Vinot

Salesperson, Licensed in WY 📍
TVinot@HaydenOutdoors.com ✉️
307.696.1309 📞

