

Deer Valley Masterpiece

2.51 Acres | Fremont County, WY | \$1,395,000



HAYDEN  OUTDOORS

Deer Valley Masterpiece

TOTAL ACRES:

2.51

PRICE:

\$1,395,000

COUNTY:

Fremont County

CLOSEST TOWN:

Lander, WY

Presented by



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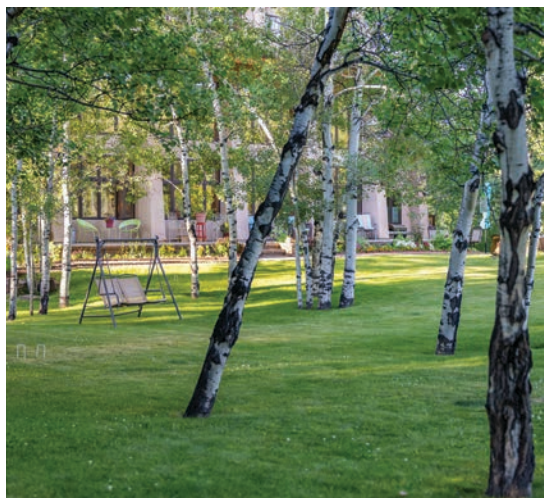


About This Property

Stunning Sinks Canyon Masterpiece in Lander's most desirable rural subdivision. Welcome to 75 Deer Valley Drive, a lush riverfront oasis on 2.51 acres and less than three miles from downtown Lander. Spectacular custom built stucco home boasts over 6,000 sq. ft. of exceptional living space, 4 bedrooms, 4.5 baths and a separate mother-in-law or guest living quarters with private access.

Land

This property is the envy of the neighborhood with privacy, seclusion and an executive home with unbeatable presence. The 2.51 acre parcel is surrounded by the prestigious year-round Popo Agie River, making it an incredibly rare waterfront property in Wyoming and offering world class fishing opportunities out your back door and on your own private property.



Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Fishing
Hiking/Climbing
House/Cabin
Pond/Lake
Propane
Skiing/Snowmobiling/Snow Sports
Stream/River
Water Access
Water View
Waterfront

Land Details

Address: 75 Deer Valley Dr., Lander,
Wyoming 82520, USA
Closest Town: Lander
Total Acres: 2.51
Deeded Acres: 2.51
Zoning: Residential
Elevation: 5,360
Topography: Flat, lush, riverfront
Vegetation: Lush, tree-covered,
grass, shrubs and bushes
Estimated Taxes: \$6,448.63 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Price: \$1,395,000
Homes: 1
Homes: Frame Stucco
Style of Home(s): 2 Story
Price per sq. ft.: 210.34
Finished Sq. Ft.: 6632
Bedrooms: 4
Full Bathrooms: 4
Half Bathrooms: 1
Basement: None
Parking Types: Attached Garage & Driveway
Total # of Spaces: 2
Outbuildings: 1
Types of Outbuildings: Storage Shed
Other Improvements: 2 Private Wells, Solar Array
Heating Systems: Electric Heaters,
Radiant & Wood Stove
Foundations: Concrete with Crawlspace
Waterfront Features: Year-round Popo Agie River
Exterior Features: Pond, Riverfront
Picnic Area & Firepit



Improvements

Custom built in 2009 by one of Lander's most respected contractors, this home is unparalleled in construction and design. The grand entry sunroom features soaring floor-to-ceiling, south-facing windows filling both stories and the 31 feet vaulted ceilings with incredible natural light and exceptional passive solar energy efficiency.

The Brazilian bamboo hardwood floors, rich hickory wood cabinetry and hand-finished Alder wood doors and trim make the home feel warm and inviting, despite its grand scale. The gourmet chef's kitchen features ample cabinet space, an eat-in kitchen island with bar seating, zebrawood countertops, cork flooring and a sizable pantry.

A main level primary suite offers convenient main level living, with three additional bedrooms on the upper level for guests, all with private en-suite baths and laundry on both levels. The open yet defined kitchen, living and dining areas make the main level perfect for entertaining or hosting a crowd. The second story mother-in-law separate living quarters feature a bright and fresh kitchenette, full bath, private laundry and garage access.





Improvements

The exceptional construction and design quality is noticed with R50 wall and R60 roof insulation, foam insulated crawlspace, 50-year architectural shingles, on-demand hot water heater, garage electric vehicle charger, full stucco exterior and wood casement windows and doors throughout.

Outside you will enjoy a tranquil, park-like setting with a lovely scenic pond in front of the home, with the famous year-round Popo Agie River surrounding the back and sides of the home. Extensive patios and a wrap-around upper level deck give three of the suites private outdoor seating areas and access. Large, mature trees of various species cover the property and provide unbeatable natural privacy and serenity.

Two private wells provide exceptional water supply to the home and property – one with a solar pump for the pond and one for excellent domestic use. An automatic sprinkler system ensures a lush and green lawn all season and two full RV hookups (30 and 50-amp service) are found conveniently located behind the home. This property is a once in a lifetime opportunity for those looking for a rare and irreplaceable Sinks Canyon riverfront retreat. Start living your Lander dream today!









Recreation

In addition to your own large, riverfront backyard and the nearby Sinks Canyon State Park, world class recreation opportunities abound in the Lander Valley and surrounding Wind River Mountain Range. Hunting, fishing, backpacking, horseback trail 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 minutes 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 just southeast of 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).







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.

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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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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