

# Time Out Ranch

446.00 Acres | Platte County, WY | \$2,495,000



HAYDEN  OUTDOORS.

# Time Out Ranch

TOTAL ACRES:

446.00

PRICE:

\$2,495,000

COUNTY:

Platte County

CLOSEST TOWN:

Hartville, WY

*Presented by*



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### **About This Property**

Nestled on 446 deeded acres of pristine mountain land, the Time Out Ranch is a one-of-a-kind retreat offering a perfect balance with breathtaking landscapes, timbered draws, and scenic valleys. The ranch is an outdoor enthusiast's dream, teeming with wildlife and spectacular vistas. Located just minutes from the town of Guernsey, Wyoming, and the stunning Guernsey State Park, the ranch provides the perfect balance of seclusion and convenience.



## Activities & Amenities

ATV/Off Road  
Borders Public Lands  
Campground  
Cycling/Mountain Biking  
Development Potential  
Equestrian/Horse Property  
Hiking/Climbing  
Hotel/B&B/Resort  
House/Cabin  
Hunting - Big Game, Predator/Varmint, Small Game & Turkey  
Income Producing  
Recreational Business  
Wooded  
State Hunting Unit: Elk Hunt Area 3, Deer Hunt Area 15, Antelope Hunt Area 11

## Land Details

Address: 243 Pleasant Valley Rd, Hartville, Wyoming 82215, USA  
Closest Town: Guernsey  
Total Acres: 446.00  
Deeded Acres: 446.00  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Style of Home(s): 1 1/2 Story  
Finished Sq. Ft.: 3154  
Unfinished Sq. Ft.: 1720  
Bedrooms: 5  
Full Bathrooms: 3  
Half Bathrooms: 1  
Basement: Partial finished  
Other Improvements: 3 Geodesic Domes  
Fence Type: Wire  
Heating Systems: Forced Air



## Land

Known as the “Banana Belt” of Wyoming, this region enjoys a more temperate climate compared to much of the state, offering an ideal year-round environment. The proximity to larger cities makes it easy to access amenities while still feeling far removed from the hustle and bustle of busy life.

One of the standout features of the ranch is its proximity to the 6,000 acre

Guernsey State Park, a premier destination for outdoor recreation. Just a short distance away, the park offers a variety of activities including boating, fishing, and hiking. The Guernsey Reservoir is perfect for water sports or relaxing by the shore, while the nearby Grayrocks Reservoir offers exceptional fishing for walleye, trout and yellow perch! The North Platte River is also nearby and provides additional recreational opportunities for those who want to explore an adventure on the river!

In addition to the state park, the property also borders BLM land, offering even more opportunities for adventure. The well-maintained trail systems are perfect for hiking, horseback riding, or simply taking in the stunning views.

The land itself is a breathtaking blend of timbered draws, rolling hills, and rocky outcroppings, boasting an ideal landscape for wildlife and outdoor activities. Turkey and mule deer are abundant on the ranch, offering excellent hunting opportunities! The current owners haven’t hunted or grazed the property, creating great potential for the new owner. With pine and cedar canyons winding through the property, the scenic vistas provide expansive views that stretch across the horizon. This unique setting furnishes privacy and a true sense of escape while being easily accessible.

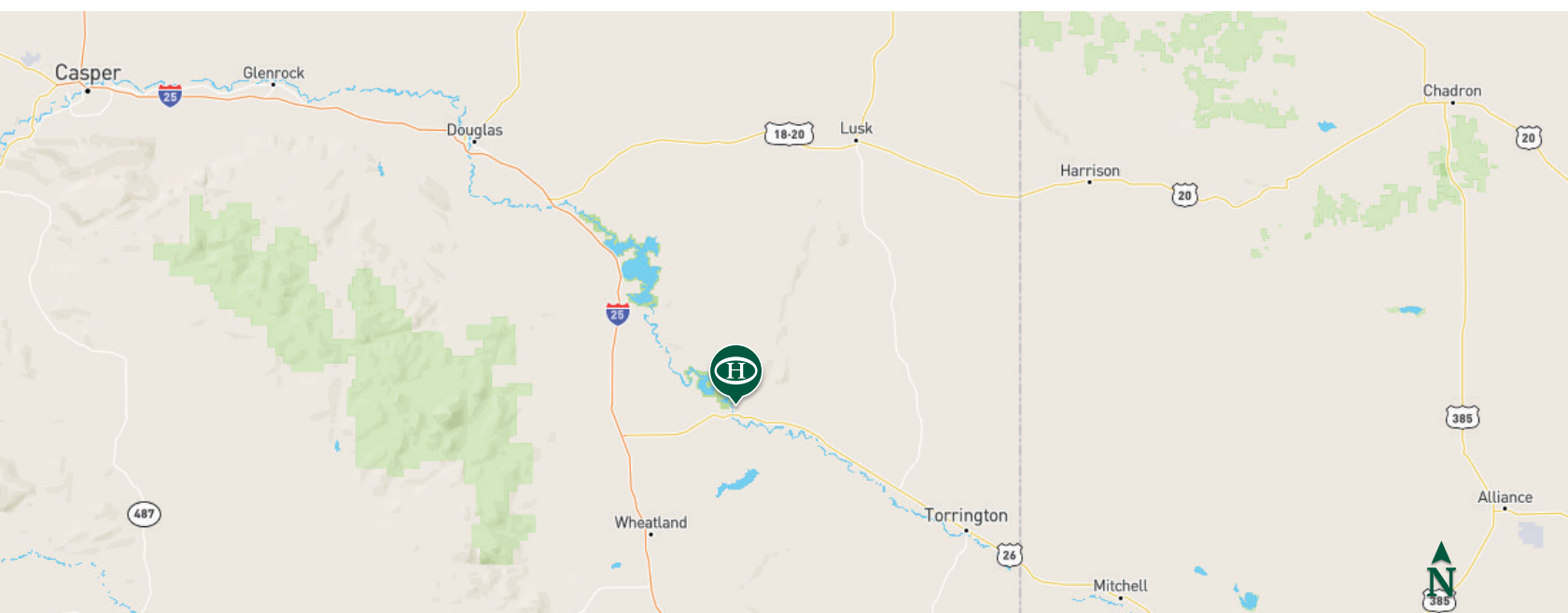






 Boundary

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





## Improvements

The main house is a generous 4874 total square ft log home designed to blend rustic charm with modern comforts and offers ample space for relaxation and entertainment including a walkout basement. The home is crafted with natural wood finishes, and large windows that invite abundant light and provide sweeping views of the surrounding landscape.

Attached to the main house is a fully equipped Airbnb apartment, offering privacy and comfort for guests or additional rental income. The ranch also features unique accommodations in the form of three geodomes, each designed to provide a distinctive, comfortable experience for guests. These domes are ideal for those seeking a “glamping” experience or a rustic getaway, while still enjoying modern amenities including heat, air conditioning, refrigeration, internet and hot tubs!





## Recreation

### Key Features:

- Prime Location: Located in the southeast corner of Wyoming, known as the
- “Banana Belt”, the Time Out Ranch enjoys a mild climate and easy access to larger cities. Cheyenne and the State Capitol is 100 miles south. Laramie and the University of Wyoming or the regional hub in Casper are both about the same distance to the West. Denver International Airport and the Colorado Front Range are just a bit further down the I25 corridor, for those that want to get back to “the busy”.
- Camp Guernsey Airport: Convenient public access available for private aircraft and hanger storage for those interested in air travel to and from the ranch.
- Dining: The old mining town of Hartville is just minutes away from the ranch and is Wyoming’s oldest incorporated town with one of the best western steakhouses in the region in Miners and Stockmen’s.
- Income Tax: The Great State of Wyoming does not have an income tax!
- Recreational Paradise: Just a stone’s throw away from Guernsey State Park, this property offers endless opportunities for outdoor activities. Bordering over 1,000 acres of BLM land, it’s a haven for hiking, hunting, and exploring.
- Natural Beauty: With pine and cedar canyons, rocky outcroppings, and rolling hills, the land holds captivating landscapes perfect for stargazing, hiking, and simply enjoying nature in its purest form.
- Sheltered from the Wind: A rare feature in Wyoming, the ranch is sheltered from harsh winds, creating a more comfortable experience without compromising the rugged beauty of the environment.
- Privacy & Seclusion: The ranch’s unique topography ensures privacy, giving you the feeling of being far away from civilization while still being accessible and close to essential amenities.
- Incredible Stargazing: With low light pollution, the night sky here is absolutely spectacular! The stars shine brightly, granting unparalleled stargazing opportunities and providing one of nature’s most impressive theatres!
- Outstanding Water Supply: The ranch has its own well that produces an impressive 35 gallons per minute, providing clean, refreshing water at an optimal depth.
- Trail System: Explore the vast property and surrounding areas via a well-maintained trail system that connects you to the beauty of the land.
- Whether you’re looking for a peaceful retreat, a recreational getaway, or an investment opportunity with excellent income potential, the Time Out Ranch offers something truly special. With its combination of stunning landscapes, comfortable living spaces, and access to nature, the ranch provides an unparalleled setting for both adventure and relaxation in the last frontier in the Great State of Wyoming! This ranch is a place you’ll never want to leave!

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# 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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*- RICK STEINER, SELLER/BUYER*

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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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