Burns 640

640.00 Acres | Laramie County, WY | \$945,000





Activities & Amenities:

Cattle/Ranch
Development Potential
Equestrian/Horse Property
House/Cabin
Hunting - Big Game, Predator/Varmint,
Small Game & Upland Birds
Outbuilding/Barn/Shed/Shop
Propane
Solar

Land Details:

Address: 1778 County Road 146, Burns, Wyoming 82053, USA

Closest Town: Burns Total Acres: 640.00 Deeded Acres: 640.00

Estimated Taxes: \$1,902.99 - 2024 Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Style of Home(s): Ranch Finished Sa. Ft.: 1216

Bedrooms: 3 Full Bathrooms: 1 Basement: Unfinished Outbuildings: 3 Fence Type: Wire

Heating Systems: Forced Air

About This Property

640 Acres ideal for farming/ranching or possible investment and development.

Located just 5 minutes from Burns, WY and 25 minutes from Cheyenne, this property offers the perfect blend of seclusion, convenience, and potential. With easy access to major amenities in Cheyenne and wide-open views of rolling terrain and nearby mountains, this land is an excellent opportunity for farmer/ranchers, developers or investors!

Land

Key Features:

- Five State registered water wells.
- 2 wells at the homestead and stockyard.
- Solar-powered well with stock tank and solar panels at stockyard.
- Traditional windmill well with stock tank.
- Additional water spigots for distribution of water across the headquarters.
- Fenced and cross fenced.
- Multiple outbuildings.
- Small home.
- Large metal barn.
- Gentle rolling terrain with distant mountain views and expansive landscapes.
- Quality native grasslands.
- Small acreage development potential.

Whether you're looking to expand your farming/ranching operation or invest in development potential property, this full section offers an opportunity in the last frontier in the great State of Wyoming!

*Priced at certified 2024 appraisal and being sold "as is where is".

^{*}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.

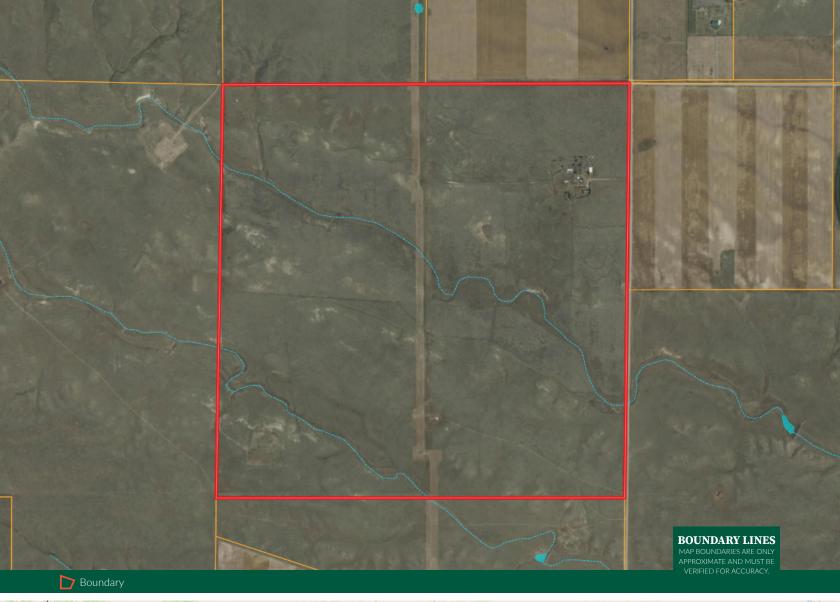
















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