

# Burns 640

640.00 Acres

Laramie County, WY

\$945,000



HAYDEN  OUTDOORS.



# Burns 640

TOTAL ACRES:

640.00

PRICE:

\$945,000

COUNTY:

Laramie County

CLOSEST TOWN:

Burns, WY

## 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 Sq. 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".*

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 Boundary

#### BOUNDARY LINES

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



## Matt Munford

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