

Elk Mountain Cabins

1.14 Acres | Carbon County, WY | \$625,000



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Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Development Potential
Fishing
Hotel/B&B/Resort
House/Cabin
Hunting - Big Game
Lodge/Resort
Outbuilding/Barn/Shed/Shop
Propane
Recreational Business
Stream/River
Water Access
Water View

Land Details

Address: 107 Main St, Elk Mountain,
Wyoming 82324, USA
Total Acres: 1.14
Deeded Acres: 1.14
Zoning: Commercial/Residential
Elevation: 7280
Topography: River Bottom, Valley
Vegetation: Aspens,
Cottonwoods, Native Grass
Include Business?: Yes
Estimated Taxes: \$2,596 - 2024
Source of lot size: Appraiser

Building Details

Homes: 5
Homes: Frame, Log & Stucco
Style of Home(s): 1 Story, 1 1/2 Story
Finished Sq. Ft.: 4433
Bedrooms: 8
Full Bathrooms: 5
Basement: None
Parking Types: Detached Garage & Driveway
Types of Outbuildings: Greenhouse,
Shed & Shop/Garage
Other Improvements: Fencing, Garden
Beds, Landscaping, Patio & Sidewalk
Heating Systems: Boiler-HWBB & Fireplace



About This Property

Discover a unique opportunity to own Elk Mountain Cabins, a cherished home and vacation rental business situated in the charming town of Elk Mountain, Wyoming. This property features 6 charming cabins with a total of 8 bedrooms, including 5 well-appointed rental cabins that draw a loyal customer base and 1 private cabin for the owner's residence.





Land

Many mature trees such as cottonwoods and aspen provide needed shade on the 1.35 deeded acres. A highlight of the property is its beautifully maintained garden area, a tranquil haven where guests can relax amidst vibrant flowers and lush greenery. The backyard comes equipped with raised garden beds that have proven productive year after year. The property has extra space for small social gatherings and wildlife viewing.

Improvements

The five rental cabins, known for their rustic appeal and modern amenities, attract visitors year after year, thanks to a dedicated clientele who rave about the serene surroundings and owner's hospitality. The owner's cabin offers convenient on-site living, allowing seamless management of the business. Each private cabin is designed to provide comfort with features like fully equipped kitchens, Wi-Fi, and private bathrooms. There is on site-laundry as well.

This turnkey operation is perfect for an investor or owner-operator seeking a potentially profitable venture and peaceful lifestyle in a stunning natural setting.

Recreation

Located in the heart of Elk Mountain, the cabins are surrounded by endless recreational opportunities. 13 miles from the secluded northern edge of the Medicine Bow National Forest, you're a hop, skip, and a jump away from fantastic elk hunting, hiking, fishing, and birdwatching. The Medicine Bow River, flowing by the property, is a beautiful spot for trout fishing, while winter brings cross-country skiing and snowshoeing in the Snowy Range Mountains.





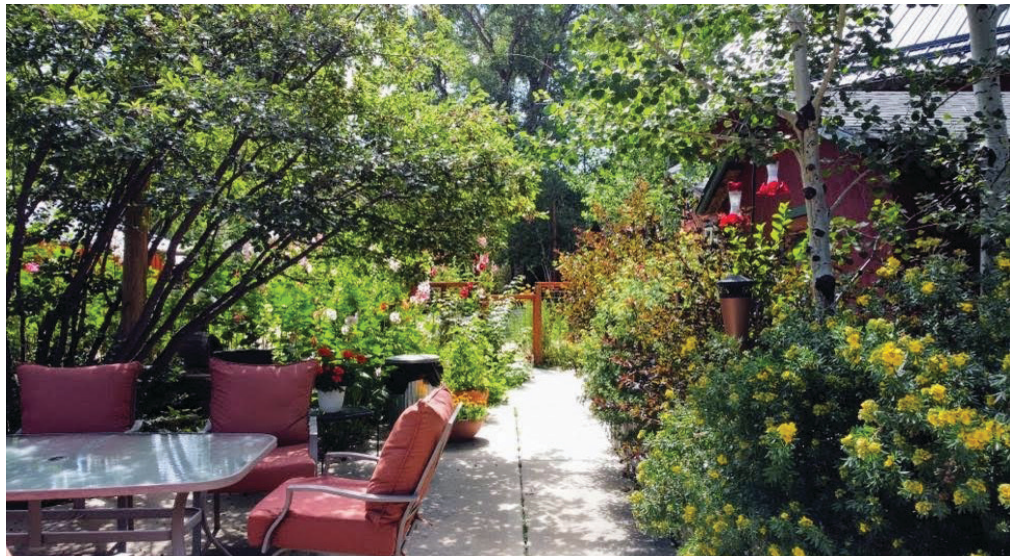
Recreation (continued)

The area's abundant wildlife, including elk, deer, antelope, and moose adds to the allure for all. The property is a bird haven, and the seller will miss watching the rainbow of birds that visit including the Evening Grosbeak, American Goldfinch, Great Horned Owls, Cedar Wax Wings, an abundance of Hummingbirds, and more. The historic town of Elk Mountain, with its small-town charm, has proximity to amenities in Rawlins and Laramie. With its loyal guest following, prime river view location, and access to Wyoming's outdoor playground, Elk Mountain Cabins is a rare gem.



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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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"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

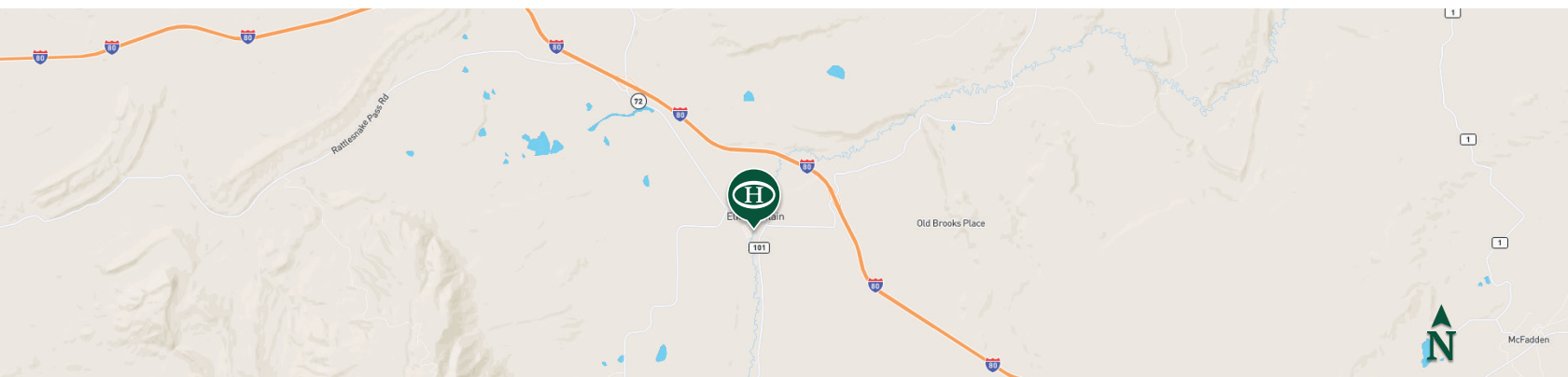
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testimonials





Boundary

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



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FARM, RANCH & RECREATIONAL REAL ESTATE



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