

# River's Edge

5.00 Acres

Albany County, WY

\$2,500,000



HAYDEN  OUTDOORS.

# River's Edge

TOTAL ACRES:

5.00

PRICE:

\$2,500,000

COUNTY:

Albany County

CLOSEST TOWN:

Centennial, WY

*Presented by*



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**H**  
**HAYDEN**  
**OUTDOORS**  
**REAL ESTATE**



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### **Property Summary**

River's Edge offers a once-in-a-lifetime opportunity to own a dream retreat on the renowned Little Laramie River in Wyoming's picturesque Centennial Valley. Situated just half a mile below the confluence of the North and South Forks, this five-acre generational property is a fly fisherman's paradise, featuring private river access that meanders beneath a four-bedroom home nestled amongst towering cottonwoods.

### **Land**

Carved from a larger ranch, this secluded five-acre slice of Wyoming is naturally hidden from view by a canopy of mature cottonwoods, willows, and native grasses. The private entry road winds through the trees, building anticipation and ensuring privacy upon arrival. Perched forty feet above the riverbank, the home offers sweeping views ideal for spotting trout in the shallows, capturing fall colors and listening to the flowing rush of a freestone trout stream. To the west, a grassy pasture attracts wildlife year-round, often appearing briefly before vanishing into the dense surrounding trees.



## Activities & Amenities

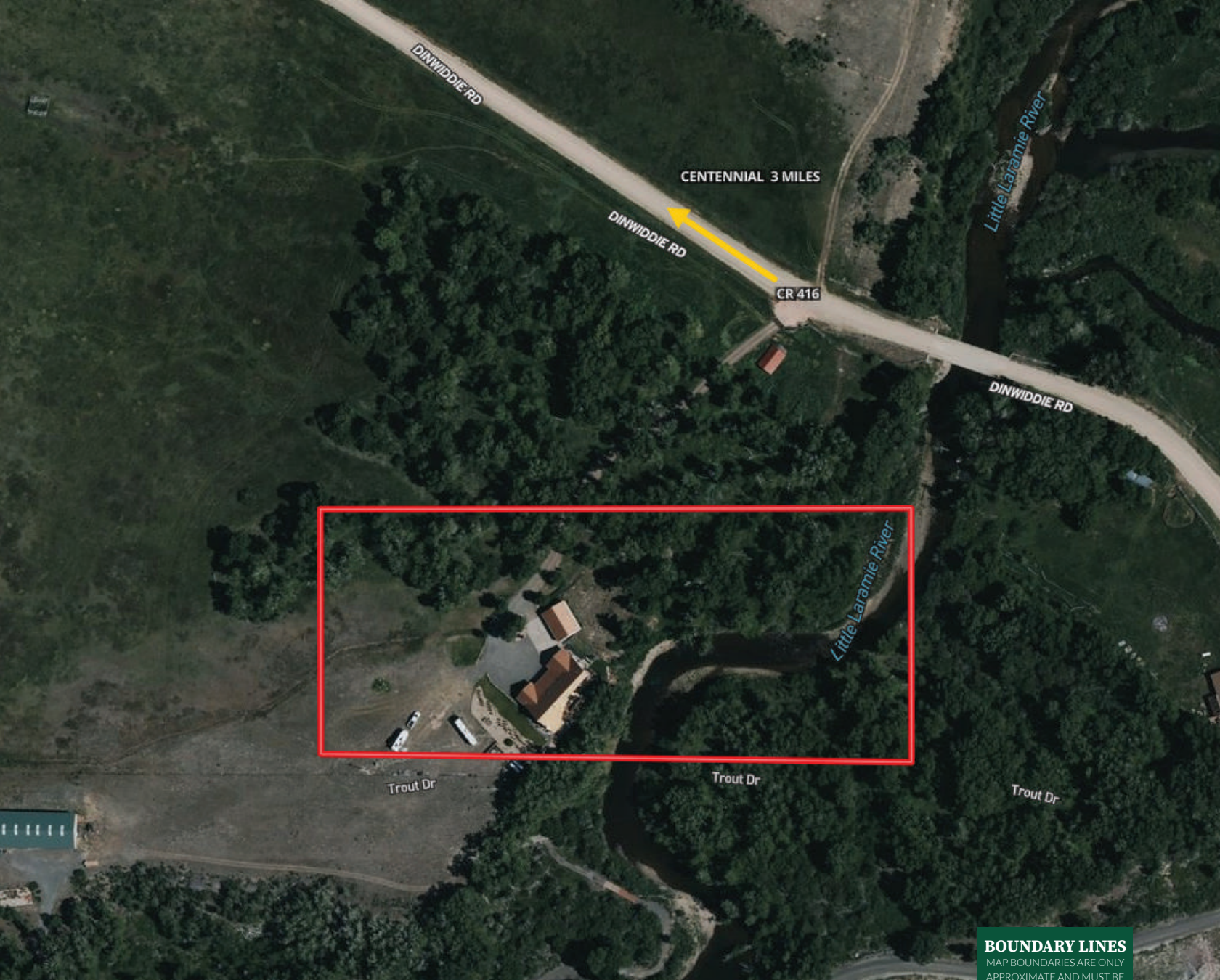
Equestrian/Horse Property  
Fishing  
House/Cabin  
Hunting - Big Game, Small Game & Waterfowl  
Outbuilding/Barn/Shed/Shop  
Propane  
Stream/River  
Water Access/Water View/Waterfront  
Wooded  
State Hunting Unit: Unit 9 (Elk)

## Land Details

Address: 302 Dinwiddie Road,  
Laramie, Wyoming 82070, USA  
Closest Town: Centennial  
Total Acres: 5.00  
Deeded Acres: 5.00  
Zoning: Residential  
Elevation: 7,740  
Topography: River Valley  
Vegetation: Cottonwoods, Grasses  
Estimated Taxes: \$5,566 - 2024  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Style of Home(s): Modern Mountain Lodge  
Finished Sq. Ft.: 5,000  
Bedrooms: 4  
Full Bathrooms: 2  
Three-Quarter Bathrooms: 2  
Basement: None  
Parking Types: Detached & Attached Garage  
Total # of Spaces: 6  
Outbuildings: 1  
Types of Outbuildings: Detached Garage  
Heating Systems: Radiant  
Foundations: Crawl Space  
Waterfront Features: Little Laramie River  
Exterior Features:  
Landscaped Bluegrass Lawn  
Trees and Perennial Plantings  
Bolder Retaining Wall and Steps  
Open and Covered Trex Decks  
Built-in Saltwater Hot Tub  
Dog Run  
Four RV Electrical Hook Ups  
Two 1,000 Gallon Owned Propane Tanks  
Sprinkler and drip system  
Well  
Emergency generator



 Boundary

**BOUNDARY LINES**

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





## Improvements

### Architectural & Interior Overview

Blending the craftsmanship of a mountain lodge with the comfort and flow of a Western ranch, this home exudes warmth, space, and timeless style both inside and out. The architecture features a handsome copper-toned standing seam metal roof, exposed timber beams, and clean lap siding—nestled among mature cottonwoods with sweeping views of the surrounding landscape.

Inside, the attention to detail becomes immediately clear. Rich Brazilian Cherrywood floors, paired beautifully with tongue-and-groove pine ceilings and custom beam accents that lend warmth and texture to every room. A grand staircase with inlaid lighting connects the main living spaces, while expansive wood-framed windows draw in natural light and views at every turn.

The primary suite, located upstairs, is a luxurious retreat featuring vaulted ceilings, custom lighting, and a private walk-out deck overlooking the river corridor. A cozy sitting area within the suite offers space to unwind, surrounded by treetop views.

A spacious entertaining kitchen, highlighted by granite countertops, high-end stainless steel appliances including a five burner Wolf cooktop and a generous center island with bar seating—perfect for gathering. The kitchen flows into a casual dining space and sunroom-style den with floor-to-ceiling windows and skylights that flood the space with natural light. This area opens to a cozy fireside living room with vaulted ceilings and a stone fireplace—a warm centerpiece for relaxing evenings or hosting guests. A dedicated formal dining room with a panoramic window seat offers stunning views of the property and mountains beyond. Two comfortable guest bedrooms, a well-appointed mother-in-law suite, and multiple gathering areas provide space and privacy for all.

A two-car attached garage plus, an oversized four car detached garage and shop, styled to match the main residence, provides ample space for equipment, vehicles, and recreational gear.





## Improvements

### Outdoor Living & Setting

The outdoor living experience at this property is equally impressive. A multi-level wraparound deck extends from the main floor and includes several seating areas, a hot tub, and space for al fresco dining—all with views of the flowing Little Laramie River just below. The covered lower deck offers shaded comfort, while the open-air sections are ideal for stargazing or watching wildlife along the riverbank.

Whether it's sipping morning coffee beside the river, unwinding in the hot tub as the sun sets behind the hills, or an evening with family gathered at the fire pit, every corner of this home has been thoughtfully crafted to embrace its wild surroundings without sacrificing comfort or elegance.





## Recreation

### The River

The Little Laramie River, flowing through the heart of Wyoming's Centennial Valley, offers one of the region's most rewarding and scenic fly fishing experiences. With its cool, clear waters fed by snowmelt from the Snowy Range, this river is home to healthy populations of brown trout, rainbow trout, and the occasional cutthroat—making it a true gem for both seasoned anglers and those just beginning their fly-fishing journey.

Spring brings fresh runoff and hungry trout feeding on midges, olives, and early stoneflies. Summer offers prime dry-fly fishing with steady caddis, PMD, and hopper hatches along shaded bends and cool deep runs. Fall transitions to streamer season as aggressive browns begin pre-spawn activity, set against a glowing backdrop of golden cottonwoods.

What makes this stretch of the Little Laramie River especially rare is the private access—allowing you to fish undisturbed, steps from your back deck. Trophy trout often hold in the deep shelves and undercut banks directly below the home, creating the perfect conditions for year-round success.

The property offers direct walk-down access to the river, with a mix of riffles, runs, and deep bends ideal for both wading and bank casting. A wide shelf of gravel and smooth stone along the river creates the perfect spot for fly fishing or simply enjoying the sound of moving water. Lush vegetation provides ideal cover for trout, and the elevated vantage from the deck allows for panoramic four-season river views.

Whether you're casting a line at sunrise, enjoying an afternoon drift under the cottonwoods, or watching trout rise from your elevated deck, the river here isn't just a feature—it's the heart of the property.

### Hunting & Recreation

The Centennial Valley and surrounding Medicine Bow National Forest offer exceptional hunting opportunities for a variety of big game and upland species. Hunters can pursue elk, mule and white tail deer, and pronghorn antelope in the nearby foothills and alpine basins. With thousands of acres of public land just minutes from town, Centennial is a gateway to some of Wyoming's most scenic and rewarding hunting terrain—ideal for both rifle and archery seasons.

The Snowy Range of the Medicine Bow Mountains offers an abundance of outdoor recreation. In summer and fall, visitors can enjoy miles of scenic hiking and horseback riding trails, alpine lakes perfect for paddleboarding or high-country fishing, and rugged terrain for mountain biking or ATV exploration. The Snowy Range Scenic Byway provides stunning views and access to trailheads that lead to breathtaking destinations like Medicine Bow Peak. In winter, the area transforms into a snowy paradise for snowmobiling, snowshoeing, downhill and cross-country skiing.



## Region & Climate

The Centennial Valley, Wyoming enjoys a refreshing high-mountain climate with mild summers, snowy winters, and low humidity throughout the year. Sitting at over 8,000 feet in elevation, the area experiences pleasantly warm days in the 60s and 70s during summer, with cool, comfortable nights perfect for stargazing. Winter brings a beautiful blanket of snow, ideal for skiing, snowshoeing, and other cold-weather activities. With four distinct seasons, plenty of sunshine, and crisp alpine air, the valley offers a true taste of mountain living year-round.

## History

### The Valley

The Centennial Valley, Snowy Range, and Medicine Bow Peak are rooted in the deep natural and cultural history of southeastern Wyoming—a region shaped by ancient geologic forces. The valley and high country served as seasonal grounds for Native American tribes including the Arapaho, Cheyenne, and Ute, who hunted game, gathered resources, and traversed the mountain passes that thread through the Snowy Range.

The valley earned its name in 1876, commemorating the centennial year of the United States, just as homesteaders, ranchers, and loggers began to settle the area. The town of Centennial was originally established as a logging camp to support the construction of the railroad and nearby mining operations. Though the expected mining boom was short-lived, the area quickly gained a reputation for its rugged beauty, attracting early outdoor enthusiasts and seasonal ranchers.

The Snowy Range, a subrange of the Medicine Bow Mountains, gets its name from the snow-capped peaks that linger into summer, with Medicine Bow Peak rising as its crown jewel at 12,018 feet—the highest point in southern Wyoming. According to Indigenous tradition, the name “Medicine Bow” is tied to the gathering of mountain mahogany by Native tribes in the area, used for crafting bows believed to hold spiritual power.

## Location

The Centennial Valley is located in southeastern Wyoming, just west of the city of Laramie and nestled at the base of the Snowy Range in the Medicine Bow Mountains. Sitting at over 8,000 feet in elevation, the valley stretches along the Little Laramie River and is framed by towering alpine peaks, forested hillsides, and wide-open meadows. It begins near the small town of Centennial—about 30 miles west of Laramie—and serves as a gateway to the Snowy Range Scenic Byway and Medicine Bow National Forest.





# 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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