

Appaloosa Drive Estate

2.40 Acres

Fremont County, WY

\$729,000



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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
Hiking/Climbing
Hotel/B&B/Resort
Hunting - Big Game, Predator/Varmint,
Small Game, Upland Birds, & Waterfowl
Irrigation
Lodge/Resort
Outbuilding/Barn/Shed/Shop
Skiing/Snowmobiling/Snow Sports
Water Rights
State Hunting Unit: Antelope are
117, Deer area 157, Elk area 127

Land Details

Address: 203 Appaloosa Drive,
Riverton, Wyoming 82501, USA
Closest Town: Riverton
Total Acres: 2.40
Deeded Acres: 2.40
Leased Acres: 15.61
Zoning: Residential
Elevation: 5,021
Irrigated Acres: 2.4
Water Rights: Yes
Estimated Taxes: \$4,658.83 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Craftsman
Finished Sq. Ft.: 5,019
Bedrooms: 4
Basement: Full finished
Parking Types: Detached Garage & Driveway
Outbuildings: 1
Types of Outbuildings: Stable
Fence Type: Multiple types
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace & Forced Air



Property Summary

Is it time to own a place where stained glass tells stories, where seclusion can call your name, but in a peaceful way that no one else can hear? A place where everyone can have their own space? A place where its easy to get anything you need, but remain anonymous and enjoy a level of privacy uncommon in the world around us today?





Land

The property is a 2.4 acre retreat from the outside world, where your own private place in the world is just that..., private. With the privacy of the end of a single lane drive, to the equine facilities, pasture space, mature trees, well manicured lawns, numerous decks and room to spare, this property is beyond just a location, but is more of a destination to retreat to.

Improvements

The home is very spacious, and comfortable glimpse of craftsmanship and artistic values with stained-glass, exquisite lighting, hand-crafted details and old world workmanship rarely seen anymore. The mezzanine, the sitting room, the hand crafted wood-working, the numerous fireplaces and living spaces, to the kitchen and dining area for gatherings, including lots of laughter and memories to be made..., this home is a truly intriguing place to be! The investment grade artistic upgrades bring an intriguing and intrinsic value to the property that must be seen to be appreciated.

Recreation

With a nicely set up equine facility on the property, that personal time to enjoy riding and the facility that affords the ability to tend to your animals and keep them comfortable and well cared for too.





General Operations

The unique qualities of the property would lend themselves nicely to utilizing it for retreats, airbnb stays, event hosting, boutique weddings plus many more, all-in-one place and other potential income related uses.

Region & Climate

The area does enjoy four full seasons affording an extensive range of recreational possibilities including hunting, hiking, fishing, biking, winter sports, ATV trails, and access to the Wind River, Absoroka, and Bighorn mountains, Yellowstone and Grand Teton national parks, the Red Desert plus so much more!

History

The property includes artistic and historical significance including very exclusive stained glass artwork, and exquisite old-world woodworking craftsmanship.

Location

The location is centrally located on the outskirts of the city of Riverton, Wyoming offering access to air travel and a full range of services for most anything a person may want or need.

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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.

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."

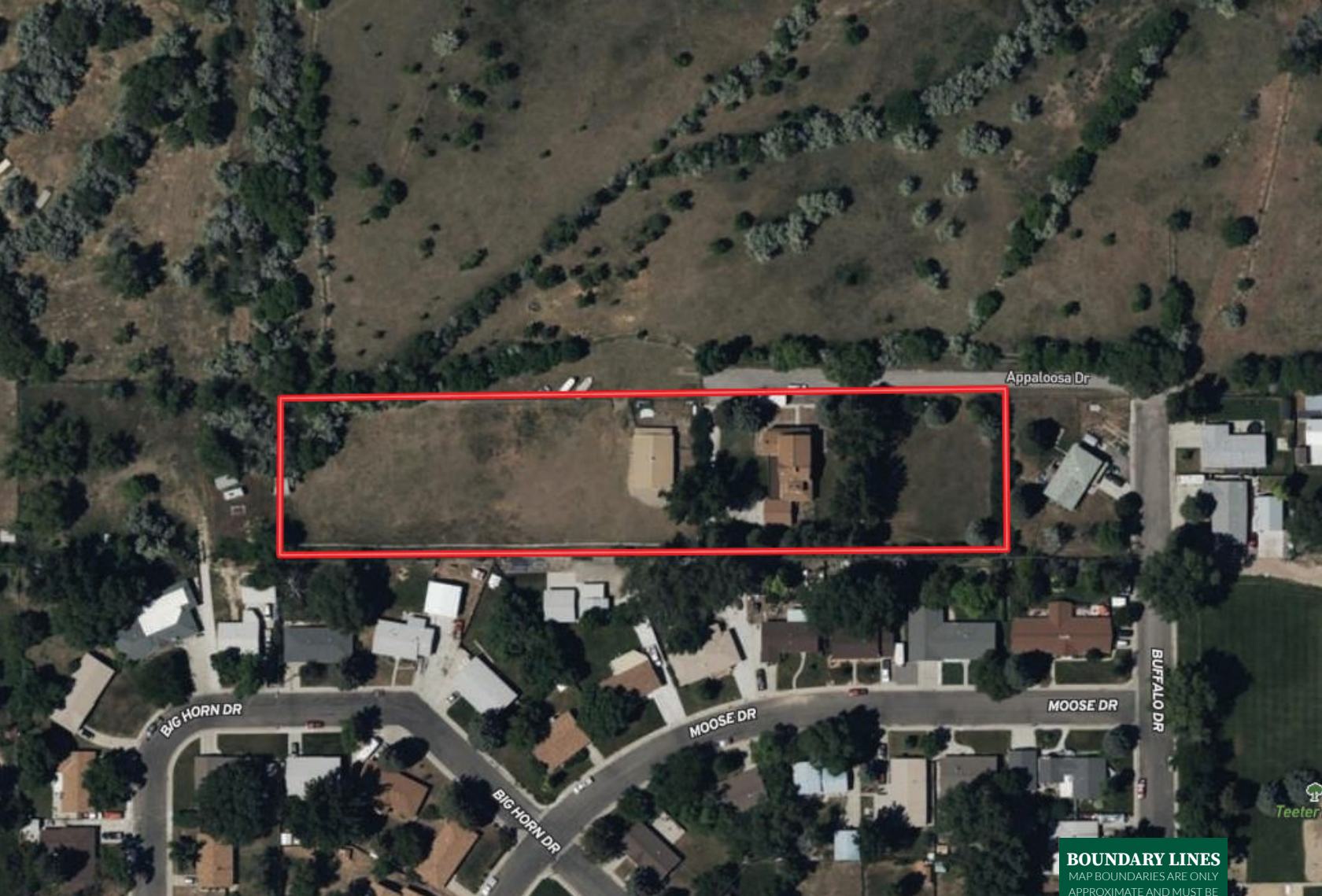


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

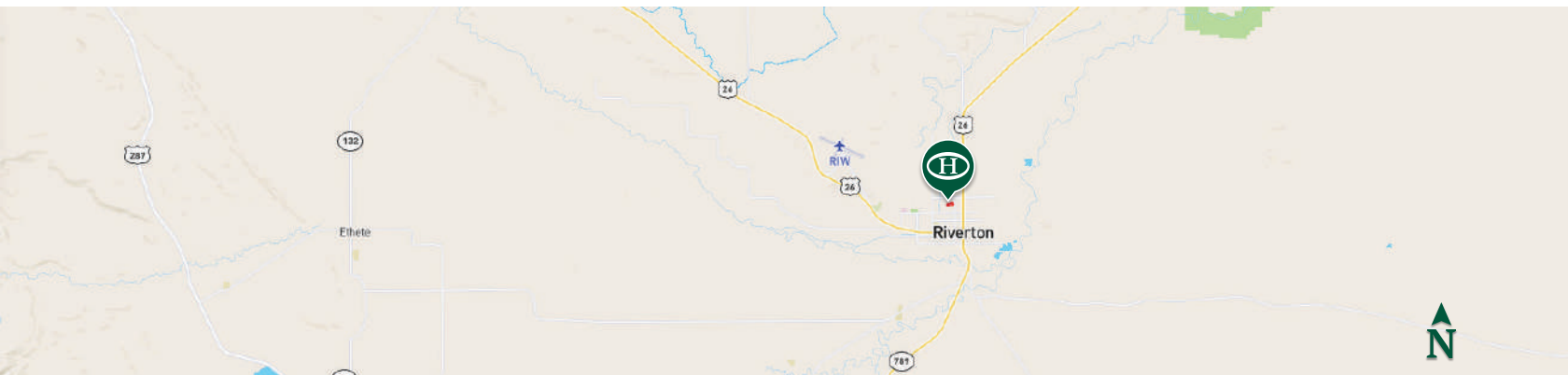
Scan to see more
testimonials





 Boundary

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



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