

Sheep Mountain Ranch Tracts

40.00 Acres

Albany County, WY

\$400,000



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Activities & Amenities

Borders Public Lands
Cycling/Mountain Biking
Development Potential
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Pond/Lake
Skiing/Snowmobiling/Snow Sports
Water View

Land Details

Address: Sheep Mountain Road,
Laramie, Wyoming 82070, USA
Closest Town: Laramie
Total Acres: 40.00
Deeded Acres: 40.00
Zoning: Residential
Elevation: 7650
Topography: Mountain Valley, Rolling Hills
Vegetation: Native Grasses
Estimated Taxes: TBD
Source of lot size: Survey



About This Property

Welcome to Sheep Mountain Ranch where 7 exclusive tracts are being offered for the very first time! Hidden off the highway and nestled at the foothills of soaring Sheep Mountain, these premier properties mark the debut of a high-end ranch community designed for discerning buyers seeking a private retreat with unparalleled access to public lands.



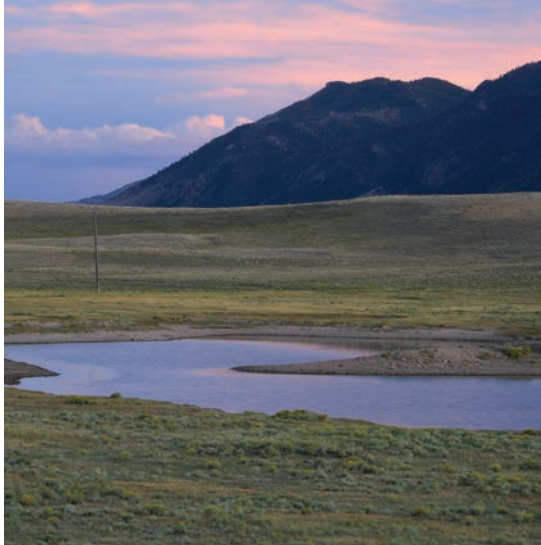


Land

Sheep Mountain Ranch presents an exclusive new offering of just seven 40+- acre tracts, ALL of which offer multiple potential building sites with unreal views. Each property actually borders national forest, opening to over 17,000 acres of untouched wilderness for exploration. A shared 385+- acre common area where Vee Bar horses roam will offer a private recreational pond that enhances the exclusive footprint, ensuring lasting conservation and low-density luxury. With dramatic rolling hills and native grasses, the Ranch is beaming with wildlife of all kinds. There will be NO more properties like this for sale in the future!

Improvements

This freshly developed ranch provides on-site power and private roads for seamless access to all parcels, thoughtfully designed to minimize environmental impact. Building sites are abundant-pick your favorite view- and ready for custom homes; imagine timber-frame masterpieces and modern mountain estates!



Recreation

Hike, mountain bike, or take a horseback ride directly from your property of choice into the mouth of Sheep Mountains National Forest land for premier hunting of mule deer, elk, and antelope during Wyoming's generous hunting seasons. Use the common area for non-motorized recreation and wildlife viewing. A central community pond offers serene spots for watching ducks and geese, or paddleboarding and kayaking in warmer months.

Region & Climate

The Sheep Mountain Ranch enjoys a refreshing high-mountain climate with mild summers, snowy winters, and low humidity throughout the year. Sitting at over 7,500 feet in elevation, the area experiences pleasantly warm days in the 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.



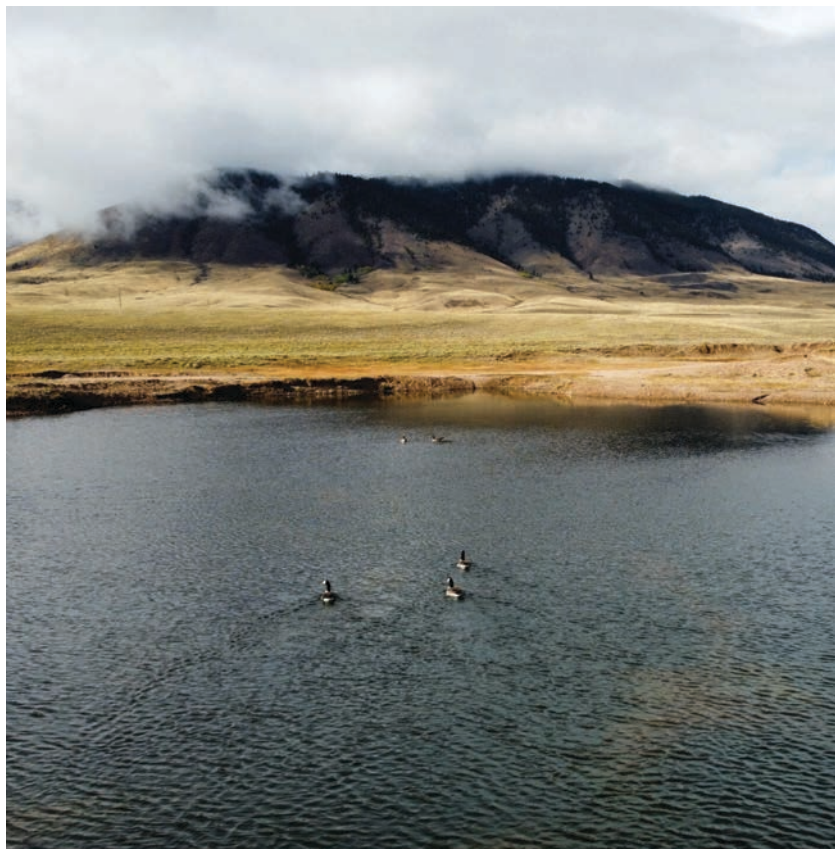


Location

The Sheep Mountain Ranch is in southeastern Wyoming, just 20 minutes west of Laramie. The town of Centennial—about 6 miles west—serves as a gateway to the Medicine Bow National Forest where many visit to hike, bike, hunt, camp, fish, and ski at the Snowy Range Ski Area. The Sheep Mountain Ranch sits across from the world famous Vee Bar Guest Ranch. Laramie offers University of Wyoming amenities, a regional airport, multiple grocery stores, and cultural gems to explore. Denver International Airport is 2.5 hours south, making this Ranch a prime escape from the hustle and bustle of the Front Range. As the first tracts in this exclusive offering, its forest-edge location promises a gateway to Wyoming's finest adventures. Secure yours before they're gone!

All sales are contingent on County approval of Plat Map.

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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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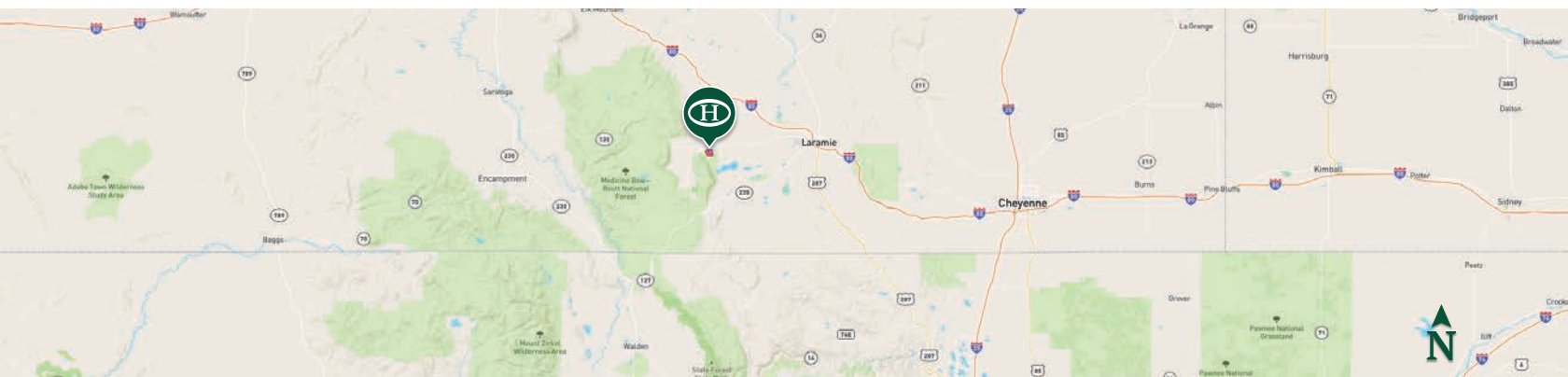
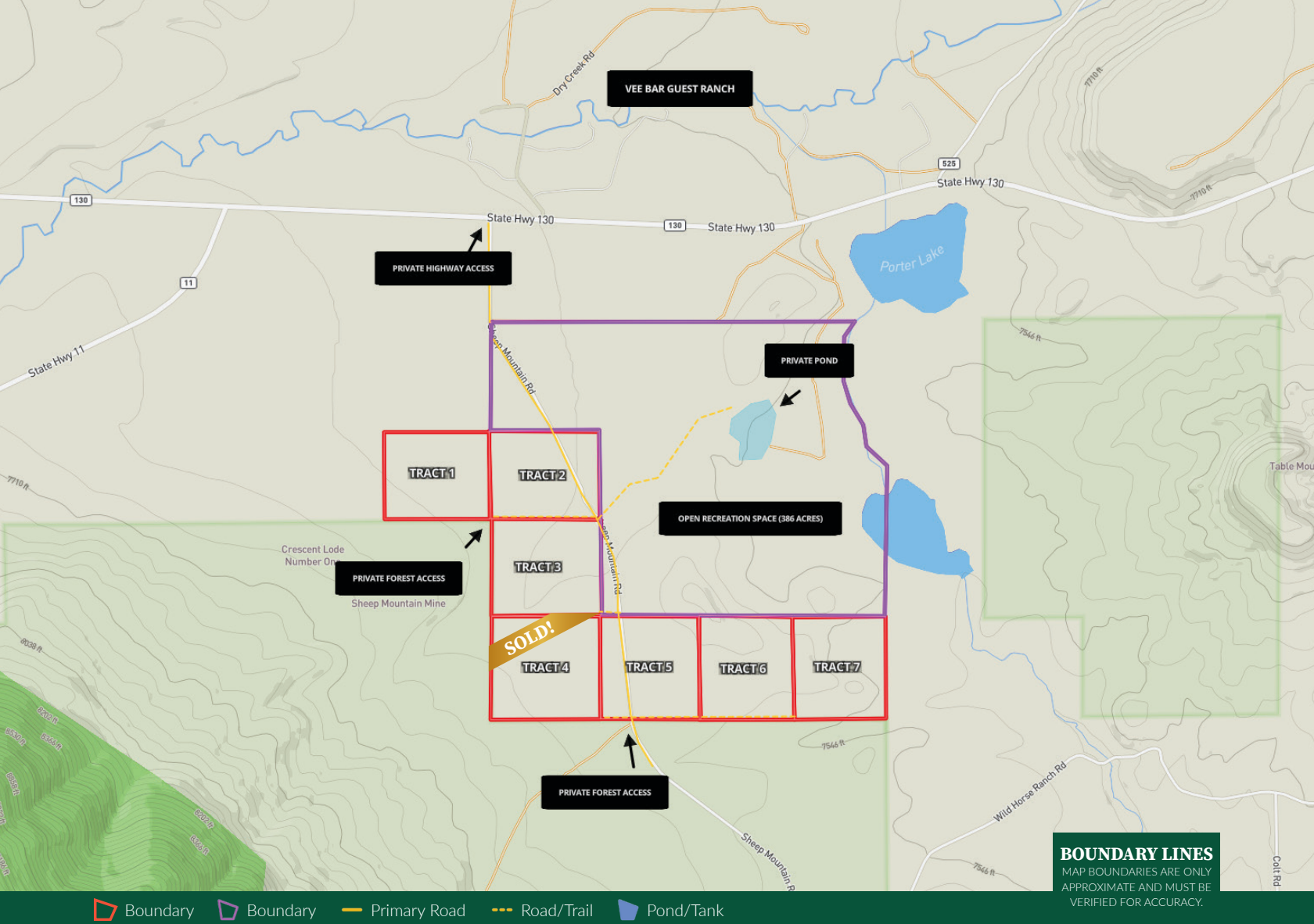


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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