

# Seven Bridges Homestead

105.00 Acres | Albany County, WY | \$2,500,000



HAYDEN  OUTDOORS®

## Activities & Amenities

ATV/Off Road  
Cattle/Ranch  
Development Potential  
Equestrian/Horse Property  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game & Small Game  
Income Producing  
Off Grid Power  
Outbuilding/Barn/Shed/Shop  
Propane  
Stream/River

## Land Details

Address: 163 Stevenson Rd,  
Laramie, Wyoming 82070, USA  
Closest Town: Laramie  
Total Acres/Deeded Acres: 105.00  
Zoning: Ag  
Elevation: 7620  
Topography: Rolling  
Vegetation: Native grass  
Estimated Taxes: \$10,839 - 2025  
Source of lot size: Assessor/Tax Data  
HOA Dues: \$1,500

## Building Details

Homes: 1  
Finished Sq. Ft.: 6868  
Bedrooms: 7  
Full Bathrooms: 6  
Basement: Full finished  
Electricity Provider: Carbon Power  
Gas Provider: Butch's  
Trash Provider: Republic Service  
Water Provider: Well -2  
Parking Types: Attached Garage  
Outbuildings: 5  
Types of Outbuildings: 2880 Sqft  
Barn, 1200 Sqft Equipment Building  
& 144 Sqft loafing shed  
Other Improvements: Barn,  
Shop, Greenhouses  
Fence Type: High Tension Wire  
Heating Systems: Boiler-HWBB,  
Fireplace & Radiant  
Appliances: Dishwasher, Washer &  
Dryer, Refrigerator, Hot Water Heater,  
Microwave, Oven, Stainless Steel  
Flooring: Hardwood & Tile  
Roofing: Metal  
View: Mountain, Scenic & Stream



## About This Property

Welcome to the homestead. This exceptional property offers a plethora of opportunities suited for a variety of owners. The meticulously maintained, sprawling home provides ample room for everyone and serves as the true showstopper of the estate. All livestock are included in the sale, making this a completely turn-key operation for the next owner.





## Land

This exceptional 105-acre property, which serves as a fully fenced and cross-fenced bison ranch. The estate currently supports an established herd of 18 bison and is equipped with comprehensive agricultural infrastructure.

The main barn and shop include four stalls, a tack room, ample hay storage, dedicated mushroom growing room and a large chicken coop.

The shop side features a large, heated workspace, and a large walk-in meat cooler.

Additionally, a separate tractor barn provides significant space for equipment and storage.

Harney Creek meanders along the property providing water for livestock and wildlife.

## Improvements

The centerpiece of the property is a 6,868-square-foot custom home designed and built by Deerwood Homes, featuring seven bedrooms and six bathrooms.

The main level offers a luxurious master suite with a private porch, steam shower, soaking tub, and gas fireplace.

The chef's kitchen is equipped with a six-burner gas stove, double ovens, and a walk-in pantry, the dining area leads to the screened and open porches.. This level also includes a spacious living room with a see-through fireplace shared with the office, a large laundry room, and a mudroom.





The lower level is designed for independence or guest hosting, featuring a second full kitchen, a greenhouse, and a porch with an automatic retractable awning. It includes five large bedrooms—two with ensuites—and a fully equipped home gym. The property also includes a heated three-car garage with specialized amenities for pets, including a dedicated laundry set and dog door.

Above the garage, a large loft provides a massive family room, a bedroom, and a full bathroom.

This estate is built for self-sufficiency and efficiency, featuring a 56-panel solar system, a full-house generator, and two 1,000-gallon buried propane tanks. The entire home is serviced by in-floor radiant heat with two brand-new boilers and was recently re-stained six months ago.

The grounds are further enhanced by two wells, three greenhouses, a gazebo, and a living snow fence.

## **Agriculture**

This property is currently a well-established homestead/ Bison ranch, rotating pastures and working facilities.

Livestock can be included along with some equipment.





## Region & Climate

This area in and around Laramie offers adrenaline for every outdoor sports and recreation enthusiast. Just outside of Laramie, climb the rock formations of Vedauwoo and Happy Jack, located in Medicine Bow National Forest. To the west, discover the 600,000 acres of The Snowy Range.

Snowy Range Ski Resort is 45 min from the property and Steamboat Springs is 2.5hrs from the property.

Laramie Regional Airport is a short 30 min drive, offering 2 runways, with an elevation of 7284'. Denver International

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# Hayden Outdoors

## Buyer Process

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**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.

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*- RICK STEINER, SELLER/BUYER*

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FARM, RANCH & RECREATIONAL REAL ESTATE



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