

# 33 Windy Ridge Rd

56.84 Acres | Albany County, WY | \$715,000



HAYDEN  OUTDOORS

## Activities & Amenities

ATV/Off Road  
Cattle/Ranch  
Equestrian/Horse Property  
Fishing  
Hunting - Big Game, Predator/Varmint,  
Small Game, Upland Birds, Waterfowl  
Propane  
Stream/River  
Water Access/Water View/Waterfront

## Land Details

Address: 33 Windy Ridge Rd,  
Laramie, Wyoming 82070, USA  
Closest Town: Laramie  
Total Acres: 56.84  
Deeded Acres: 56.84  
Zoning: Residential  
Elevation: 7,260  
Topography: Rolling  
Vegetation: grasses  
Riverbottom Acres: .5  
Estimated Taxes: \$2,710 - 2025  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Homes: Baled Straw/Stucco  
Style of Home(s): Ranch  
Finished Sq. Ft.: 2,453  
Stories: 1  
Bedrooms: 3  
Full Bathrooms: 2 | Half Bathrooms: 1  
Basement: None  
Electricity Provider: Carbon Power  
Gas Provider: Propane  
Water Provider: Well  
Parking Types: Attached Garage  
Total # of Spaces: 2  
Types of Outbuildings: Tuff Shed  
Fence Type: 4 Strand Barbed Wire  
Heating Systems: Fireplace & Forced Air  
Waterfront Features: Laramie River  
Exterior Features: Meadow and  
Cottonwood Tree River View  
Appliances: Dishwasher, Garbage  
Disposal, Dryer, Refrigerator, Hot Water  
Heater, Microwave, Oven, Washer  
Flooring: Carpet, Hardwood, Tile  
Siding: Stucco  
Roofing: Asphalt  
View: Mountain, River, Scenic



## Property Summary

Set on 57 acres above the Laramie River, 33 Windy Ridge Rd offers a 2,453-SF ranch home with sweeping views of the Cottonwood riverbed and open Wyoming prairie. Ideal for livestock, the property features cross-fenced pasture, river frontage, and wide-open space just outside Laramie—perfect for peaceful rural living.





## Land

The land consists of  $57\pm$  acres of open, gently rolling pasture with a private slice of the Laramie River at the corner. Native grass meadows provide grazing potential for horses or cattle, with fencing and natural boundaries that lend themselves to rotational use.

A small private stretch of the Laramie River anchors the property, bordered by mature cottonwood stands that offer natural shelter, shade, and wildlife habitat. Additional open uplands overlook the riverbed, creating a mix of pasture and lower ground.

The acreage is well-situated for a small ranch or 4-H operation, with clear access off Windy Ridge Road and space for future ag improvements such as corrals, loafing sheds, or hay storage. Surrounding land use is also agricultural, reinforcing the property's privacy and wide-open views.

## Improvements

Thoughtfully designed and filled with natural light, this inviting ranch-style home offers a seamless blend of comfort, and functionality. The open-concept main living area features warm hardwood floors, solid wood cabinetry, and expansive windows that frame sweeping pasture and river views.

The kitchen is both practical and welcoming, with ample counter space, a central island for casual seating, and a layout that flows effortlessly into the dining and living areas.

A dedicated office or study offers a peaceful workspace with abundant natural light and pastoral views, well-suited for remote work, creative pursuits, or to be used as an additional bedroom or nursery. Two well-sized bedrooms and clean, timeless bathrooms continue the home's functional layout, offering comfort and utility. Three propane fireplaces provide energy efficient heating throughout the house.

Outside, the home is anchored by a covered porch that is supported by natural log posts, creating classic ranch character and usable outdoor living space. These porches provide the perfect vantage point to take in wide-open views and Wyoming sunsets. Thoughtful landscaping, stone walkways, and mature tree and perennial plantings add charm while maintaining a low-maintenance footprint.



## Recreation

The property offers many recreational opportunities centered around its Laramie River frontage and proximity to the mountains. Fly fishing is accessible along the river, with healthy stretches ideal for casting. The land supports abundant wildlife, providing opportunities for hunting and wildlife viewing. Elk, antelope, and whitetail deer frequent the area, while smaller game such as rabbits are common. Predators including fox and coyote are regularly seen, and it's not uncommon to see a Bald Eagle.

The surrounding area enhances the property's recreational appeal with close proximity to Lake Hattie which offers boating, fishing, and water recreation.

Seasonal recreation is unmatched, with quick access to the Medicine Bow National Forest and the Snowy Range Mountains. Summer activities include hiking, camping, fishing, off-roading, horseback riding, and exploring alpine lakes and trails, with Medicine Bow Peak serving as a scenic centerpiece of the region. Winter brings world-class snowmobiling, cross-country skiing, downhill skiing at Snowy Range Ski Area. This location offers a rare balance of private ranch recreation and convenient access to some of Wyoming's most celebrated outdoor destinations.

## Region & Climate

The West Laramie Plains are known for a high-elevation, semi-arid climate characterized by wide open skies and abundant sunshine. Summers are typically mild and dry, with warm daytime temperatures and cool evenings, while winters bring cold temperatures, snowfall, and crisp air well suited for outdoor recreation. Spring and fall offer cooler temperatures, seasonal winds, and dramatic changes in landscape color, with low humidity year-round. The climate supports productive native grasses, clean air, and expansive views.



## History

The West Laramie area has a deep-rooted history shaped by Native American travel routes, westward expansion, and Wyoming's ranching heritage. Used seasonally by Indigenous tribes such as the Arapaho and Cheyenne, the open plains and river corridors later became part of key emigrant and trade routes in the mid-1800s. With the arrival of the Union Pacific Railroad in 1868, Laramie emerged as a regional hub, and the surrounding West Laramie Plains developed into productive cattle and sheep country through homesteading and grazing operations. Today, the area remains defined by its agricultural roots, wide-open landscapes, and enduring connection to the working West.

## Location

The property is located approximately 14 miles west of Laramie, just off Wyoming Highway 230 in the wide-open West Laramie Plains. The setting offers a balance of privacy and accessibility, with quick access back into Laramie for everyday needs including groceries, dining, healthcare, schools, and the University of Wyoming.

The nearest commercial airport is Laramie Regional Airport, located in Laramie and offering regional service. Major commercial air service is available approximately 65 miles east in Cheyenne via Cheyenne Regional Airport, with additional options in Fort Collins and Denver for expanded national and international flights.

\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.





# 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."

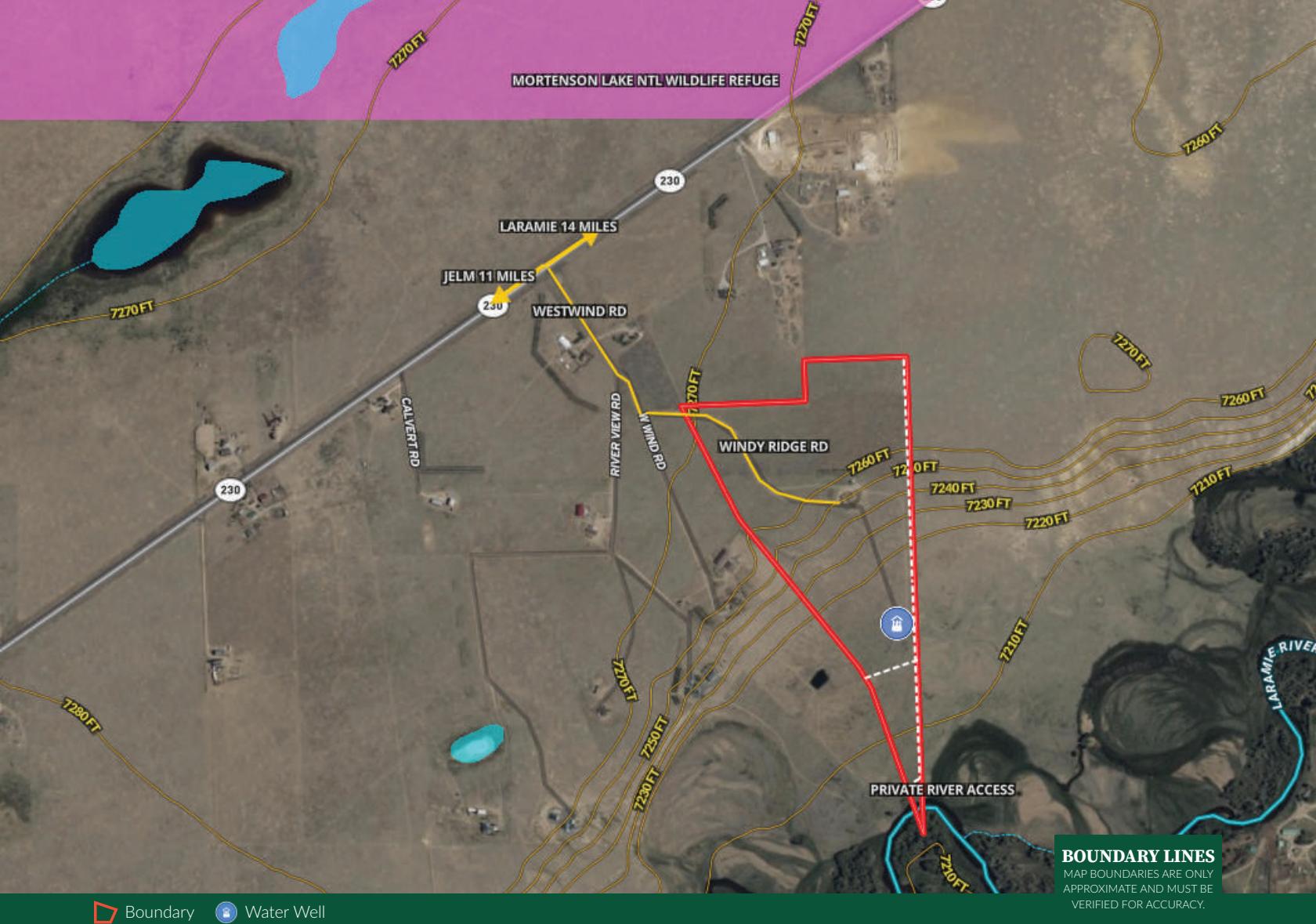


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more  
testimonials





## HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE



### James Mansfield

Broker Associate, Licensed in WY & CO  
 JamesMansfield@HaydenOutdoors.com  
 307.761.4533

### Jaci Cole

Broker Associate, Licensed in WY  
 Jaci@HaydenOutdoors.com  
 303.880.3779

