

# Big Bend on the Little Laramie

103.00 Acres | Albany County, WY | \$1,750,000



HAYDEN  OUTDOORS.



## **Activities & Amenities**

Fishing

Hunting - Big Game

Stream/River

Water View

## **Land Details**

Address: 84 Bow Fiddle Ranch Rd ,  
Centennial, Wyoming 82070, USA

Closest Town: Centennial

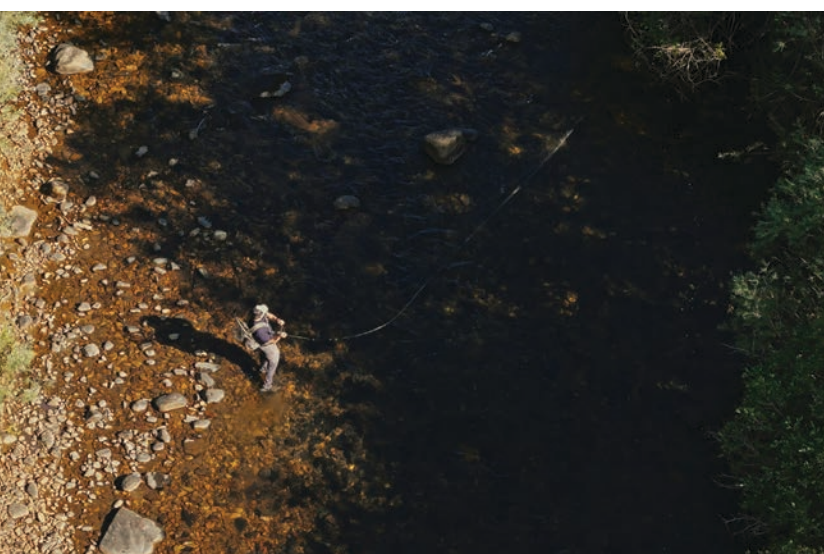
Total Acres: 103.00

Deeded Acres: 103.00



### About This Property

Big Bend on the Little Laramie is a rare 103± acre river property in Wyoming's Centennial Valley featuring nearly one-half mile of Little Laramie River, native pasture, excellent brown and rainbow trout fishing, and beautiful Snowy Range views. With year-round access and close proximity to Laramie, the property offers a rare combination of live water, recreation, and scenic landscapes.





## Land

The land consists of approximately 103± acres made up of native pasture, healthy river bottom, and riparian habitat surrounding the Little Laramie River. The property is highlighted by nearly one-half mile of river winding through, creating excellent wildlife habitat, scenic beauty, and recreational opportunity.

The landscape is a blend of open meadows, grassy bottoms, and native range, all framed by expansive views of the Snowy Range Mountains. The property provides multiple potential building sites with mountain views and easy access while still maintaining privacy and a quiet setting.

Previous ownership invested in streambed enhancement projects designed to improve river structure and fish habitat, contributing to the overall health and fishability of the river corridor. The result is an attractive stretch of water with improved holding habitat, better river diversity, and excellent recreational value.



## Recreation

The Little Laramie River is well regarded for its quality trout fishing, offering healthy populations of brown and rainbow trout with both good size and quantity. The river's combination of riffles, runs, undercut banks, and improved habitat creates an enjoyable fishery for both experienced anglers and casual fishermen alike.

Beyond the fishing opportunities on the ranch itself, the surrounding Centennial Valley is known for its abundant outdoor recreation. The nearby Snowy Range provides access to hiking, horseback riding, snowmobiling, ATV trails, camping, mountain biking, and cross-country skiing. Wildlife frequently seen on or around the property may include mule deer, whitetail deer, elk, and pronghorn antelope, adding to the recreational appeal and western character of the ranch.

The property also offers the peaceful lifestyle and scenic character that have made the Centennial area increasingly desirable for both seasonal and year-round ownership.





## Region & Climate

Located in the scenic Centennial Valley of southeastern Wyoming, the area is known for its mountain landscapes, cool summer temperatures, open ranch country, and strong recreational heritage. Sitting at the base of the Snowy Range Mountains, the valley offers a beautiful blend of alpine scenery, river bottoms, and expansive western views.

Summers in Centennial are typically mild and comfortable, making it an attractive escape from warmer climates, while winters bring reliable snowfall and access to outstanding winter recreation. The area remains deeply rooted in Wyoming ranching culture while also serving as a gateway to year-round outdoor adventure.

The surrounding Medicine Bow National Forest encompasses hundreds of thousands of acres of public land and contributes significantly to the area's recreational appeal and natural beauty

## Location

The Big Bend on the Little Laramie sits about twenty minutes from Laramie, close enough for groceries, medical care, and University of Wyoming games and events, but far enough away to enjoy the quiet of the country. Laramie Regional Airport has daily flights to Denver, and Denver International Airport is about a 2.5-hour drive for longer trips.

The town of Centennial is just west of the ranch, sitting at the base of the Snowy Range. Known for its historic lodges, local restaurants, and access to the mountains, Centennial has long been a stopping point for travelers, hunters, and outdoor enthusiasts heading into the high country. The mountains, forests, and open country around Centennial make it a year-round destination for hunting, fishing, hiking, and snowmobiling.

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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."

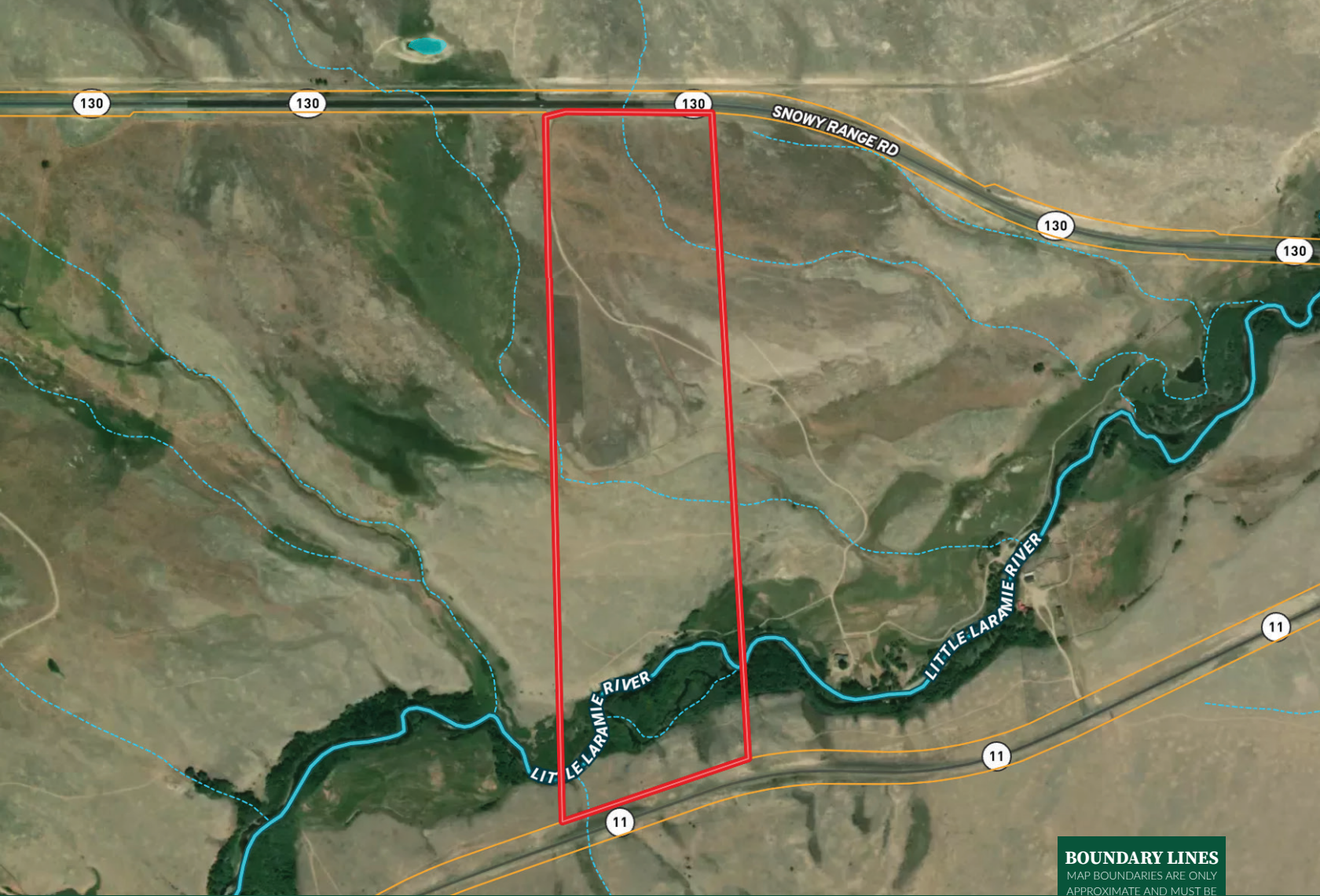


*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

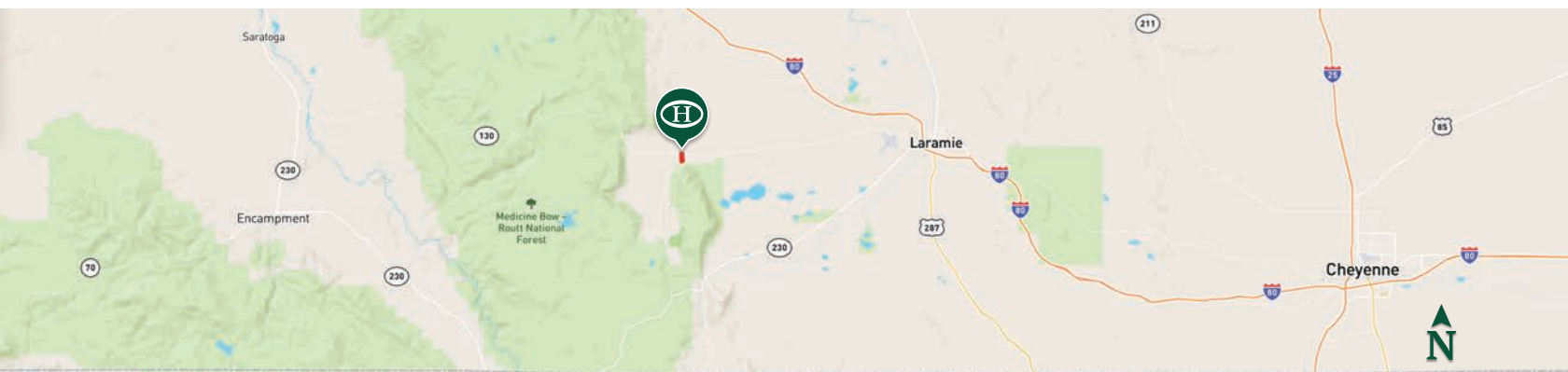
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 Boundary

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



## Dax Hayden

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