

Cascade Acres

38.34 Acres | Platte County, WY | \$995,000



HAYDEN  OUTDOORS.

Activities & Amenities

Farm/Crops/Ag
House/Cabin
Income Producing
Water Shares (different from water rights)

Land Details

Address: 21 Cascade Trail, Wheatland,
Wyoming 82201-9014, USA
Subdivision: Cascade Subdivision
Closest Town: Wheatland
Total Acres: 38.34
Deeded Acres: 38.34
Irrigated Acres: 33.34
Water Rights: Yes
Wheatland Irrigation District Ditch Rights
Estimated Taxes: \$0 - 2026
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 3946
Stories: 1
Bedrooms: 4
Full Bathrooms: 4
Half Bathrooms: 1
Basement: None
Electricity Provider: WREA
Water Provider: Well
Parking Types: Attached Garage
Total # of Spaces: 3
Other Improvements: Office
Appliances: Dishwasher, Garbage
Disposal, Refrigerator, Hot Water
Heater, Oven & Washer
Flooring: Carpet, Laminate & Tile
Roofing: Asphalt



About This Property

With a total of 38 acres, Cascade Acres is a great place to live on the land and live out your dream! Located just on the outskirts of Wheatland, Wyoming, you will enjoy the peace and tranquility of a small-town country lifestyle with panoramic views of Laramie Peak and the Laramie Mountain Range!





Land

The 38 total deeded acres are divided into two parcels with Tract #3 consisting of the home on 5 acres with a domestic water well and Tract #4 totaling 33 acres that has been share cropped with a local ranch and irrigation ditch water rights from the Wheatland Irrigation District.

Improvements

The sprawling custom built ranch style home features an open floor plan with vaulted ceilings, new flooring, central heat and air conditioning that provide for a generous 4 bedrooms and 4 1/2 baths! The master suite has a large walk-in closet, a 5-piece master bath with double sinks, free standing soaking tub, and a double walk-in shower! The kitchen proudly boasts custom cabinets, natural stone counter tops, a very cool country copper sink, upgraded appliances, double ovens with natural gas six burner cooktop with a pot filler! There is also a large center island with a built-in microwave and wine rack and its own separate prep sink and plenty of cupboard and prep space to serve the whole outfit! The living room has a natural gas fireplace along with the family room wood burning fireplace with a stone surround and vintage finish that creates a comfortable rustic feel and a wet bar that is perfect for entertaining and relaxing! 3 large additional bedrooms and baths complete the separate wing of this sprawling ranch! Step outside onto the spacious wrap around deck and down into the outside swimming pool to cool off on those hot summer days in July and August! The laundry and mud room lead to an oversized 3 car attached garage with a large overhead step-up storage that provides for all the space needed!

There is also a stand-alone office that would be great for a home-based business or hobby house or convert it into a convenient separate guest house and an operating solar panel that supplements the utilities for the entire property!





Recreation

Gray Rocks, Guernsey and Glendo Reservoirs, the Laramie and North Platte Rivers are all under a half an hour drive, with Laramie Peak and the Medicine Bow National Forest also about the same to the West in the Laramie Mountain Range, all providing for endless recreational opportunities in one of the area's largest outdoor playgrounds! The Wheatland, Wyoming area provides excellent opportunities for big game hunting species like Elk, Deer and Antelope to Wild Turkey, Upland Birds, Water fowling for Ducks and Geese and Fishing for Walley, Trout and numerous other species!

Region & Climate

Wheatland is located in southeastern Wyoming along the interstate 25 corridor and is the county seat for Platte County. It has a semi-arid climate with an elevation of approximately 4,751 ft. The estimated population as of 2021 was 3,597.





Location

Privacy and seclusion await in the wild west with the amenities of schools, services and supplies being just minutes to town in Wheatland, WY. The Wyoming State Capitol is an hour south to Cheyenne, the University of Wyoming is another hour to the west in Laramie, and it's an easy drive back to the Colorado front range and Denver International Airport. Cascade Acres presents the perfect opportunity to enjoy a piece of the last frontier in the great State of Wyoming!

**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."

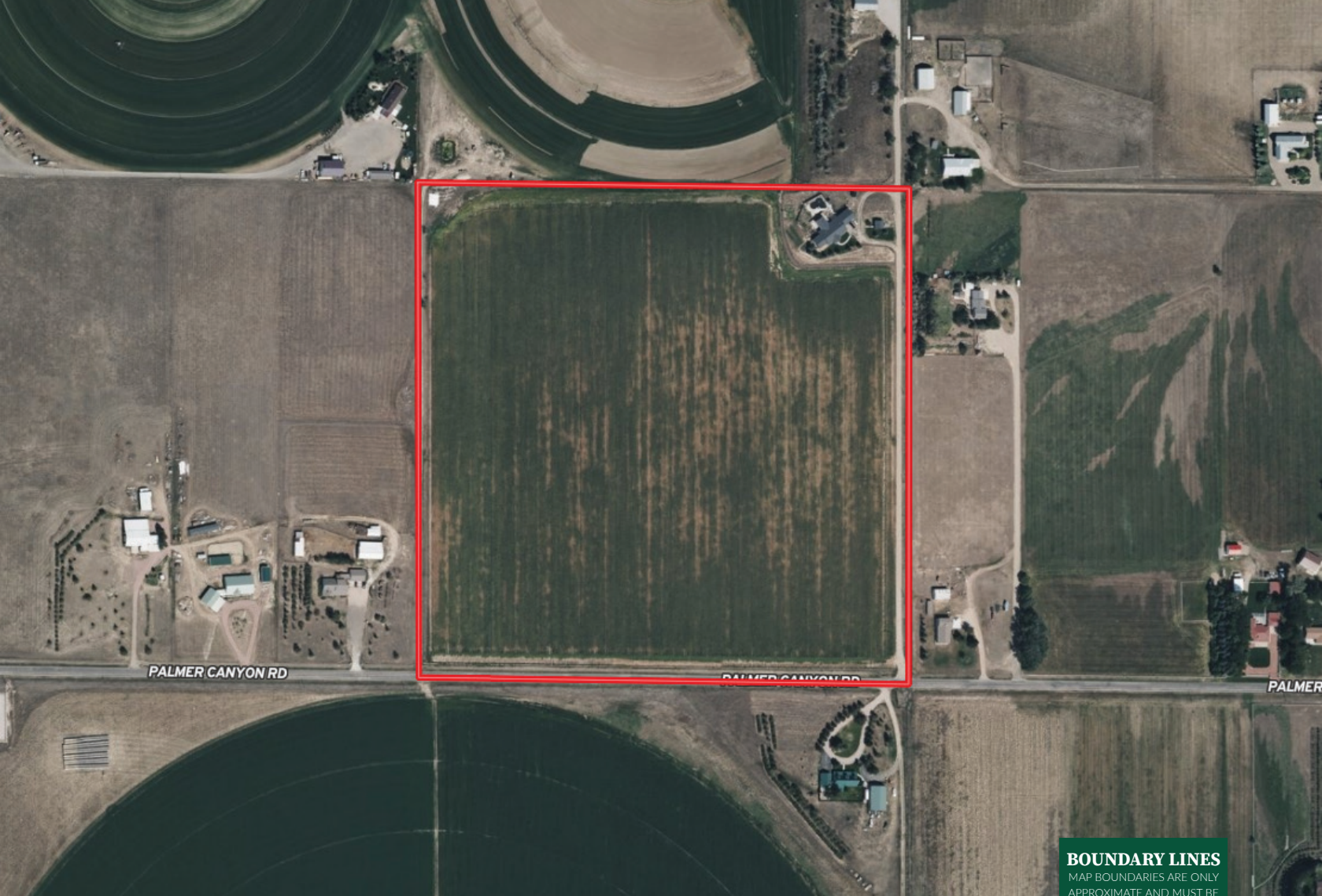


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials







 Boundary



Matt Munford

-  Licensed in WY & NE
-  MattMunford@HaydenOutdoors.com
-  307.640.3756


**HAYDEN
OUTDOORS.
REAL ESTATE**

