

East River Run on The Little Laramie

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



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Activities & Amenities

Fishing

Pond/Lake

Stream/River

Land Details

Address: TBD Snowy Range Rd,
Laramie, Wyoming 82070, USA

Closest Town: Laramie

Total Acres: 109.00

Deeded Acres: 109.00

Land Details

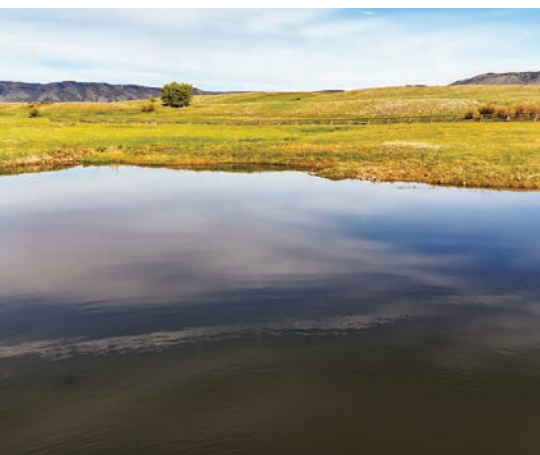
View: Mountain, Pond, River, Scenic & Water



About This Property

East River Run on the Little Laramie River is a 109± 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 views of the Snowy Range. With year-round access and close proximity to Laramie, the property offers a unique combination of live water, recreation, and homesite potential.





Land

The land consists of approximately 109± acres made up of native pasture, healthy river bottom, and riparian habitat surrounding the Little Laramie River. Nearly one-half mile of river frontage winds through the property, creating exceptional scenery, wildlife habitat, and recreational appeal.

The landscape is a blend of open meadows, grassy bottoms, and native range, all set against expansive views of the Snowy Range Mountains. The property offers several attractive potential building sites with excellent views, convenient access, and a peaceful setting that still maintains privacy and a true western feel.

Previous ownership completed streambed enhancement projects designed to improve river structure and fish habitat along portions of the river corridor. These improvements have helped create a more diverse and functional fishery while enhancing the overall health, appearance, and recreational value of the river.



Recreation

The Little Laramie River is well regarded for its quality trout fishing, supporting healthy populations of brown and rainbow trout with both strong numbers and good size. The combination of riffles, deep runs, undercut banks, and improved habitat creates an enjoyable fishery for both serious anglers and casual fishermen alike.

In addition to the fishing opportunities, the surrounding Centennial Valley offers outstanding year-round recreation. The nearby Snowy Range provides access to hiking, horseback riding, snowmobiling, ATV trails, camping, mountain biking, and cross-country skiing. Wildlife commonly seen on or around the property may include mule deer, whitetail deer, elk, and pronghorn antelope, adding to the ranch's recreational appeal and western character.

Whether used as a seasonal retreat, recreational property, or future homesite, East River Run on the Little Laramie offers the peaceful setting and scenic beauty that continue to make the Centennial area highly sought after.





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 outdoor heritage. Situated at the base of the Snowy Range Mountains, the valley offers a beautiful mix of alpine scenery, live water, native grasslands, and expansive western views.

Summers are typically mild and comfortable, making the area a popular escape from warmer climates, while winters bring reliable snowfall and excellent winter recreation opportunities. The region remains deeply rooted in Wyoming ranching culture while also serving as a gateway to year-round outdoor recreation.

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

Location

East River Run on the Little Laramie is located approximately twenty minutes west of Laramie, providing convenient access to groceries, medical care, restaurants, and University of Wyoming events while still offering the privacy and quiet of country living. Laramie Regional Airport provides daily regional flights, and Denver International Airport is approximately a 2.5-hour drive away for longer-distance travel.

The town of Centennial sits just west of the property at the base of the Snowy Range. Known for its historic lodges, local restaurants, and mountain access, Centennial has long served as a hub for hunters, fishermen, ranchers, and outdoor enthusiasts exploring the surrounding high country.

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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.

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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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testimonials





Boundary

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



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