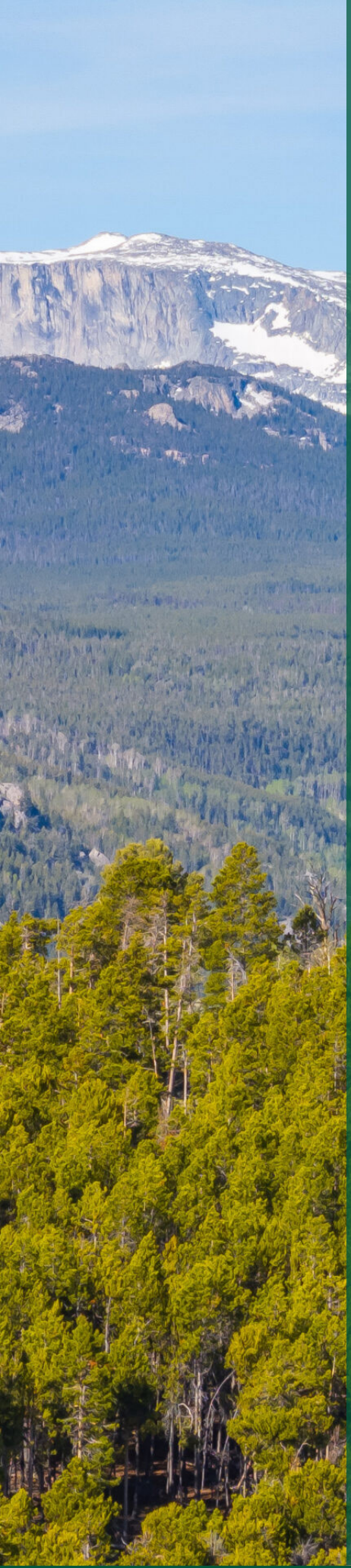
Sinks Canyon Overlook

5.00 Acres | Fremont County, WY | $745,000



HAYDEN OUTDOORS



Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Lodge/Resort
Off Grid Power
Outbuilding/Barn/Shed/Shop
Propane
Recreational Business
Skiing/Snowmobiling/Snow Sports
Solar
State Hunting Unit: Elk 28, Deer 92, Antelope 65

Land Details

Address: 11 Heather Lane, Lander, Wyoming 82520, USA
Closest Town: Lander
Total Acres: 5.00
Deeded Acres: 5.00
Estimated Taxes: $3,253 - 2025
Source of lot size: Assessor/Tax Data
HOA Dues: $200

Building Details

Price: $745,000
Homes: 2
Style of Home(s): 2 Story
Finished Sq. Ft.: 2682
Stories: 2
Bedrooms: 4
Full Bathrooms: 2
Basement: None
Electricity Provider: Solar
Gas Provider: Propane
Parking Types: Detached Garage
Outbuildings: 2
Types of Outbuildings: Two Car Detached Garage



About This Property

Resting on top of a timber covered ridge in the gated Homestead Park Subdivision, this 5 acre property captures sweeping views over Sinks Canyon State Park and the Wind River Mountains with private National Forest access. The 4 bed, 2 bath home offers vaulted ceilings, large windows, solar power, heated floors, and a wraparound deck. Guest cabin and detached shop with additional living space included, perfect for large family gatherings.









Land

The property sits on 5 acres in the gated Homestead Park community, set on a timbered ridgetop of pine and quaking aspen. From here you look out over Sinks Canyon State Park and the Wind River Mountains in every direction. The setting feels private and elevated, with trees offering just enough cover without taking away from the views. You also get private access into the adjoining National Forest, opening the door to thousands of acres of public land right out your back door.

Access is vehicle accessible most of the year, with winter access handled by tracked vehicle. Once you're in, winter becomes a big part of the experience snowmobiling, snowshoeing, sledding and backcountry skiing all right from the property into the surrounding forest and mountains.

Improvements

The main home is a custom 2,682 sqft log cabin with real character, featuring an open design, heavy timber beams, and a large lofted living room that serves as the heart of the house. Floor to ceiling windows frame the surrounding landscape, while the log construction throughout gives it a warm, solid mountain feel.

The living room is the centerpiece, with soaring ceilings, exposed beams, a fireplace, and those floor to ceiling windows bringing in natural light and views. From there, the home flows into a connected kitchen and dining area, creating a practical layout for both everyday living and entertaining. The kitchen offers generous counter space and room to gather. Tucked off the main level for privacy, the primary suite includes a large walk in closet and an ensuite bathroom with double sinks. Above, the lofted second story overlooks the living area below, adding to the open feel of the home. Upstairs, you'll find three additional bedrooms, a full bathroom, and a second loft area that works well as a play space, reading nook, or extra hangout spot for kids or guests.









The home is set up for practical mountain living, with solar power, ample battery storage, and electrical systems housed in the concrete basement, which serves primarily as a mechanical and storage area, along with a backup generator for added reliability. In floor radiant heat runs throughout the main level, supported by a wood stove that provides steady warmth during colder months. A wide wraparound covered deck extends the living space outdoors and offers a great spot to take in the views and spend time outside.

The original log guest cabin sits just off the main home and carries the same mountain character. With a lofted design, it functions well as a private, self contained guest space while still close to the main residence.

The detached shop is a large two car garage with a workspace and additional finished living space above. The upper level works well as extra sleeping quarters, a game room, or flexible space depending on needs. Together, the main home, guest cabin, and shop loft make the property well suited for hosting extended family or larger gatherings while still feeling cohesive and easy to use.

Recreation

Recreation here is wide open in every direction. With direct access into surrounding National Forest, you're stepping straight into miles of ground for hunting, fishing, hiking, backpacking, and camping. The terrain ranges from timbered ridges to high country and open mountain country, offering year round opportunity right from the property.

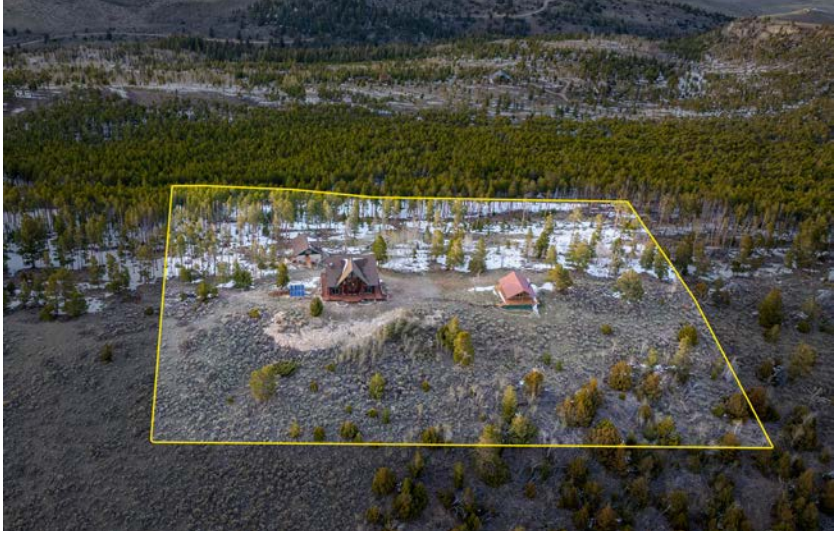
The setting also works well for larger groups and extended stays, with multiple living spaces that naturally lend themselves to family reunions, gatherings, and time spent together in a true mountain setting.

In the warmer months, the area is ideal for exploring trails, ridgelines, and remote lakes throughout the forest. When winter arrives, it shifts into a backcountry playground for snowmobiling, snowshoeing, and backcountry skiing, all accessible right from the property.









Region & Climate

The Lander Mountain area has a true mountain feel with cooler summers, moderately snowy winters, and fresh air year round. It sits just outside of Lander, a small town known for access to public land, hunting, and fishing. The area is quiet and laid back with plenty of space and wildlife. It's a great spot for anyone looking to enjoy the outdoors and a slower pace of life.

Location

Lander is located in central Wyoming's Wind River Basin along the Middle Fork of the Popo Agie River. It sits about 30 miles from the nearest regional airport in Riverton. Salt Lake City is roughly a four hour drive southwest, and Yellowstone's south entrance is just a couple hours to the northwest. This location offers a good balance of mountain living with access to larger cities and travel hubs.

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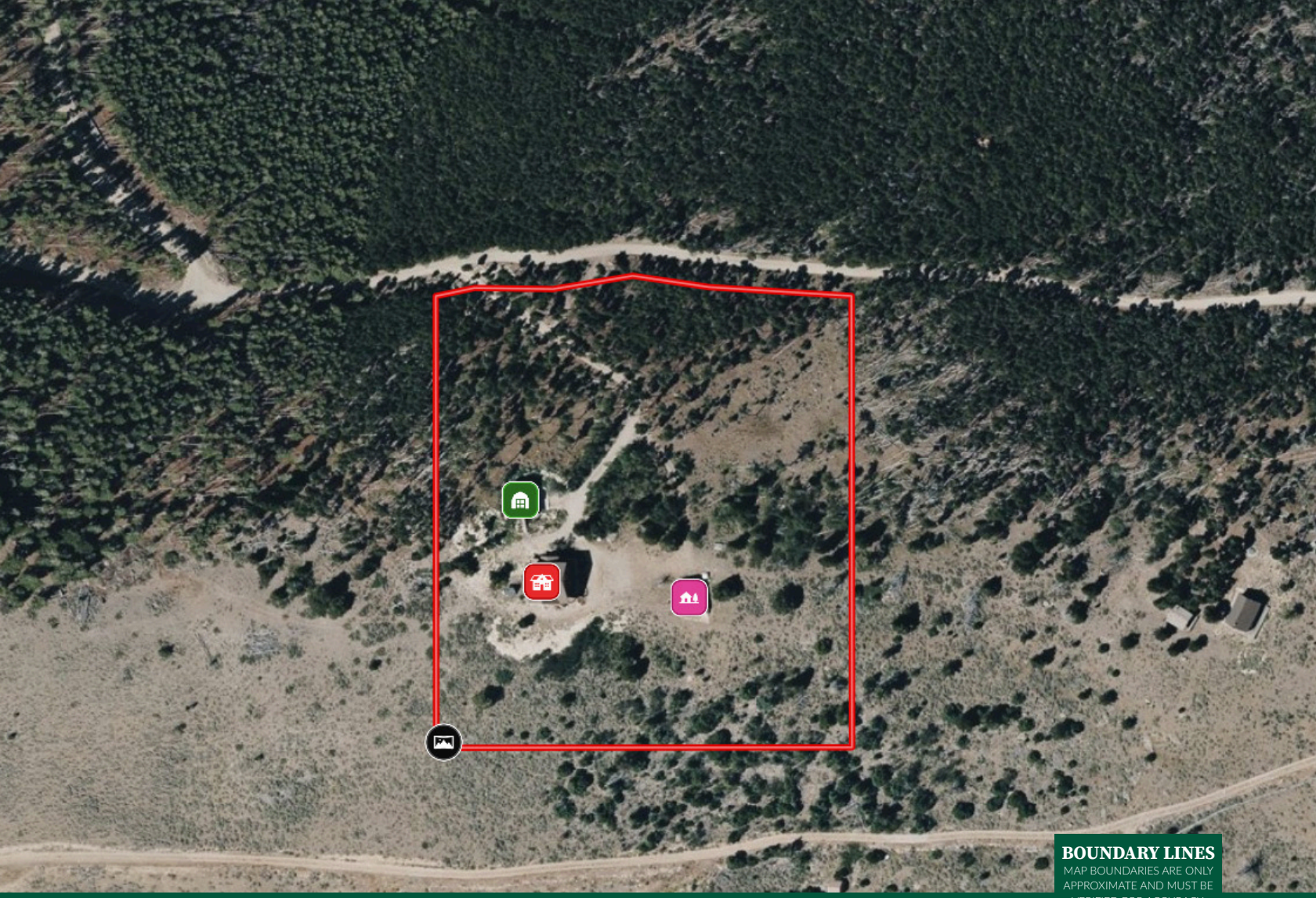
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"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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Boundary



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



Jesse Webb

Salesperson, Licensed WY

Jesse@HaydenOutdoors.com

307.840.5491

Cody Jacks

Salesperson, Licensed in WY

Cody@HaydenOutdoors.com

307.349.2215

