

Broken Anvil Middle Ranch

24.99 Acres | Fremont County, WY | \$939,000



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Activities & Amenities

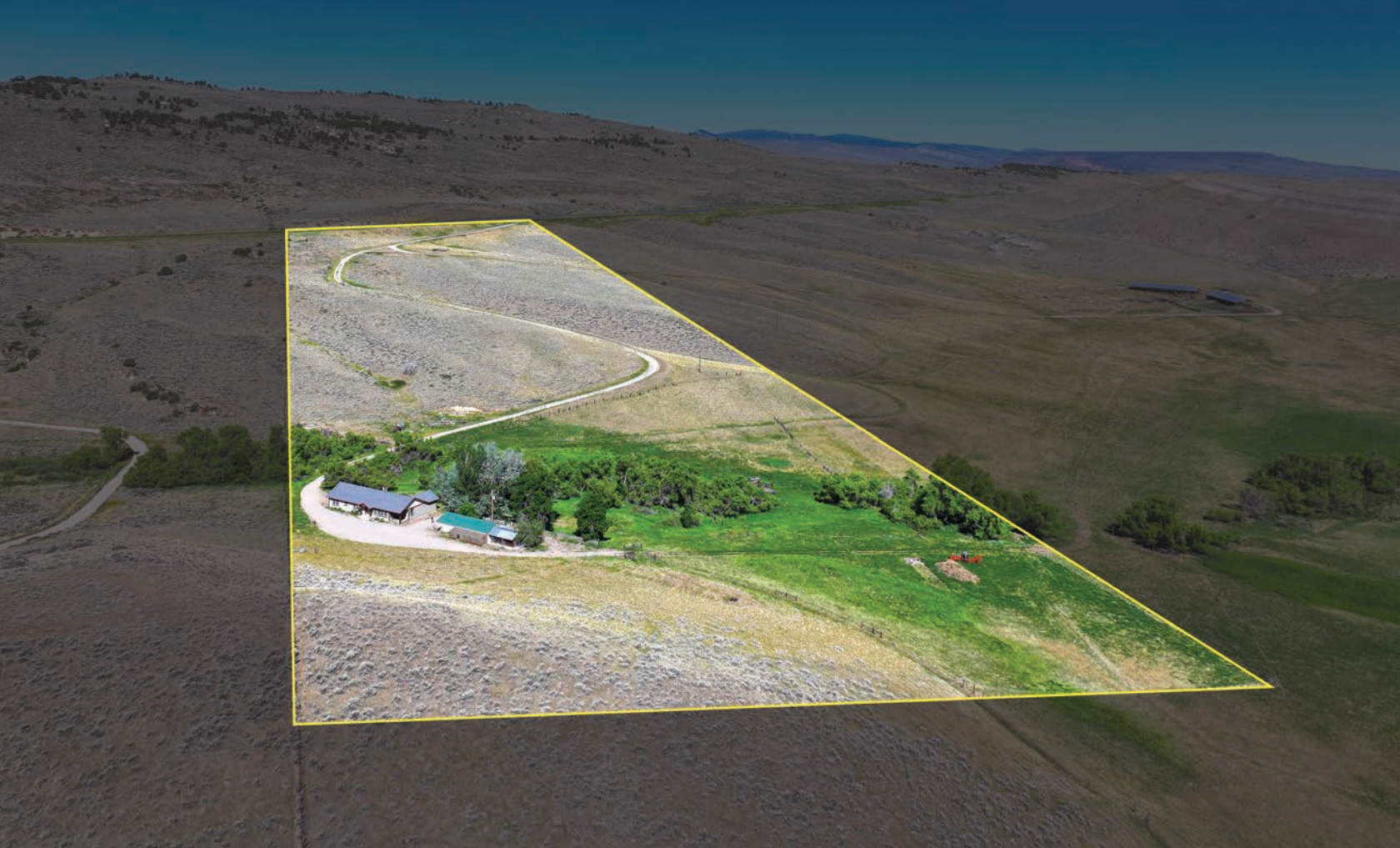
ATV/Off Road
Borders Public Lands
Cycling/Mountain Biking
Equestrian/Horse Property
Hiking/Climbing
Hunting - Big Game, Predator/
Varmint & Small Game
Outbuilding/Barn/Shed/Shop
Propane
Skiing/Snowmobiling/Snow Sports

Land Details

Address: 6258 Highway 28, Lander,
Wyoming 82520, USA
Closest Town: Lander
Total/Deeded Acres: 24.99
Elevation: 5,800-6,100
Topography: Rolling Hills, Flat
Vegetation: Native Grass,
Sagebrush, Mature Trees
Water Rights: Yes
Water Type: Water Stock in Mutual
Ditch or Reservoir Company
Seasonal Weiser Creek, Spring
Source of lot size: Survey

Building Details

Style of Home(s): Ranch
Price per sq. ft.: 371.15
Finished Sq. Ft.: 2530
Stories: 1
Bedrooms: 3
Full Bathrooms: 3 | Half Bathrooms: 1
Electricity Provider: High Plains Power
Gas Provider: Pirate Propane
Water Provider: Private Well
Parking Types: Detached Garage & Driveway
Types of Outbuildings: Chicken Coop, Dog
Kennel, Green House & Detached Garage/Shop
Heating Systems: Forced Air & Wood Stove
Foundations: Concrete with crawl space
Exterior Features: Borders Public
Land & Beautiful Views
Appliances: Dishwasher, Garbage Disposal
Dryer, Refrigerator, Hot Water Heater,
Microwave, Oven, Stainless Steel & Washer
Flooring: Carpet, Laminate & Tile
Siding: Wood
Roofing: Asphalt
View: Mountain, Private & Scenic



About This Property

Situated on 24.99 acres, the Broken Anvil Middle Ranch Residence features a 2,530 sq. ft. home built in 2012. Offering 3 bedrooms, an office, and 3.5 baths, each bedroom includes a private en-suite. The open-concept design features a wood stove, custom kitchen with granite countertops, and patio access. Covered porches and a rear deck provide outdoor living, while adjoining BLM lands offer direct access to recreation and wildlife habitat.

Land

The residence lies at the base of the Wind River Mountains, featuring native grasses, sagebrush, pine, and aspen. Seasonal Weiser Creek runs near the home and is fed by springs below the improvements. Elevations range from 5,800 to 6,100 feet, creating a diverse foothills environment with strong wildlife habitat and classic Wyoming mountain scenery.





Improvements

The heart of the custom-built home is an inviting great room anchored by a wood-burning stove with a rock surround and custom built-in bookcases. The open-concept layout flows seamlessly into the kitchen, which features custom wood cabinetry, granite countertops, stainless steel appliances, exposed beam ceilings, recessed lighting, and a large center island with a six-burner gas range. The adjacent dining area and kitchen open directly to the rear patio, creating an ideal setting for entertaining and enjoying the surrounding landscape.

The spacious primary suite provides a private retreat with vaulted ceilings, large windows, a walk-in closet, and an en-suite bath. Two additional guest bedrooms each include their own en-suite bathrooms, offering exceptional comfort and privacy. A dedicated office adds flexibility for remote work, hobbies, or additional living space.

Outdoor living is enhanced by two covered porches and a rear patio deck, providing peaceful spaces to relax and take in the quiet rural setting.

Complementing the residence, is a collection of well-maintained improvements designed to support a variety of agricultural, recreational, and rural lifestyle uses. A substantial 2,092 square-foot shop serves as the centerpiece of the improvements, featuring metal siding and roofing, masonry block construction, concrete floors, and built-in workbenches. Attached to the shop is a 360-square-foot greenhouse, providing opportunities for year-round growing, along with a 240-square-foot dog kennel with concrete flooring. A nearby chicken house enhances the property's self-sufficiency and versatility. Together, these improvements provide excellent functionality for equipment storage, workshops, livestock, hobbies, and everyday country living.





Recreation

Outdoor opportunities begin right outside your door! The property offers ample space for horseback riding, hiking, ATV and UTV riding, mountain biking, gardening, and simply enjoying Wyoming's wide-open spaces. A standout feature is the property's direct adjacency to BLM and State of Wyoming lands, providing immediate access to additional acreage for recreation, wildlife viewing, and exploration.

Beyond the property, the Lander Valley and nearby Wind River Mountains offer some of Wyoming's most sought-after outdoor recreation. From hunting, fishing, backpacking, and horseback riding to rock climbing, mountain biking, backcountry skiing, and off-road adventures, the area provides year-round opportunities to enjoy the outdoors in one of the West's most iconic landscapes.

Region & Climate

Lander, Wyoming continues to emerge as one of the West's most desirable small towns, known for its welcoming atmosphere, vibrant arts scene, and growing selection of restaurants, breweries, shops, and entertainment. Seasonal festivals and outdoor concerts add to the town's strong sense of community and quality of life.

Conveniently located, commercial air service is available just 30 minutes away in Riverton, Wyoming. For broader recreation and travel, world-class skiing and luxury resort amenities are within easy reach in Jackson Hole, Wyoming and Park City, Utah, both just a few hours' drive.

Lander also enjoys a favorable high-desert climate, averaging approximately 239 days of sunshine annually and offering some of the more protected wind conditions in the region.





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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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- RICK STEINER, SELLER/BUYER

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testimonials

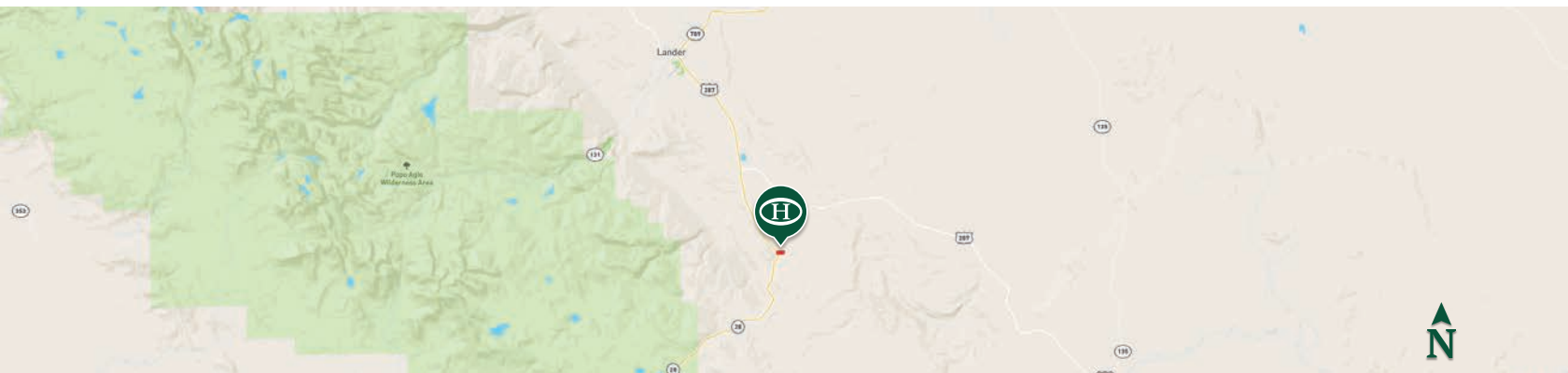




 Boundary

BOUNDARY LINES

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



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