

Tract 3 and Tract 4 Big Hollow Rd

Albany County, WY



HAYDEN  OUTDOORS.

Tract 3 and Tract 4 Big Hollow Rd

TOTAL ACRES:

Tract 3: 37.50

Tract 4: 37.40

PRICE:

\$250,000

\$175,000

COUNTY:

Albany County

CLOSEST TOWN:

Laramie, WY

Activities & Amenities:

ATV/Off Road
Development Potential
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game

Land Details

Tract 3

Address: Tract 3 Breezy Hollow Rd,
Laramie, Wyoming 82070, USA
Total Acres: 37.50
Deeded Acres: 37.50

Tract 4

Address: Tract 4 Breezy Hollow Rd,
Laramie, Wyoming 82070, USA
Total Acres: 37.40
Deeded Acres: 37.40

Closest Town: Laramie
Zoning: Rural Residential
Elevation: 7300
Topography: Rolling
Vegetation: Native Grasses
Estimated Taxes: \$432 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Electricity Provider: Carbon Power
Gas Provider: Propane
Water Provider: Well

Property Summary

Welcome to views, freedom, and breathing room! If you're looking for a home site in Wyoming with fantastic mountain views and wide-open spaces, look no further! Located 20 miles west of Laramie, WY towards the Medicine Bow National Forest, the Big Hollow Building lots offers homesites with power, hunting opportunities, and NO HOA!

Land

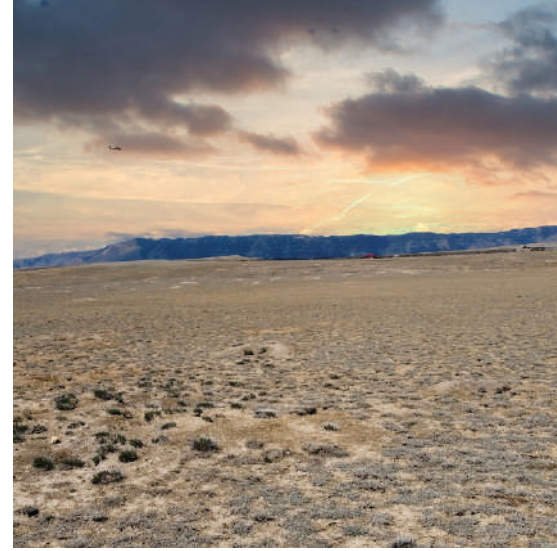
With views of Sheep and Jelm Mountain, and the Snowy Range Mountains, this property would make a great home site with multiple site options. A road borders the north boundary of the property allowing easy access to all lots off Big Hollow Road. There is underground power that runs along the north boundary of all of the lots. The land would be suitable for feeding a couple cows or horses and would be perfect place to set up a barn and pens for livestock. You could also put a small cabin and use solar power to be completely off grid. Welcome to views, freedom, and breathing room!

Lot 3 has a 200 ft. permitted well that produces 25 gallons/minute and a copy of the water report is available. There is no pump and would likely need to be retested.

No HOA. No manufactured or mobile homes allowed. That's what Wyoming is all about, freedom! Owner financing is available!

- Lot 1 – SOLD
- Lot 2 – SOLD
- Lot 3 \$250k- Available
- Lot 4 \$175k- Available





Recreation

If you like antelope or prairie dog hunting, this property is for you! Fishing, hiking, and other big game hunting are also available minutes from the property. Elk tags can be purchased over the counter for this area. Area 9 for elk, 45 for antelope, and 76 for deer. Lake Hattie is a 10 minute drive and is a 2500-acre lake and public access area that is open year-round and is popular for fishermen looking for Rainbows, Browns, Cutthroat, Kokanee salmon, Yellow Perch and other species of fish.

Located only 15 miles from Centennial, WY, where many visit for hiking, hunting, fishing, snow sports, and more.

Region & Climate

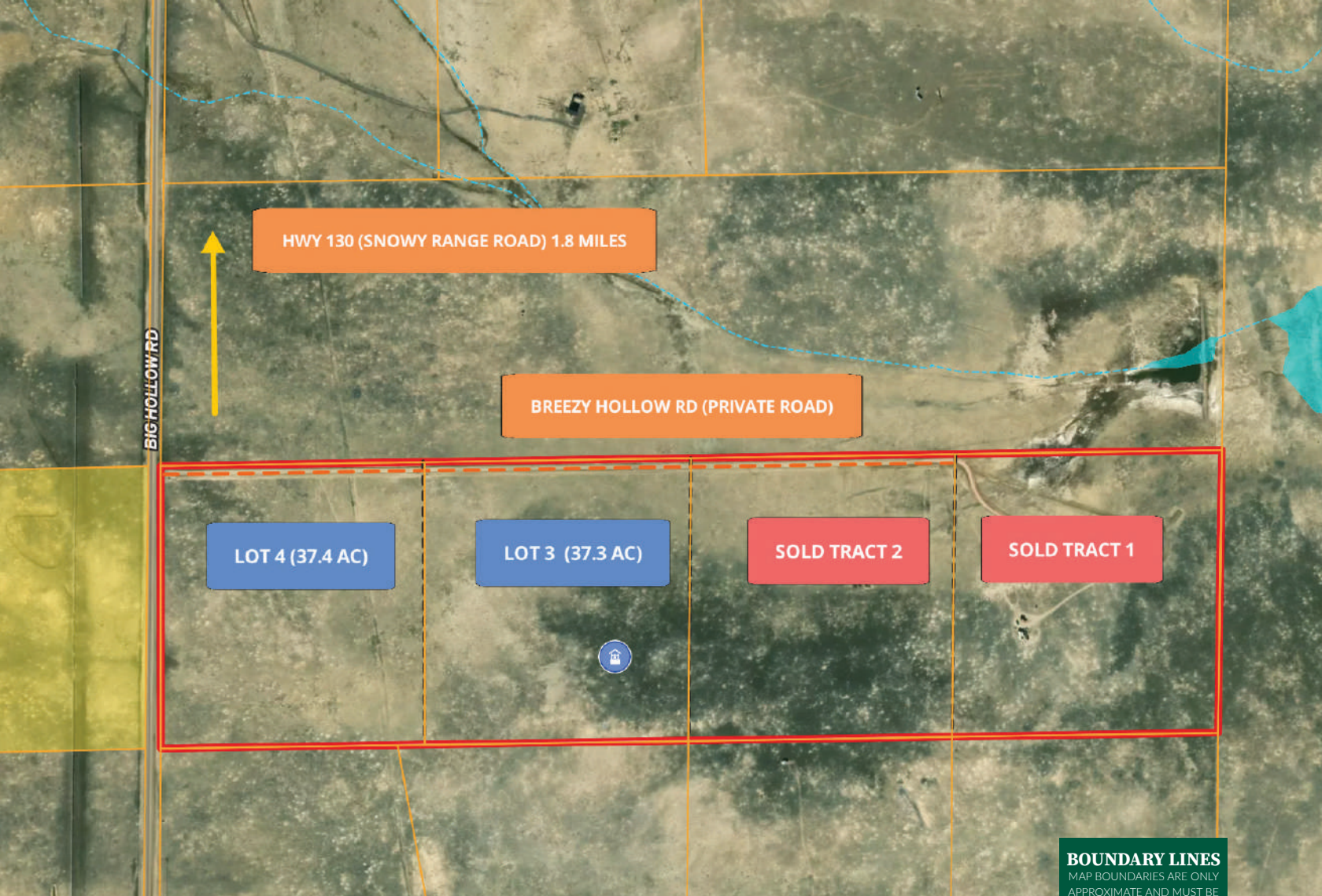
Albany County, WY, is one of the most temperate counties in Wyoming. It is known for its moderate and gorgeous summers with 70-degree temperatures. July is Laramie's hottest month with an average high temperature of 80 degrees. Laramie is known for its long winters and averages around 64 inches of snow per year.

Location

This property is approximately 15 minutes from Laramie Regional Airport and 25 minutes to Laramie. 65 miles to Cheyenne, WY.

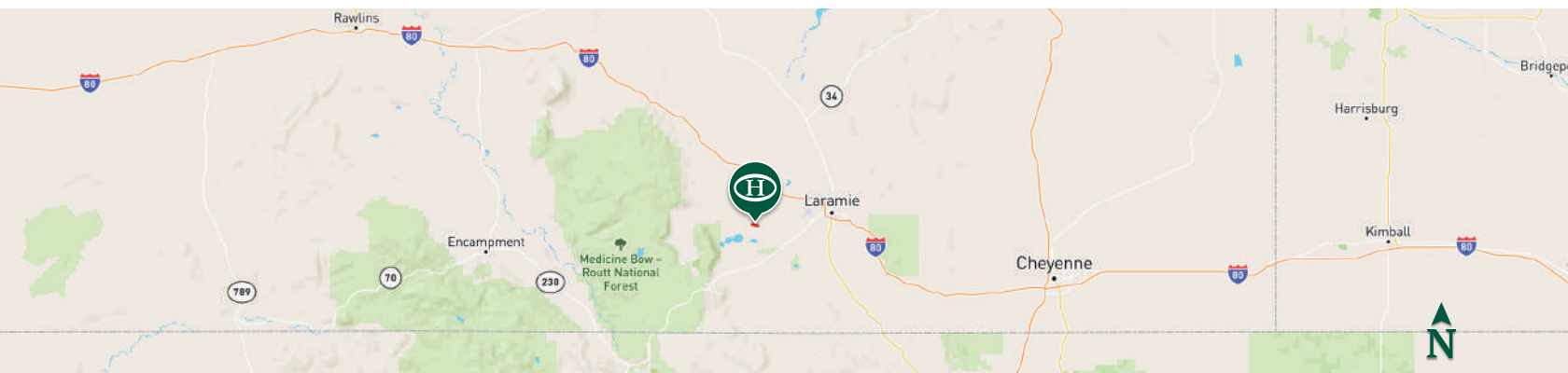
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Boundary BLM Water Well

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



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