Twin Buttes Lakefront – 1,600 Feet Of Shoreline

56.64 Acres | Albany County, WY | $215,000



HAYDEN OUTDOORS



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TOTAL ACRES:	PRICE:	COUNTY:	CLOSEST TOWN:
56.64	$215,000	Albany County	Laramie, WY

Activities & Amenities:

Beach Access
Boating/Sailing/Rafting
Borders Public Lands
Development Potential
Fishing
Hunting - Predator/Varmint
Hunting - Small Game
Pond/Lake
Water Access
Water View
Waterfront

Land Details

Address: Lone Mountain Road, Laramie, Wyoming 82070, USA
Subdivision: Wild Horse Ranch
Closest Town: Laramie
Total Acres: 56.64
Zoning: Residential
Elevation: 7250
Estimated Taxes: $1,297 - 2026
Source of lot size: Assessor/Tax Data
HOA Dues: $750

Property Summary

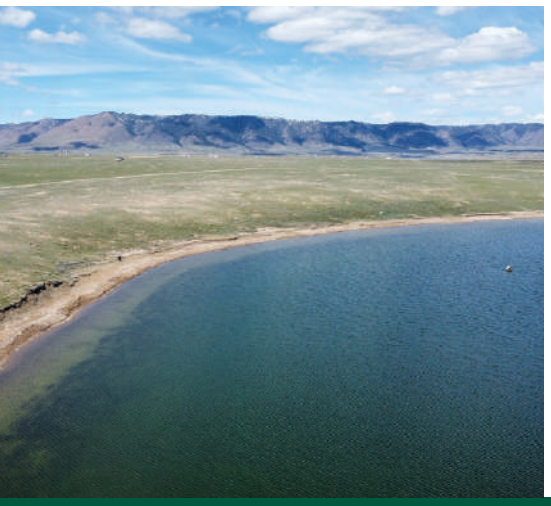
A rare opportunity to own lakefront property in Wild Horse Ranch, a wild horse sanctuary in southern Wyoming. Located 20 minutes from Laramie on the southwest bank of Twin Buttes Lake, this parcel offers spectacular views of the lake and Sheep Mountain to the west. With multiple elevated home sites, the parcel wraps around the lake with nearly 1,600 feet of shoreline and is accessible directly from the private Lone Mountain Road.

Land

The site rises approximately thirty feet from the lake for a prime home site or settling in for a day of fishing. The gentle sloping land has native grasses and shrubs. Wildlife abounds in Wild Horse Ranch with over three hundred horses roaming the vast landscape creating a unique visual of how the untamed west looked over a hundred years ago. Antelope, deer, and rabbits share the open plains through the ever changing seasons.

Recreation

Twin Buttes Lake and nearby Lake Hattie are favorites for anglers looking to catch Browns, Cutthroats, Rainbow Trout, Kokanee salmon, and Yellow Perch from the shore or a trolling boat. Twin Buttes Lake is 250 acres, presumably approximately 46′ deep and has a public boat ramp located directly east of the property. Wild Horse Ranch offers a private access recreational area on 2,500 acre Lake Hattie with a brand-new community boat ramp a short distance from the property. Both lakes are ideal habitat to grow Browns 12-25 inches. Best seasonal fishing is early spring through mid-July and late fall.











Medicine Bow National Forest, located 12 miles from Wild Horse Ranch, has an abundance of outdoor recreation including hiking, mountain biking, rock climbing, camping, ATV and snowmobiling. The Snowy Range Ski Area is family friendly and a great place to teach kids downhill and cross-county skiing.

Nearby State land and National Forest provides a vast area to hunt a variety of big game. Prairie dogs and coyotes are plentiful and can be hunted without tags. Elk tags can be purchased over the counter for this area. Area 9 for elk, 45 for antelope, and 76 for deer.

Region & Climate

Albany County, WY, is one of the most temperate counties in Wyoming. It is known for its moderate summers with 70-75 degree average temperatures. July is Laramie's hottest month with an average high temperature of 80 degrees. Laramie averages around 64 inches of snow per year and its heaviest snow months are March and April.

Location

The property is in the gated Wild Horse Ranch between the Medicine Bow National Forest and the lively college town of Laramie, Wyoming. Fifteen miles west of Laramie, the property is accessible from either WY-130 or WY-230 and Big Hollow Road/County Road44, which leads to Twin Buttes Road. Laramie offers an awesome restaurant and bar scene, college football and tailgating, museums, shopping, and more.

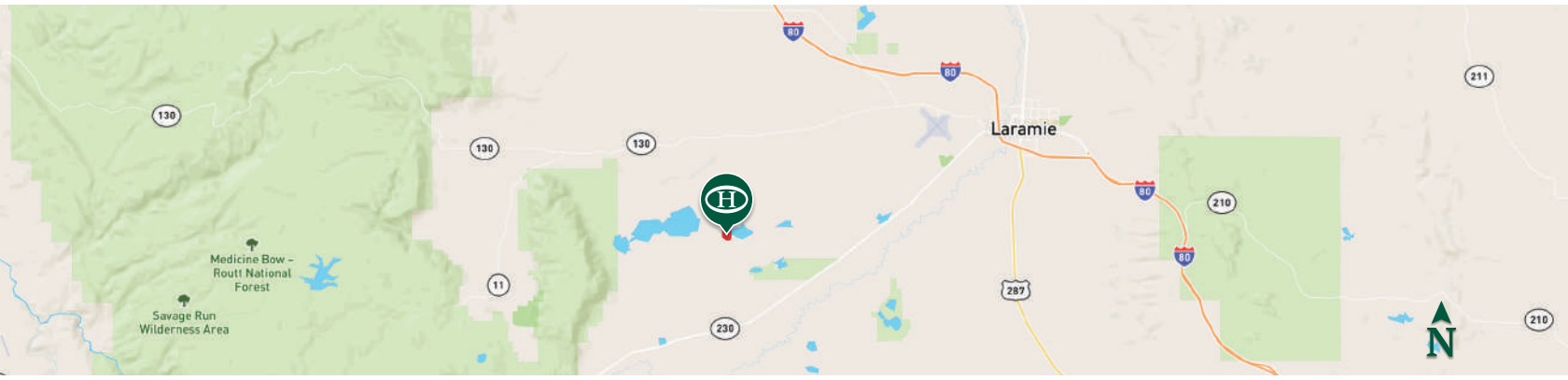
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