

# Mountain Meadow Cabins

19.00 Acres

Albany County, WY

\$750,000



HAYDEN  OUTDOORS®



# Mountain Meadow Cabins

TOTAL ACRES:

19.00

PRICE:

\$750,000

COUNTY:

Albany County

CLOSEST TOWN:

Centennial, WY

*Presented by*



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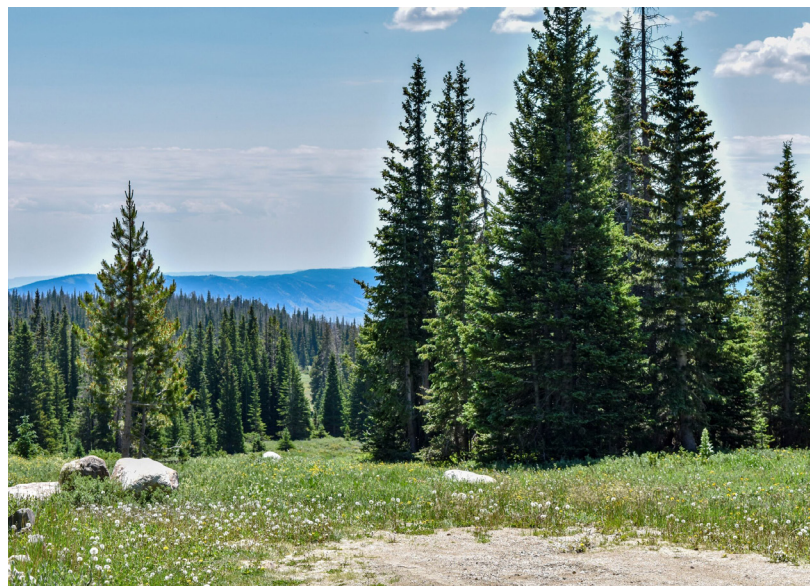




### **Property Summary**

Mountain Meadow Cabins is a rare and secluded property nestled in the Snowy Range Mountains of the Medicine Bow National Forest, eight miles west of quaint Centennial, WY. The 19-acre site, with nine classic log cabins, secured by a long-term NFS permit, allows personal or commercial use. As a renowned destination for outdoor adventure, this opportunity comes once in a lifetime for the outdoor enthusiast with an entrepreneurial spirit.

Under special use permit from the USDA Forest Service.





## Activities & Amenities

ATV/Off Road  
Borders Public Lands  
Campground  
Cycling/Mountain Biking  
Development Potential  
Fishing  
Hiking/Climbing  
Hotel/B&B/Resort  
House/Cabin  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Income Producing  
Lodge/Resort  
Outbuilding/Barn/Shed/Shop  
Propane  
Recreational Business  
Skiing/Snowmobiling/Snow Sports  
Timber  
Wooded

## Land Details

Address: 11 Brooklyn Lake Road, Centennial,  
Wyoming 82055, USA

Closest Town: Centennial, WY

Total Acres: 19.00

Deeded Acres: 0.00

Leased Acres: 19.00

Zoning: Commercial/Residential

Elevation: 10200

Topography: Mountain, National Forest

Vegetation: Pine Trees

Include Business?: Yes

Source of lot size: Owner

## Building Details

Homes: 9

Homes:

Stick Frame and Log

Style of Home(s): Cabin

Full Bathrooms: 9

Basement: None

Parking Types:

Detached Garage

Driveway

Outbuildings: 3

Types of Outbuildings:

Warehouse/Office Space

Outhouse

Tool Shed

Other Improvements: Corrals

Heating Systems:

Fireplace





## Land

Surrounded by lodgepole pine forest, the rolling grass and lush wildflower meadow is set at 10,200-foot elevation. A short gravel road leads visitors to a cabin of choice. Beyond the open meadow, thousands of acres of Medicine National Forest await exploration.

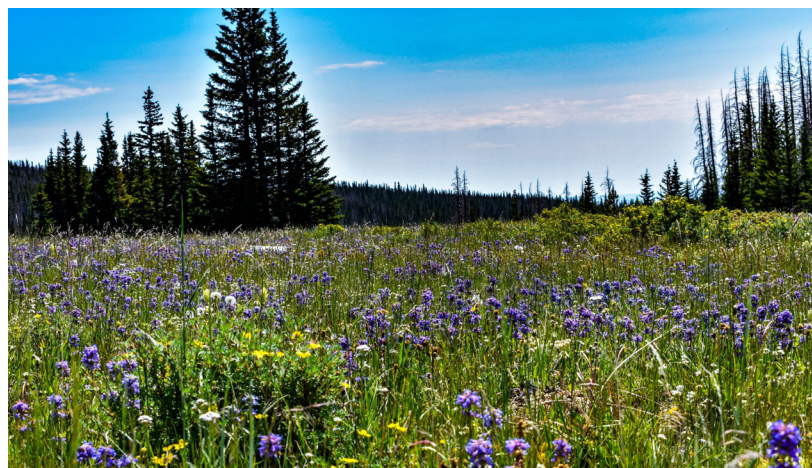
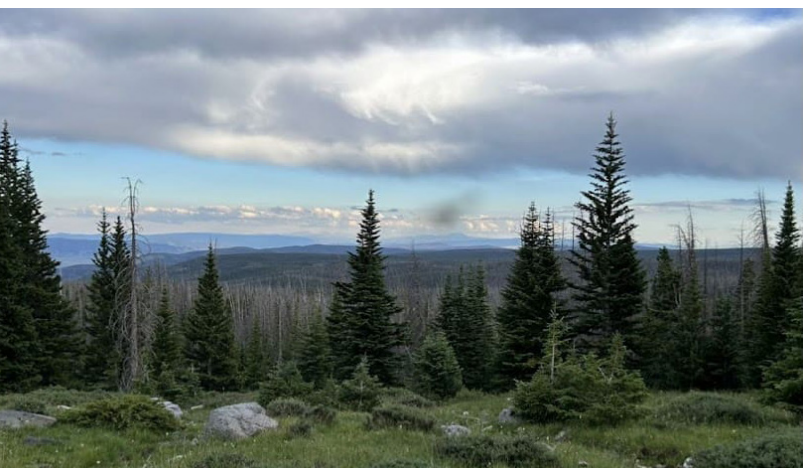
## Improvements

There are nine quintessential log cabins built between 1950 and 1990: four small, two medium and three large accommodating approximately forty guests. The cozy small cabins feature one double bed and one twin bed, perfect for two. The medium cabins with two double beds and one twin bed, are ideal for groups of four/five. For larger groups, two cabins offer two separate rooms with three double beds and one single bed. The small cabins have original wood floors while the medium and large are carpeted, preferred for winter.

Each cabin has electricity, updated kitchens with propane stoves and ovens, refrigerators, sinks and cooking equipment, and updated bathrooms including showers. The property will be sold fully furnished with beds, bedding, nightstands, tables, chairs, barbecue grills, picnic tables, fire pits and more.

For operations, there is a 3,200 sf 40x 80 metal building on slab with an oversized roll-up door providing a front office, storage, garage, and shop space. This building has been used to check-in visitors, store high-profile vehicles, snowmobiles, equipment and camp supplies. It is conveniently adjacent to the horse corral and tack shed.

The property has a single well that serves all cabins. Three propane tanks totaling 4,000 gallons are distributed across the property. Propane stoves or wall units heat the cabins and water heaters. The site has five separate septic systems. All structures have metal roofs minimizing ongoing maintenance. Current ownership utilizes Starlink for internet access.







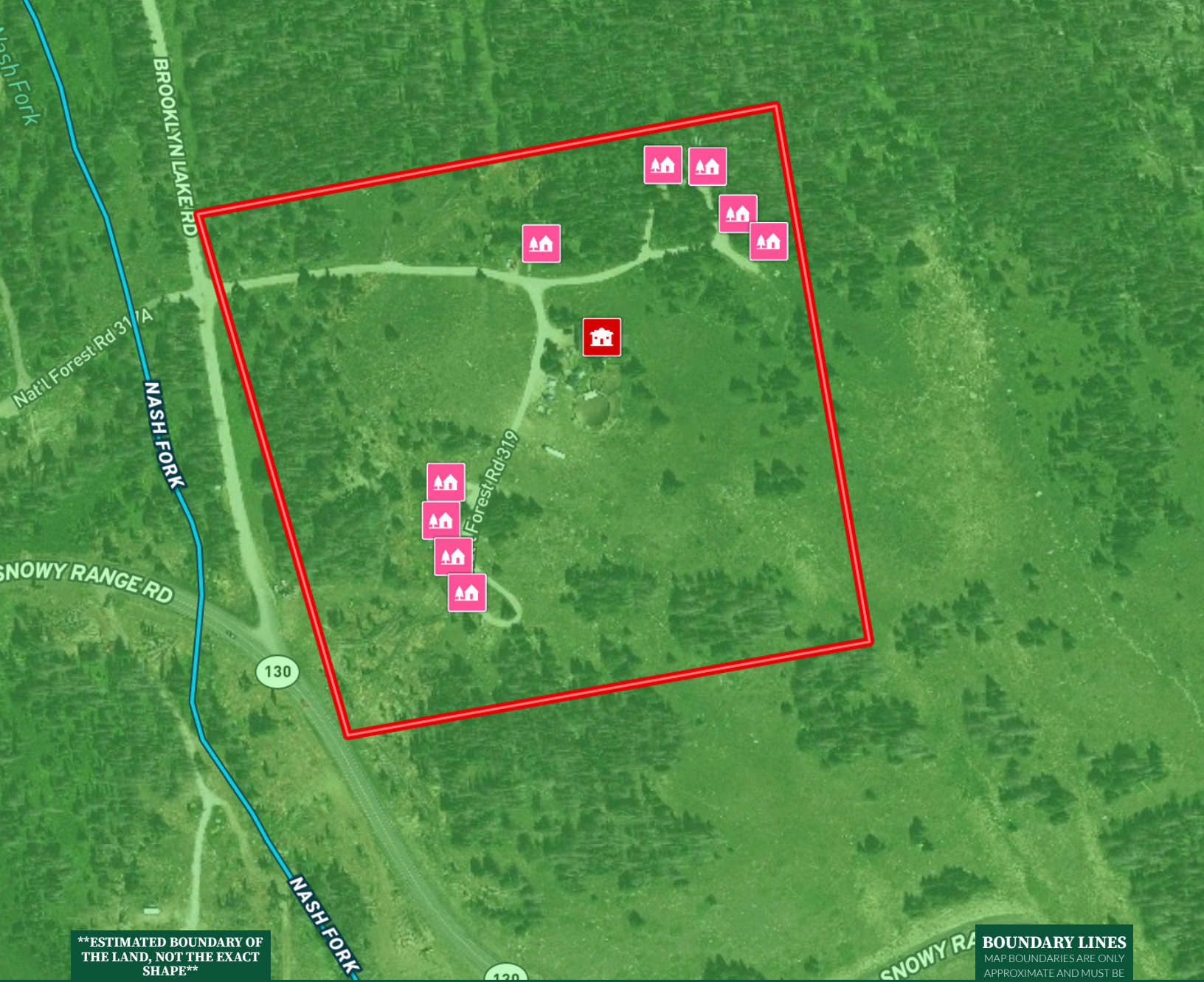
## Recreation

The Snowy Mountain Range in the Medicine Bow National Forest is one of Wyoming's most sought out and well-known outdoor destinations. Medicine Bow Peak's eastern facing 12,000 ft granite wall is the signature landmark with three crystal-clear alpine lakes below.

Wherever your passion lies, there is an incredible amount of outdoor activities within minutes; hiking forested trails, conquering mountain summits, technical mountain biking, high-altitude road biking, hidden-lake trout fishing, rippling fly-fishing floats, recreational boating, challenging rock climbing, open-range horseback riding, extreme kayaking, meandering canoeing, cold plunges and sun drip-drying, unending off-road ATV and side by side trailing, scenic autumn aspen drives, hidden camping spots, perfect campfire smores, full moons and bright stars, billowing clouds, fast moving storms, peeking sunrises and golden sunsets.

Winter brings snowmobiling and snow bikes, downhill powder and silent cross-country skiing, work-out snowshoeing, crystal clear ice fishing, lake ice skating and pick-up hockey games. For the sportsman, whitetail and mule deer, herds of elk, solitary moose, sprinting antelope are plentiful. Soaring bald eagles and hawks are frequently sighted, capturing small game.





**\*\*ESTIMATED BOUNDARY OF THE LAND, NOT THE EXACT SHAPE\*\***

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

- ▭ Boundary
- ▭ Cabin
- ▭ Forest Service
- ▭ Main House







## General Operations

Mountain Meadow Cabins has successfully operated by current ownership for 28 years with a growing and returning client base. Summer and autumn months see a steady stream of visitors from June through September, while winter season largely begins in December continuing through March/April depending on snowpack. During winter months until Memorial Day, Highway 130 is closed a mile east of the Cabins with access is via snowmobile and snow cat only. The snow cat is available for a full priced offer. The spring has fewer visitors and is an opportune time for maintenance and new projects. All operational assets are included in the sale including trademark name, website, bookings and deposits. Financial information will be provided for pre-qualified buyers subject to an executed NDA.

The opportunity to continue and expand a year-round cabin rental business is perfect for the outdoors-oriented entrepreneur who wants their own business, believes in their vision and can create an authentic and lasting destination for years to come.







### **Region & Climate**

Rising from Centennial, the Mountain Meadow Cabins sit at an elevation of 10,200 feet, The Cabins enjoy southern Wyoming's complimentary four seasons. Spring rains bring green grasses and new wildlife, sunny summer days are cooled by dark star-filled skies, crisp fall mornings and long days are ideal for fly fishing, and snow blanketed winter days are a chance to snowshoe or catch up on a favorite book. The Cabins are conveniently located to catch a Wyoming Cowboy fall football game, the Laramie Jubilee Days rodeo, or a quick trip to the Snowy Range Ski area and snowmobiling in the Medicine Bow Mountains.

### **Location**

The Cabins are 8 miles west of Centennial, 45 miles east of Saratoga and Encampment, 38 miles west of Laramie, home of the University of Wyoming, and 1.5 hours to Cheyenne or Fort Collins, Colorado. Laramie Regional Airport is west of Laramie and Denver International Airport (DEN) is 3 hours south. Snowy Range Ski Area is a short 3 miles away!





## 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 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.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"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*

Scan to see more testimonials







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OUTDOORS.<sup>®</sup>  
REAL ESTATE**

**THE BRAND THAT SELLS THE *Land*<sup>®</sup>**

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

**Hayden Outdoors Real Estate**

**501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)**

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