

10 Stagecoach Road

40.12 Acres

Albany County, WY

\$980,000



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Activities & Amenities

Borders Public Lands
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting - Big Game & Predator/Varmint
Outbuilding/Barn/Shed/Shop

Land Details

Address: 10 Stagecoach Road,
Laramie, Wyoming 82070, USA
Closest Town: Laramie
Total Acres: 40.12
Deeded Acres: 40.12
Zoning: Rural Residential
Elevation: 7460
Topography: Rolling Hills
Estimated Taxes: \$4,097 - 2023
Source of lot size: Assessor/Tax Data
HOA Dues: \$58

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 1643
Unfinished Sq. Ft.: 0
Bedrooms: 3
Full Bathrooms: 2
Basement: None
Parking Types: Detached Garage & Driveway
Outbuildings: 1
Types of Outbuildings: Garage
Fence Type: Buck
Cooling Systems: Forced Air Cooling
Heating Systems: Electric
Heaters & Fireplace
Exterior Features: Gravel Drive, Perimeter
Fencing, Front Porch & Firepit



Property Summary

10 Stagecoach Rd is a stunning custom log home on 40 acres that stands out amongst the others at Wild Horse Ranch west of Laramie, Wyoming. Situated thoughtfully on 40 acres, the home was purposefully built in a valley where the views are elevated, and weather is minimized. The seller, a professional home builder, combined the best of all his work to create a dream log home and detached garage that are functional, high quality, and beautiful.





Land

The property is just over 40 acres on the corner of Stagecoach and Colt road and offers more privacy and cover than many other lots due to its elevation change. A purposefully placed gravel driveway and buck fence lead you up to the property. Directly to the North there is a large section of BLM land that can be utilized for hunting or hiking. The mountain provides a breathtaking backdrop for the home and is home to many animals including elk, deer, and antelope. Other animals that roam the ranch include coyotes and wild horses, obviously!

Improvements

The custom home shows off a warm gray exterior with natural wood trim that creates an eye-catching color combination as you arrive. There is a beautiful barn inspired 1,500 sf garage that fits 2 large trucks, additional ATVs, side by side, a work area and an upstairs storage loft. The garage has been extremely well kept and boasts a 10 ft ceiling and high-quality metal roof. The manicured landscaping consists of a flagstone pathway, complete fencing around the home, an outdoor river rock fireplace as well as a covered patio and grill area by the garage.

The 3-bedroom 2-bathroom house is a ranch style conveniently situated all on one level and shows off an open floor plan allowing for conversation and entertaining. When you first enter the home, you're greeted by a stunning peaked white pine ceiling with materials from Georgia and Hickory hardwood floors in excellent condition. The kitchen boasts custom Alder wood cabinets, Egyptian marble countertop tiles, and a coveted 5 burner gas cooktop. The sellers thoughtfully situated large high-quality windows with hand touch blinds throughout the home to maximize the views in every direction. The home has a beautiful master bedroom, a large wood fireplace as the centerpiece of the home (an absolute must- have in Wyoming!), custom pendant lighting and ceiling fans, and central air!

Pride of ownership is evident when viewing this home.





Recreation

The recreational opportunities are endless on the property. Hiking, biking, target shooting, hunting, and wildlife viewing are all available on the property or within a short walking distance. Deer, antelope, large herds of elk, and mountain lions are all living in the area and can be found and hunted on Sheep Mountain.

Wild Horse Ranch offers a private access recreational area on Lake Hattie with a brand-new community boat ramp only 4 miles from the property. Lake Hattie is a popular lake in the area where you can catch Browns, Cutthroats, Rainbow Trout, Kokanee salmon, and Yellow Perch.

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. Located 11 miles from Centennial, WY, where many visit to hike and bike mountain trails, trout fish, hunt, ATV, and snowmobile.

Region & Climate

Set at an elevation ranging from 7,200 to 8,000 feet, Wild Horse Ranch enjoys southern Wyoming's complimentary four seasons. This region of Wyoming 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. The Ranch is 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 estate is in the gated Wild Horse Ranch between the Medicine Bow National Forest and the lively college town of Laramie, Wyoming. The property is approximately 4 miles from the Wild Horse Ranch Main Entrance and 25 miles to Laramie. Laramie offers an awesome restaurant and bar scene, college football and tailgating, museums, shopping, and more. Laramie is a safe family town, with crime rates being 51% below the national average.

Do not miss this unique opportunity to own this property in southeastern Wyoming. Call today to schedule your private tour. **Buyer's must be prequalified before showings.**

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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.

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- RICK STEINER, SELLER/BUYER

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 Boundary

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



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