

# 1235 Fish Creek Road

40 Acres

Platte County, WY

\$1,900,000



HAYDEN  OUTDOORS

# 1235 Fish Creek Road

TOTAL ACRES:

40

PRICE:

\$1,900,000

COUNTY:

Platte County

CLOSEST TOWN:

Wheatland, WY

## Activities & Amenities:

ATV/Off Road  
Equestrian/Horse Property  
House/Cabin  
Hunting - Big Game  
Hunting - Turkey  
Outbuilding/Barn/Shed/Shop  
Stream/River

## Land Details:

Address: 1235 Fish Creek Road ,  
Wheatland , Wyoming 82201, USA  
Closest Town: Wheatland  
Total Acres: 40.00  
Deeded Acres: 0.00  
Leased Acres: 0.00  
Source of lot size: Unknown

## Building Details

Homes: 2  
Style of Home(s): Ranch  
Basement: None

## Property Summary

1235 Fish Creek Road is an outstanding 40+/- acre retreat with a live creek, mature trees, 3 wells and abundant wildlife habitat. There are extensive building improvements consisting of a 3,608 SF main home, a 864+/- SF guest home, a 45x63' Cleary barn and additional outbuildings. The property is approximately a 30+/- minute drive from Wheatland, WY.

## Land

The property is in the shadow of the Laramie mountains with views of towering peaks to the west. The South Fork of Fish Creek runs through the property with mature plains cottonwood trees along the creek and well-established native grasses throughout the property. The creek has historically had water throughout the year but is currently seasonal with the ongoing drought. There are also two orchards on the property featuring a variety of apple trees, pear trees, and mature raised perennial flower beds. The property is fully landscaped with newly installed sod and newly planted windbreak trees. The 40 acres has been surveyed and has full perimeter fencing.

## Improvements

The main home on the property is a 3,608+/- SF ranch style home with a loft and a full basement. The home has been remodeled and features a new office/ sunroom and wrap around all-tread deck. The home is 4 bedrooms, 3 bathrooms and features vaulted ceilings with tongue and groove. There is a two car attached garage with the home and an additional wood storage shed outside.





A newly remodeled guest house which sits just below the main home features 2 bedrooms, 1-bathroom, new kitchen and living area built with modern touches with rustic flare. Attached to the guest home is a greenhouse and sunroom wired with 220v if a future owner wanted to add a hot tub. The guest home has a variety of uses like hosting friends and family or potentially being rented out as a hunting/ recreation camp.

Other Outbuildings include a 45'x 63' Cleary building with a workshop and new LED lighting, a pump house and lean-to shed. There is also a windmill on the property with a 1,000 gallon storage tank and a small pond that could be enlarged and lined to support a fishery. An electric entrance gate and new fencing rounds out the improvements leaving little to be done for a future owner to come in and enjoy immediately.

## Recreation

1235 Fish Creek Road is located in an area of the state with prolific recreational opportunities and a considerable amount of public land. There are large populations of Deer and Turkey that frequent the deeded lands providing a good hunting resource right out your door. Additionally, Medicine Bow National Forest begins just west of the property and has some exceptional country with strong populations of Elk, Deer, and Turkey along with good fishing. Glendo State Park is just a short drive from the property and has world-class boating and fishing. Additionally, Guernsey Reservoir and Grayrocks Reservoir are both within an hour drive that provide fantastic fishing opportunities for walleye, trout, bass, etc. Overall, the property sits in one of the most diverse sporting regions within the lower 48 with its proximity to year-round hunting and fishing conveniences.

## Region & Climate

Wheatland, Wyoming has a semi-arid climate with cold, dry winters and warm, wet summers. The average annual precipitation is 14+/- inches. The area is made up of many large ranching operations with plenty of hunting and fishing opportunities and is sparsely populated like much of Wyoming.

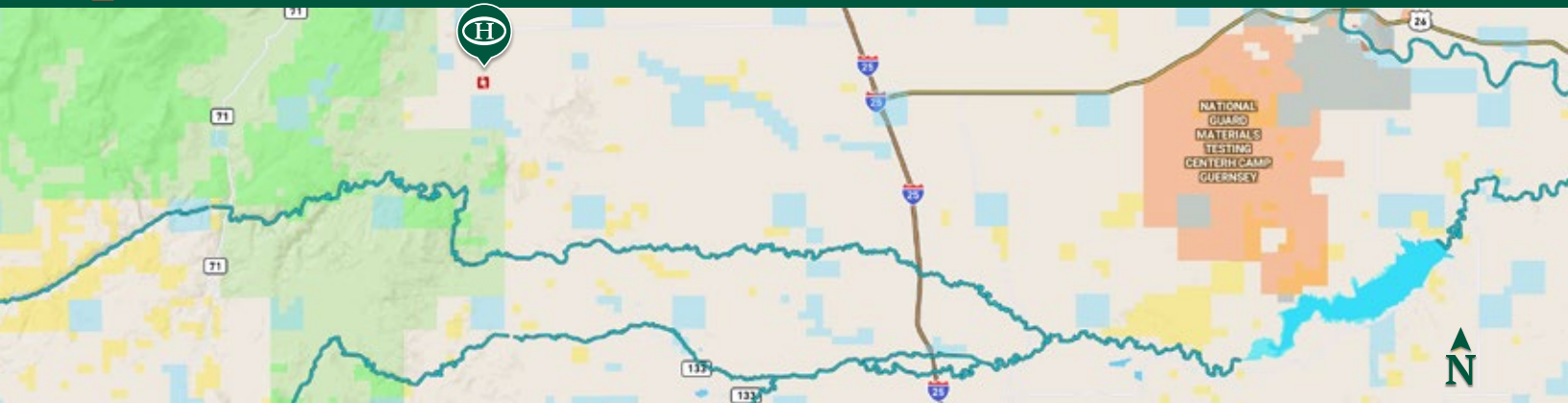
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**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary



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