

# GreyHawk Vista at Wild Horse Ranch

39.43 Acres

Albany County, WY

\$245,000



HAYDEN  OUTDOORS.



# GreyHawk Vista at Wild Horse Ranch

TOTAL ACRES:

39.43

PRICE:

\$245,000

COUNTY:

Albany County

GLOSEST TOWN:

Laramie, WY

## Activities & Amenities:

Borders Public Lands  
Development Potential  
Equestrian/Horse Property  
Hunting - Big Game  
Hunting - Predator/Varmint  
Water View

## Land Details:

**Address:** Wild Horse Ranch Lot 294,  
Laramie, Wyoming 82070, USA  
**Closest Town:** Laramie  
**Total Acres:** 39.43  
**Deeded Acres:** 39.43  
**Leased Acres:** 0.00  
**Zoning:** Rural Residential  
**Elevation:** 7320  
**Topography:** Rolling Hills, Rock  
Outcropping, Valley  
**Vegetation:** Native Grasses, Wild Iris  
**Estimated Taxes:** \$1,338 - 2023  
**Source of lot size:** Assessor/Tax Data  
**HOA Dues:** \$700

## Building Details

**Fence Type:** Barbed Wire

## About This Property

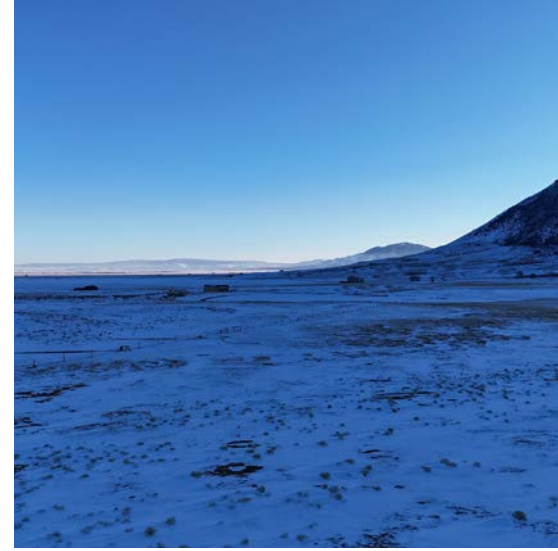
Embrace the spirit of the West with this vacant lot in the heart of Wild Horse Ranch, located outside of Laramie, Wyoming. Greyhawk Vista (Lot 294) offers an opportunity for those dreaming of building their own home amidst the stunning Wyoming landscape. With spectacular views of Sheep Mountain, unique rock outcroppings, and stunning Wild Iris, this lot is ripe for development and offers multiple potential building sites.

## Land

40 acres on the western side of Wild Horse Ranch with majestic views of Sheep Mountain to the west and Jelm Mountain to the south. The neighbor's private pond to the south and the public lands plateau to the east also provide desirable views. The property has varying terrain, vegetation, and elevation ranging from rock outcroppings, blooming flower bed of Iris, and 2 seasonal creeks that meander through the property- John's Creek and Chokecherry Creek. The property is cross-fenced and sits at the end of the road so there is no through-traffic. Power can be pulled from the adjacent northern lot. The property is accessible via private Wild Horse Ranch roads that are maintained by the HOA.







## Recreation

This lot borders BLM land in which hunting is permitted. Wild Horse Ranch also offers a private access recreational area on Lake Hattie with a brand-new community boat ramp only 5 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 in the area. 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 visit our local ski area. Albany lodge, right around the corner, provides a jump point for some of the most prized snowmobiling in the country.

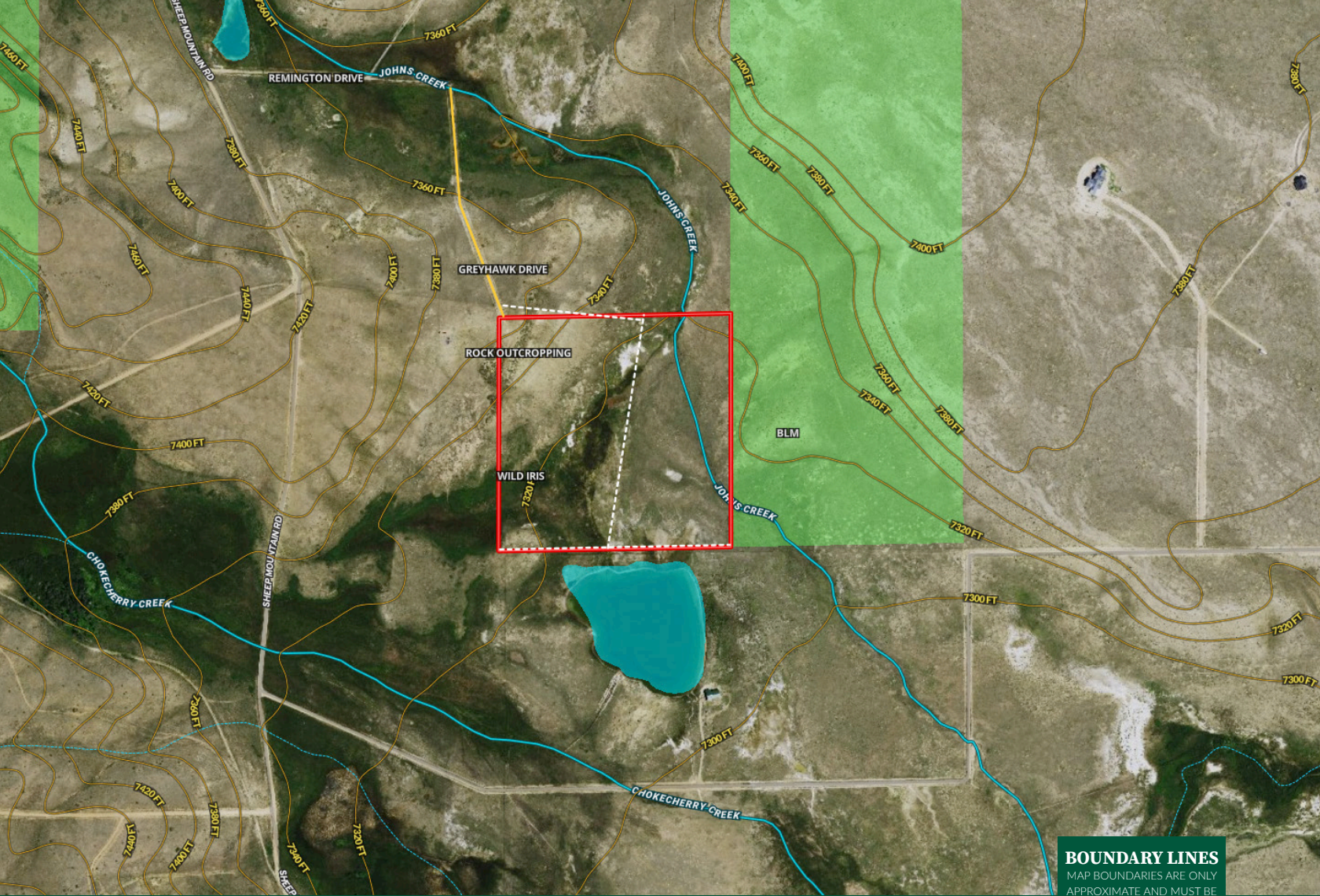
## Location

The property 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 8 miles from the Wild Horse Ranch Main Entrance and 30 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.

\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.

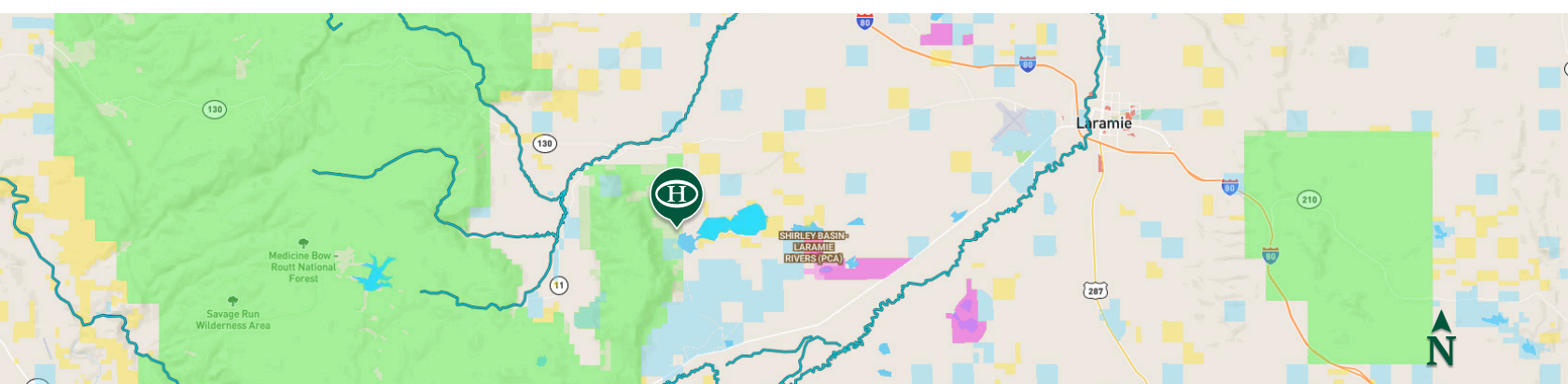






Boundary

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



# HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE



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