



THREE MILE CREEK
Cheyenne, Wyoming
(Laramie, County)

The ranch is located approximately 50 miles northwest of Cheyenne, Wyoming on Highway 211, a paved and county maintained road. The ranch is on the eastern slope of the Laramie Mountains, in an area of predominantly large working cattle ranches. There are a total of 1,840 acres of deeded land, plus 280 acres of State leased land and 80 acres of BLM (Bureau of Land Management) land, for a total of 1,840 +/- acres. The easiest access is through a neighboring ranch. A classic D-log cabin of about 650 square feet has a wood burning stove, a metal roof, and is located in the upper reaches of a secluded valley. There is a horse barn and corral near the stream and meadow area. The ranch is perimeter fenced and cross-fenced allowing for rotational grazing.

Threemile Creek winds its way through portions of the ranch, along with several springs, creates some lush, sub-irrigated, meadows which provide an abundance

of grazing and drinking water for wildlife. Currently, there are a couple of beaver ponds which provide fishing for Brook trout. The ranch is off the grid and there are, currently, no facilities. There is power to the adjoining ranch. Co-listing, Newman Realty, Torrington, WY.

Offered for \$1,050,000 (cash)

CONTACT: TED SCHAAL

MASON @ MORSE
 RANCH COMPANY

514 East Hyman Avenue . Aspen Colorado 81611
 (877) 207.9700 ted@ranchland.com
 www.ranchland.com

