

COLD SPRINGS SANCTUARY

DOUGLAS, WYOMING | 35 ACRES | \$598,000

Cold Springs Sanctuary is a 35-acre retreat southwest of Douglas, Wyoming, offering a perfect blend of peace, privacy, and readiness for your dream build. Once part of the historic Creek Bend Ranch, the property comes with a perimeter foundation, full utilities, and architectural plans for a 3,500-square-foot home, giving you a head start on creating your custom sanctuary. Underground electricity, a high-capacity 22 GPM well, a permitted septic system, two filled 5,000-gallon propane tanks, and a gravel driveway are already in place. The gently rolling landscape is dotted with native grasses and moss-rock outcroppings, framed by sweeping mountain and valley views at an elevation of 5,900 feet.

Nestled in the heart of southeast Wyoming, Cold Springs Sanctuary is located just 21 miles southwest of Douglas, Wyoming and a short distance north of the renowned Laramie Mountain Range—home to Wyoming's highly sought-after Area 7 elk hunting. The property offers convenient year-round access via paved county roads.

The drive to Cold Springs Sanctuary is not only scenic but leads to a private property offering stunning 360-degree views of mountains, hills, and valleys. Spanning approximately 35 acres, the land features gently rolling native grassland and striking moss rock outcroppings. The property is partially fenced with woven-wire and barbed wire along the highway frontage, and a four-wire barbed fence on wood posts along the northern boundary. Access is provided through a gated entrance, ensuring security and peace of mind.

Located along the picturesque Cold Springs Road, the acreage is surrounded by abundant wildlife including deer, elk, antelope, coyotes, and fox. Sitting at an elevation of 5,900 feet, it provides sweeping views of the surrounding landscape. The northern edge borders State of Wyoming public land, enhancing the sense of open space and outdoor access.



WILDLIFE AND RECREATION

Cold Springs Sanctuary is near "Area 7" in Wyoming, a highly prestigious area in the Laramie Mountain range known for its trophy-caliber elk, though much of it is private land. It is a limited-quota, preference-point draw area. The area offers various hunting experiences, with opportunities for archery and rifle hunting. Beyond hunting, the region is rich with recreational possibilities including camping, hiking, 4-wheeling, and fishing—some of which can be enjoyed on the adjacent State of Wyoming public land that borders the property.

IMPROVEMENTS

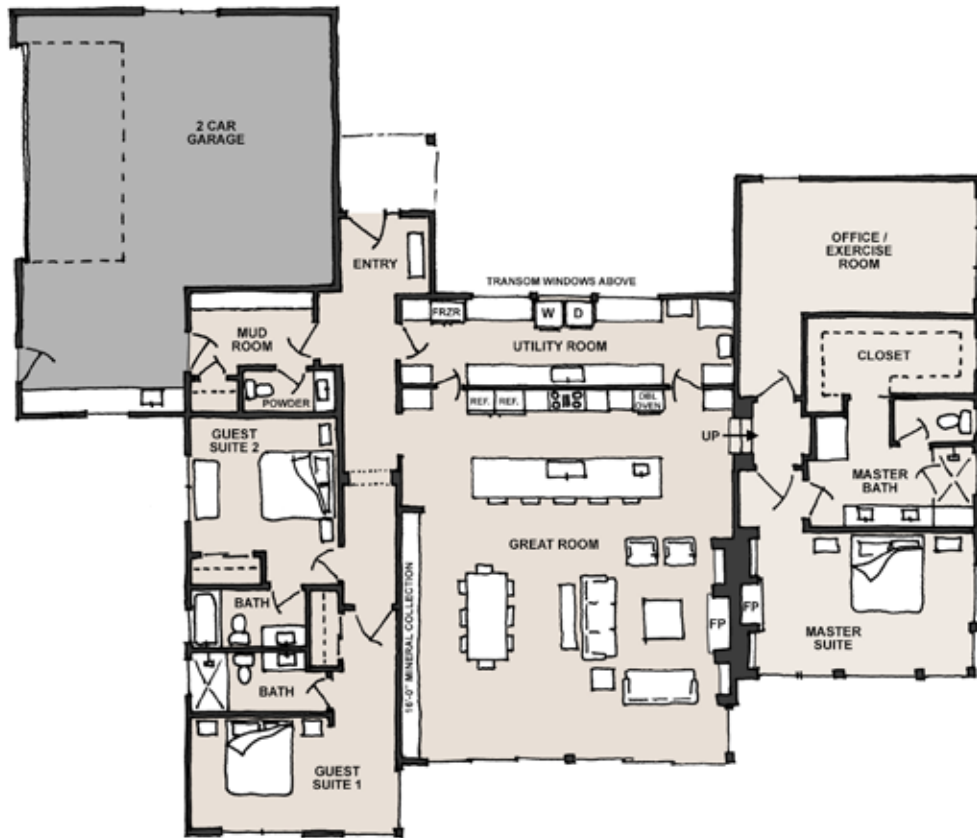
The property improvements include a perimeter foundation and architectural blueprints for a 3,500 sq. ft. home, designed to capture southern exposures and stunning mountain and valley views. A high-capacity 22 GPM well with pump and water line has already been installed at the designated homesite, along with a gravel driveway for easy access. Utilities are fully in place, including underground electricity, two 5,000-gallon underground propane tanks (both filled), and a permitted septic system. Additionally, a 500-gallon fuel tank is on site. The homesite is private and secluded, surrounded by natural moss rock outcroppings, enhancing the beauty and versatility of this ready-to-develop acreage.

TAXES: 2025 Taxes \$16.62









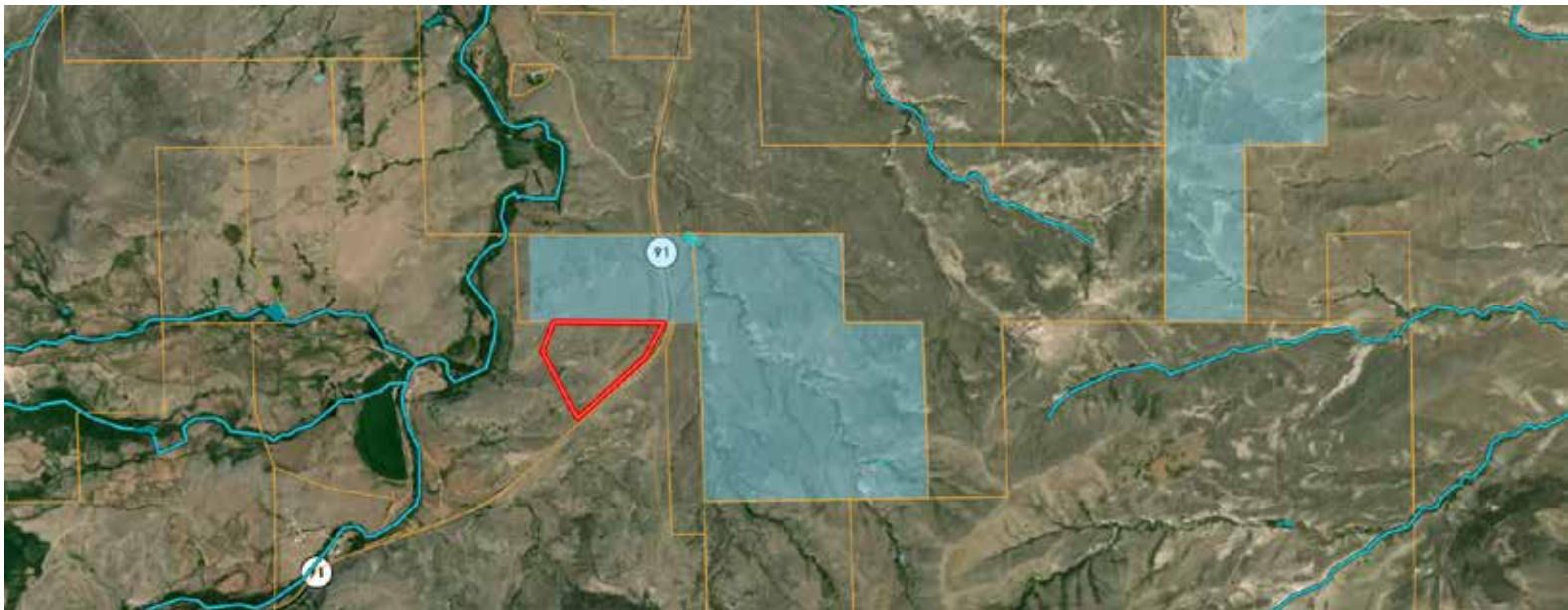
FLOOR AREA = 2865 SF
 GARAGE = 785 SF
 TOTAL = 3650 SF



FLOOR PLAN SCALE: 1/8" = 1'-0"

SKILES RESIDENCE | 03.31.21

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