



PELTON CREEK RANCH

LARAMIE, WYOMING | 68 ACRES | \$2,100,000

A rare opportunity seldom seen in today's market to own a remarkable 68-acre mountain retreat surrounded by the Medicine Bow National Forest near Laramie, Wyoming. This unique property features abundant wildlife, a private mile-long stretch of fishing stream and exceptional seclusion just 2.5 miles from WY HWY 230. Ideal for a true mountain ranch lifestyle, this never-before-offered property combines natural beauty and privacy in one extraordinary offering. Be in the heart of mountain recreation right from your door for hiking, horseback riding, OHV/ATV/Snowmobile riding vs near it and commuting. Excellent base for an outfitter for hunting and year-round tourist/recreation business.

Here, you can bring your horses to graze on the property's lush meadows and embrace the authentic mountain ranch lifestyle. The perimeter fencing is thoughtfully designed to be wildlife-friendly and safe for your equine companions, giving you peace of mind as your horses roam freely against a backdrop of towering pines and open sky.

Opportunities like this are truly rare—this mountain haven has never been offered on the open market. Originally a part of the Porter Ranch, this largest portion of the original ranch has had only three owners since its initial homesteading. It carries with it a legacy of diligent stewardship and care, offering an unparalleled sense of privacy and historical significance to its next fortunate owner.



Property Highlights

- 68 private acres surrounded on 3 sides by the majestic Medicine Bow National Forest
- 1 mile of fishing stream meandering through the property, perfect for trout fishing or peaceful reflection
- Exceptional off-grid living with a state-of-the-art solar system for energy independence
- Modern 2,900 sq ft home completed in 2019, 3 bdrm, 2 bath, expertly crafted for comfort, efficiency, and timeless mountain style
- Additional buildings for horses, storage, hobbies, and guest use
- Insulated 40 ft x 60 ft shop—ideal for workshops, toys, or equipment
- Private mountain valley setting with panoramic views and abundant wildlife

A Home That Blends Luxury and Nature

Step inside the spacious 2,900 square foot residence, finished in 2019 with an uncompromising eye for quality. The open concept living area is flooded with natural light and showcases sweeping views of untouched wilderness. Modern amenities blend seamlessly with rustic finishes, ensuring comfort year-round—whether you're entertaining guests or enjoying a quiet mountain evening by the fireplace.

















Live the Mountain Lifestyle

- Enjoy the satisfaction of complete independence with a robust off-grid solar energy system.
- Stroll along your own mile of stream, cast a line for native trout, or simply soak in the peace of your mountain sanctuary.
- Store your outdoor gear and vehicles in the insulated 40x60 shop—a perfect space for ATVs, snowmobiles, or creative pursuits.
- Saddle the horses from your pasture for miles of riding.

Adventure at Your Doorstep

Nestled in a private valley, the property offers direct access to hundreds of miles of OHV trails, hiking paths, and endless exploration opportunities. Nearby, discover additional fishing lakes and streams, abundant wildlife, and pristine forests that change with the seasons. Excellent opportunities for deer and elk hunting.

Location

- 25 miles to Walden, Colorado
- 45 miles to Laramie, Wyoming
- 5 miles to WyoColo Lodge
- 20 miles to Woodslanding, Wyoming
- 45 miles to Encampment, Wyoming
- 82 miles to Steamboat Springs, Colorado

Whether you're seeking a peaceful family retreat, a hunting and fishing paradise, or the ultimate off-grid homestead, this property delivers privacy, adventure, and lasting value.









A Rare Opportunity

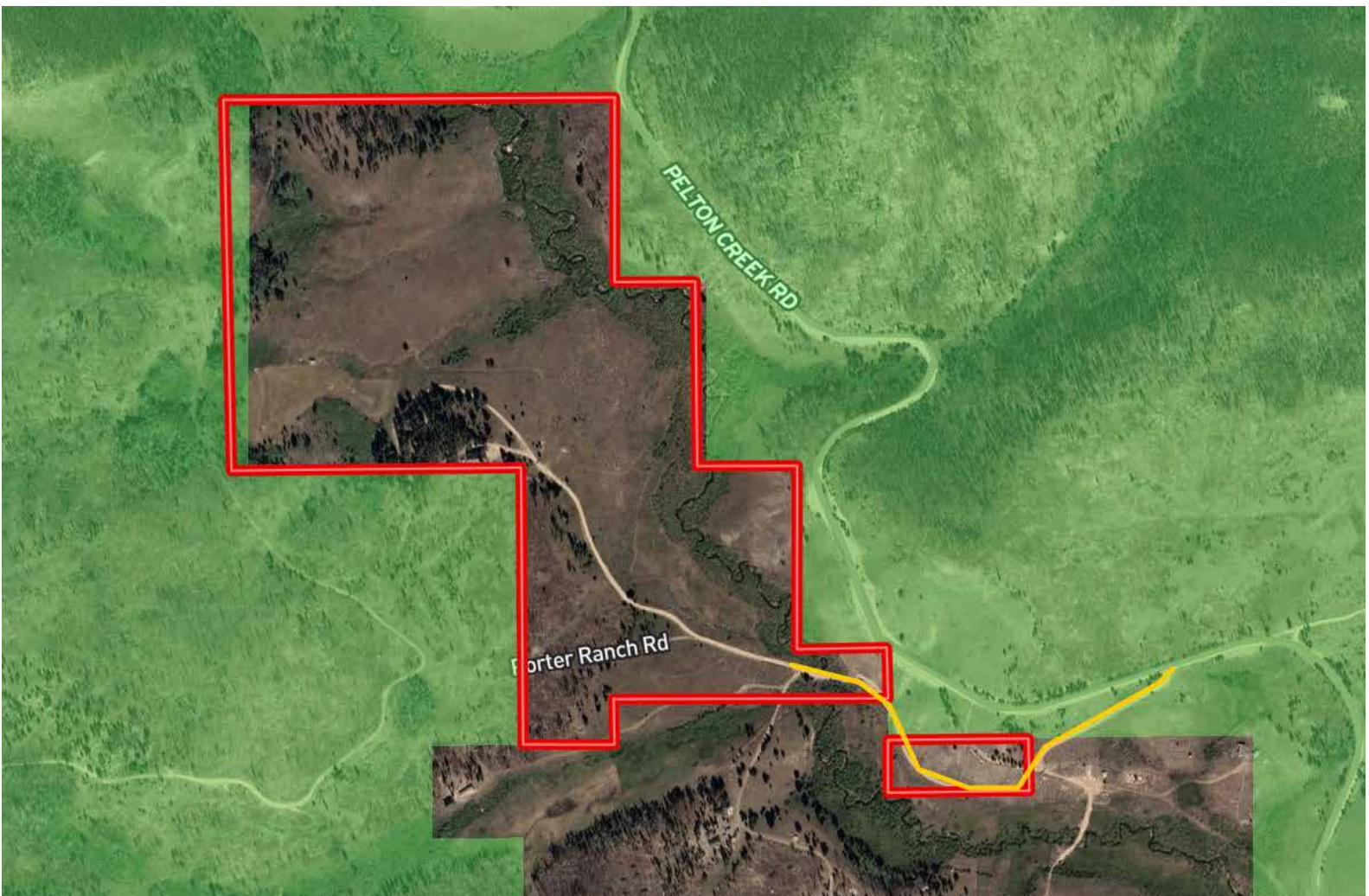
There simply aren't many places like this left—68 acres of pure mountain freedom, surrounded by national forest, with all the comforts of a modern home and the independence of off-grid living. Close to the state highway and proximity to charming towns make this property ideal for both full-time residence and seasonal escape.

Schedule Your Private Tour

Don't miss your chance to own a Wyoming legacy property in the heart of the Rockies. Contact us today to arrange a personal tour and experience the magic of this extraordinary mountain retreat for yourself. This extraordinary mountain property represents a unique investment in both lifestyle and legacy. With its unmatched setting, modern amenities, and boundless possibilities, it stands as an invitation to create generations of memories in one of the Rockies' most remarkable locations. Seller is a licensed Wyoming real estate broker.

Zoning

Zoned and taxed Agricultural, this allows a wide variety of additional uses, such as dude ranching or outfitting business for summer tours, fishing, hunting or winter recreation, subject to Albany County Planning office guidelines.



JAMES RINEHART

307-760-3800

james@ranchland.com

www.ranchland.com

RANCH  **COMPANY**
REAL ESTATE BROKERAGE & AUCTION SERVICES

* The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the owners and brokers do not guarantee its accuracy. Offering is subject to errors, withdrawal without notice. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers. All rights reserved. ©

** A division of Mason & Morse Ranch Co., LLC.