

GRAY REEF RIVERFRONT RANCH

ALCOVA, WYOMING | 35 ACRES | \$2,750,000

Gray Reef Riverfront Ranch is a 35-acre retreat nestled in central Wyoming, bordered by the North Platte River on two sides, offering exceptional fishing access. This scenic property features a three-bedroom home, a versatile shop, a retail storefront, and three cozy guest cabins. Anglers will appreciate year-round fishing opportunities for rainbow and brown trout in the North Platte's renowned waters.

The Gray Reef Riverfront is located 30 minutes southwest of Casper, one of Wyoming's largest towns, or four hours north of the Denver International Airport. The distance from the property to the first ramp below the dam at Alcova, Wyoming is about a ten-minute drive.

Spanning approximately 35 acres, Gray Reef Riverfront offers North Platte River access on two sides, multiple outbuildings, and shops. Bordering thousands of acres of BLM public lands and within walking distance to one of the river's most versatile access ramps, this property is a premier destination for sports and recreation. The North Platte River is celebrated as one of the nation's top tailwater fisheries, drawing anglers worldwide to challenge its vibrant trout population. Fish species include Bear River Cutthroat, Brown Trout, Grayling, Rainbow Trout, Snake River Cutthroat, and Walleye. The property sits at an elevation of 5,300 feet.



OPERATIONS

Previously operated as a family retreat and as headquarters for one of the region's top fly-fishing guide services, Cowboy Drifters, the property features multiple overnight accommodations, a commercial retail storefront, a manager's residence, and a spacious industrial shop. Just 1,000 feet to the south lies the Lusby public access and takeout point. Upstream from the Lusby boat launch, limited motorized use is permitted, offering excellent access for waterfowl hunting. Downstream from Lusby, numerous boat ramps and less-traveled floatable sections await, ideal for anglers seeking a quieter experience. This property's prime location provides year-round access for fly-fishing large trout or enjoying world-class wing shooting.

WILDLIFE AND RECREATION

Gray Reef Riverfront is perched along rock and mud bank cliffs overlooking the North Platte River. The property boasts vibrant riparian zones teeming with wildlife, including a variety of shorebirds, migratory ducks, and big game. Although the general area is known for its windy conditions, Gray Reef Riverfront enjoys a more sheltered location, offering a calmer environment than other parts of the valley. The river provides year-round fishing for rainbow and brown trout, along with seasonal opportunities for waterfowl hunting.





IMPROVEMENTS

The Gray Reef Riverfront building improvements provide functional structures for use by the owners and guests.

- Modular home that is 2,280 sq. ft. with 3 bedrooms and 2 ½ baths. Built in 2018.
- The shop is 3,456 sq. ft. with a bathroom and built in 2017.
- There is a 900 sq. ft. retail store built in 2008.
- Three guest cabins which sleep up to six people with a full bathroom and kitchen built in 2008. One is 1,560 sq. ft. with a laundry room. The other two are 900 sq. ft. They have electric baseboard heat.

WATER RIGHTS AND RESOURCES

Exclusive access to the North Platte River. There are five wells with the Gray Reef Riverfront property.

INVESTMENT CONSIDERATIONS

There is no conservation easement in place. This location would make for an exceptional building site for a private retreat with proximity and access to the North Platte River being its primary feature.

TAXES: 5,520 (2024)

SUMMARY

Gray Reef Riverfront provides access to the North Platte River on both sides. This river is celebrated as one of the finest tailwater fisheries in the country, drawing anglers from around the world eager to hone their fly-fishing skills while battling some of the most formidable trout species.







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