



## TIPI HILLS RANCH

FORT LARAMIE, WYOMING | 292 ACRES | \$1,700,000

Tipi Hills Ranch is where Wyoming's frontier spirit meets modern comfort and rich history. Nestled in the rolling hills of southeastern Wyoming, this one-of-a-kind guest ranch blends hospitality, heritage, and home into an unforgettable setting. Just a scenic drive from Fort Laramie and the Black Hills, Tipi Hills Ranch has welcomed travelers from around the world seeking a taste of the Old West—and a peaceful place to stay..

Tipi Hills Ranch sits in southeast Wyoming, seven miles north of Fort Laramie, Wyoming. To access the ranch from Fort Laramie, travel north on Kaspere Rd for 5.8 miles, continue straight onto Rd 42/Pine Ridge Rd for 1.1 miles to the designation. Torrington, WY, the county seat of Goshen County, is 28 miles southeast. Lusk, WY is 43 miles north. Scottsbluff, NE is 60 miles southeast. Denver International Airport is 3 ½ hours south. Fort Laramie is a peaceful, rural ranching community with access to modern conveniences in nearby towns. The town is named after the historic Fort Laramie, an important stop on the Oregon Trail.

With an Airbnb history, the Tipi Hills Ranch has been a top destination for international guests, especially from Europe, drawn to Native American history, frontier lore and the Oregon Trail.



## ACREAGE

The Tipi Hills consists of 292.1 deeded acres. The property is scenic and secluded, tucked into the gently rolling hills, with unique tipi-like bluffs, plateaus, and scattered trees. The native grass is owner-rated for 15 cow/calf pairs with supplemental winter feeding. The property is fenced into four pastures for efficient livestock management. Wildlife which frequents the property include mule and whitetail deer, antelope, and an occasional coyote or mountain lion.

## WILDLIFE

The Tipi Hills Ranch has a private Cowboy Pasture Golf Driving Range located right in front of the main house. This is an area steeped in Western history with the nearby historic Fort Laramie and Oregon Trail landmarks. Guernsey Reservoir and the North Platte River offer boating, hiking, fishing, and camping opportunities. The Black Hills region is approximately three hours north.



## IMPROVEMENTS

A spacious and inviting 3-bedroom, 2 ½ bath home, built in 2000, sits at the heart of the property, featuring:

- A great room, living room, office, and eat-in-kitchen/dining area.
- A luxurious primary suite with walk-in closet and 5-piece bath
- Newly installed luxury vinyl plank flooring throughout
- Central air conditioning
- Wrap-around porch offering stunning sunset views.
- Beautifully landscaped yard with sprinkler system and numerous shade trees.
- Oversized two-car detached garage with 10' doors and a climate-controlled dry pantry.







## IMPROVEMENTS

The guest accommodations are designed with hosting in mind, Tipi Hills Ranch is ideal for Airbnb or extended-stay guests.

- One-Bedroom/One-Bathroom Lodge, which is attached to the front of the shop, includes a lobby with 1800's antique general store, original mirrored bar back and bar, butler's pantry, and a separate office. Other features include radiant in-floor heat, air conditions, punched tin ceiling, electrified carbide lights.
- Furnished Log Guest Cabin, built in 2016, is cozy and stylish with full bathroom, kitchenette, and a charming front porch swing. Includes a free-standing cast iron gas stove and air conditioning.
- 40'x40' insulated shop is attached to the lodge and features an 18'x14' overhead door, man door, radiant in-floor heat, and a sink with hot and cold water.
- 40'x60' insulated shop is attached to the shop and features an 18'x14' overhead door and man door offering versatile event and storage space.
- Outdoor Glamping Deck is built for a tipi or tent setup, perfect for Airbnb stays under the stars.
- RV Hookup is a full setup with water, 50 amp electric and sewer connection.
- Stand-alone bathhouse features two bathrooms and a private outdoor hot-water shower.
- 40'x40' open-faced shed with corrals, water tanks and pipeline.





**TAXES:** \$4,280 (2024)

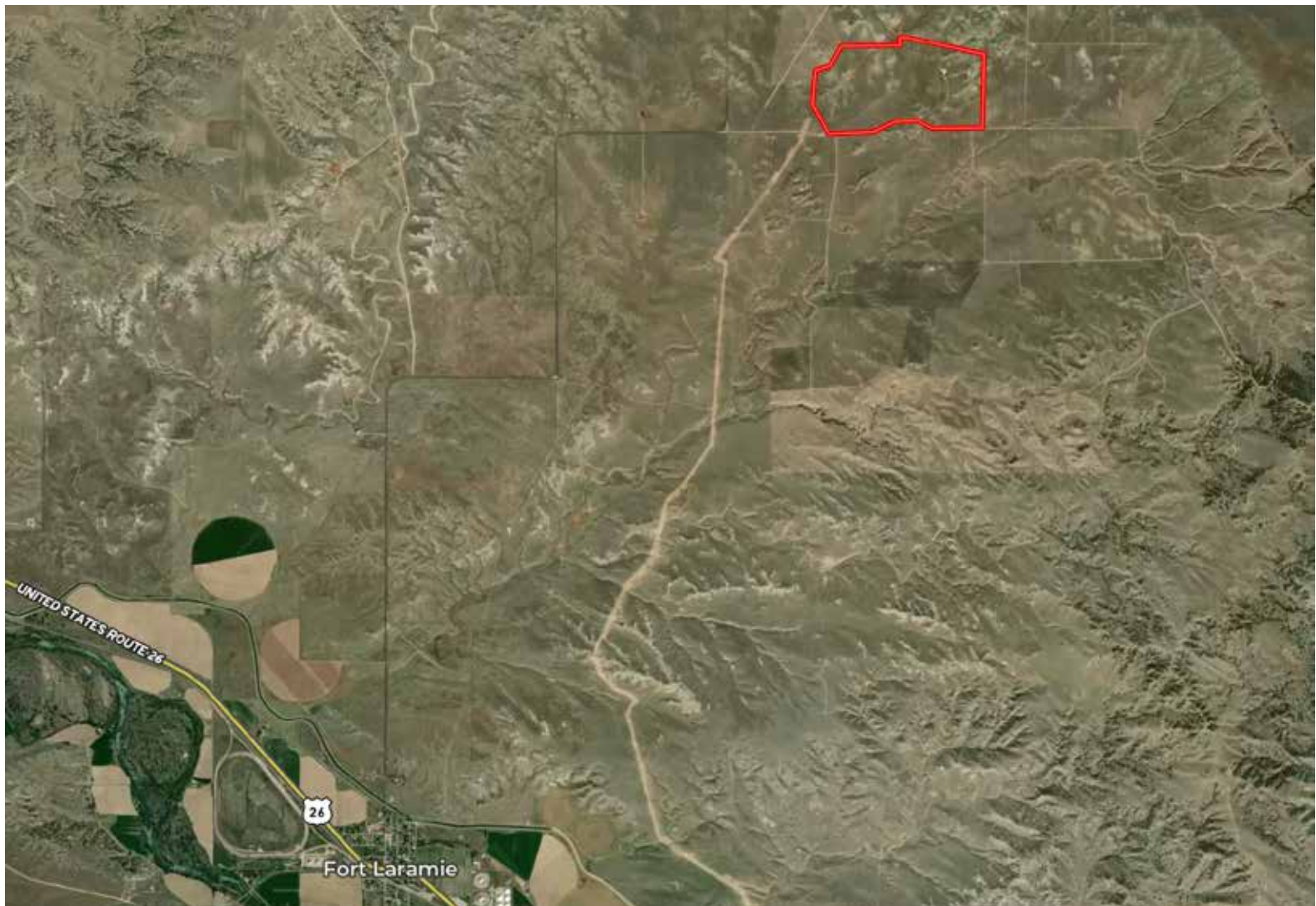
## SUMMARY

Tipi Hills Ranch is a secluded and scenic property tucked into the gently rolling hills of southeastern Wyoming. Surrounded by the views of distant bluffs and dotted with wildlife, this ranch has provided not only a peaceful residential retreat, but also a functional agricultural property where the current owners previously ran cattle.

The property has been a successful Airbnb destination, ideal for travelers interested in Native American heritage, western expansion, and the nearby Oregon Trail corridor. Guests can enjoy sweeping views, cowboy golf, and nights under the stars from the tipi platform, all while exploring the nearby historical and recreational attractions.

Located just minutes from the historic grounds of Fort Laramie, this property offers a deep connection to the past and rich frontier legacy. Additionally, Guernsey State Park is just a short drive away, providing endless outdoor recreational opportunities including boating, hiking, fishing, and camping.

Co-listed with Holly Allison at #1 Properties Ranch and Recreation.



**SCOTT LEACH**

307-331-9095

sleach@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.