



WALKER FARM

KINNEAR, WYOMING | 125 ACRES | \$1,125,000

Walker Farm spans 125 acres, that captures the charm of rural Wyoming living. The classic 1958 brick ranch-style home offers 1,665 square feet of comfortable living space, surrounded by mature landscaping, colorful gardens, and wide-open views of the countryside. Its timeless design and peaceful setting make it the perfect retreat for those seeking space, comfort, and connection to the land.

Of the total 125 acres, 114 acres are irrigated under Midvale water rights and currently planted in an alfalfa and grass mix. This productive land is ideally suited for ranching, hay production, or other agricultural pursuits.

The surrounding Fremont County region is experiencing steady growth, driven by agriculture, energy development, and recreation tourism. With increasing interest in Wyoming's wide-open spaces, properties with reliable water rights and irrigated ground are especially valuable. Owning here means enjoying the peace of country living while also being positioned for the long-term appreciation of productive, well-watered land.



IMPROVEMENTS

The 1958 brick ranch-style home offers 1,665 square feet of comfortable living space and is complemented by a 1,200-square-foot shop and a 720-square-foot attached shop house. These versatile outbuildings provide plenty of room for work, storage, or guest accommodations, making the property well-suited for managing equipment, running a small operation, or hosting visitors.





OPERATIONS

Recreation abounds near Walker Farm, with a variety of outdoor destinations just minutes away. Enjoy exceptional fishing, boating, and wildlife watching at nearby Ocean Lake and Pilot Butte Reservoir, both known for year-round activities from summer boating to winter ice fishing. For weekend adventures, Boysen and Sinks Canyon State Parks offer scenic drives, hiking trails, camping, and breathtaking Wyoming landscapes. Expansive public lands in the region also invite exploration, hunting, dispersed camping, and stargazing—making this area a true haven for outdoor enthusiasts.

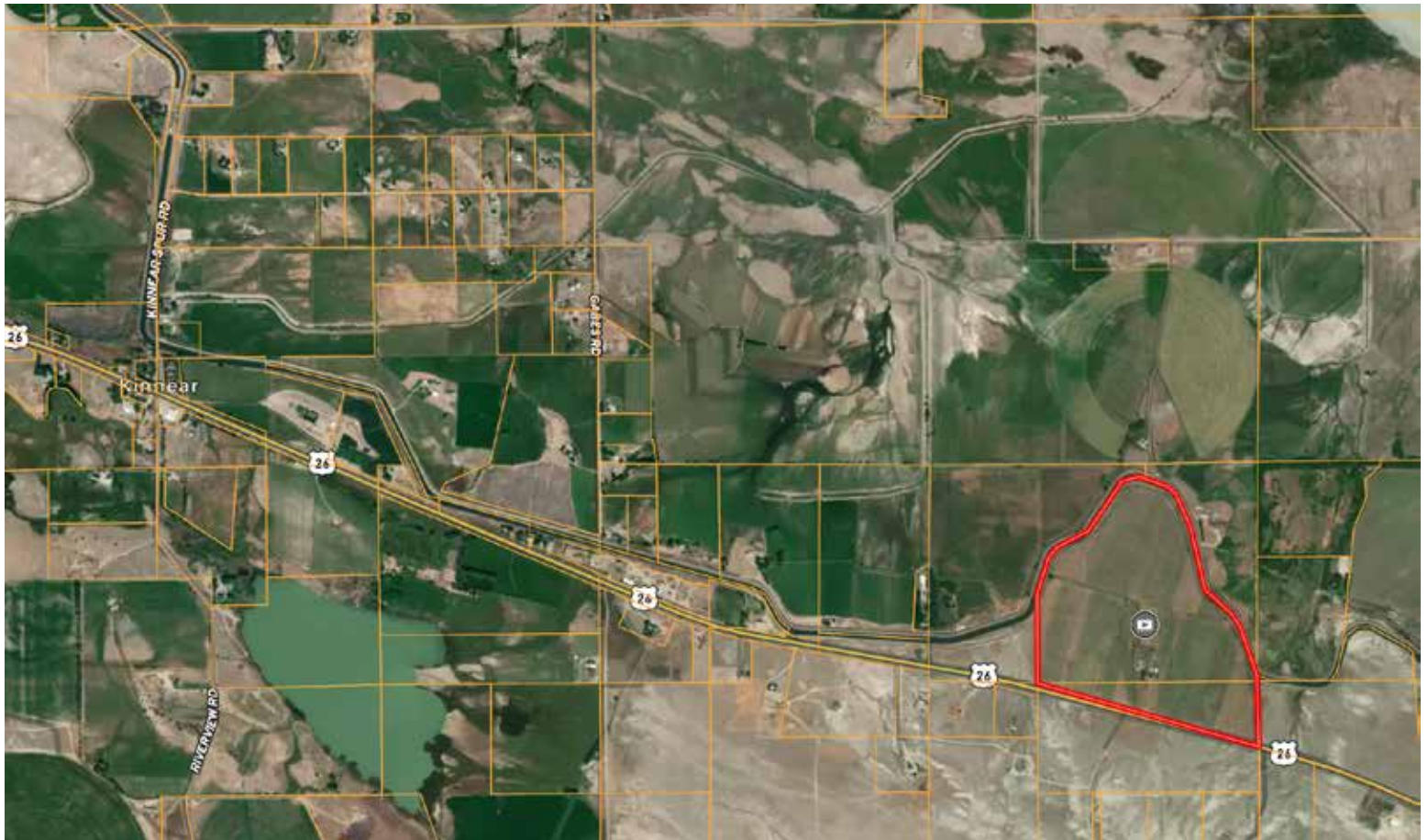
NEARBY ATTRACTIONS

The Wind River Mountains, just a short drive west, provide world-class opportunities for backpacking, climbing, fishing, and hunting, appealing to outdoor enthusiasts seeking untouched wilderness. The area also boasts vibrant local events, including the Fremont County Fair, Riverton Rendezvous Balloon Rally, and small-town rodeos that bring the community together year-round. Within a few hours' drive, residents can reach Yellowstone and Grand Teton National Parks, making the property an ideal basecamp for exploring two of America's most iconic natural landscapes.

LOCALE

The property is conveniently located near Kinnear, Wyoming, with the larger communities of Riverton and Pavillion just a short drive away. These towns provide schools, dining, shopping, and healthcare while maintaining the calm, rural lifestyle. Riverton, a regional hub, combines small-town charm with a growing economy, featuring new businesses, expanding services, Central Wyoming College, a regional medical center, and the Riverton Regional Airport offering connections to larger destinations. Pavillion, a few miles north, is known for its tight-knit agricultural community and annual events that celebrate the area's rich ranching heritage.





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