

## COTTONWOOD RANCHETTE AND FEEDLOT

WHEATLAND, WYOMING | 50 ACRES | \$950,000

The Cottonwood Ranchette and Feedlot is a 50-acre property located just six miles northwest of Wheatland, Wyoming. The property has sweeping views of the Laramie Range to the west and features a 2,500 square foot home and the feedlot has 14 pens with room for 999 head of cattle. The Cottonwood Ranchette could be transformed into a functional horse property.

The Cottonwood Ranchette is conveniently situated just six miles northwest of Wheatland, WY, on Bluffview Road. Torrington, WY—home to the state's largest livestock market—is located 61 miles to the east.

This 50-acre property is fully fenced and features a native grass pasture, a well-maintained home, and a mature tree row that offers both privacy and wind protection. Enjoy sweeping views of the Laramie Range to the west from the property's elevated setting at 4,600 feet.



## OPERATIONS

The feedlot includes approximately 1,850 feet of bunk space across 14 pens, with a total capacity of 999 head of cattle. Key features include:

- 7 large pens with durable steel pipe and guardrail fencing
- Additional smaller pens
- Concrete J-bunk feeders and aprons
- Tire tank waterers
- Pipe load-out system
- Covered double alley for efficient cattle processing
- Covered cattle processing area equipped with a Silencer hydraulic chute
- 36' x 56' shop: one side finished for workspace or storage, the other side featuring a 16-foot roll-up door—ideal for parking a feed truck

## IMPROVEMENTS

The 2,500 sq. ft. home features 3 bedrooms and 2 recently remodeled bathrooms. One is within the master bedroom. The main level living room includes a rock fireplace, while the basement family room offers a cozy woodstove. An open kitchen filled with natural light flows into the dining area, which opens onto an enclosed back porch complete with a hot tub. Additional amenities include an attached two-car garage, an underground sprinkler system, and over 800 mature trees providing shade and privacy. The property is serviced by a private well and septic system.

**TAXES:** \$1,153 (2025)

## SUMMARY

The home is move-in ready, and the feedlot combines the benefits of rural living with convenient access to town amenities. The feedlot presents a unique opportunity for expanding an existing operation – such as heifer development – or for establishing a new foothold in the cattle industry.













**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.