

Crazy River Ranch

2 MILES OF SECLUSIVE LARAMIE RIVER



IRRIGATION DITCH & SUBIRRIGATION WATER RIGHTS



OFFERED AT:

\$3,600,000

FEATURES:

- ✓ 1,102 +/- Acres
- ✓ 370 State Land Lease
- ✓ 1.64 CFS Water Rights
- ✓ **Animals:** Pronghorn, Whitetail, Waterfowl, Beavers, Muskrats and much more.

ABOUT THIS PROPERTY:

The minute you step foot on this ranch you will feel at peace with the Laramie River snaking through-out the property, wide-open pastures, surrounded by BEAUTIFUL mountain ranges, along with tons of Wyoming history. The ranch consists of 1,102 +/- Deeded Acres with an additional 370 +/- State land lease. The potential is endless, 2 Miles of Laramie River with pristine fly fishing, waterfowl hunting, and irrigated hay meadows. The current operation can steadily sustain 115-125 yearlings with hundreds of grazing acres as well as year-round water access. The Oasis Ditch runs through the land with 1.64 CFS water rights.

History, History, History, the cabin that's stationed right next to the river was moved to the ranch in the late 1800's from Fort Sanders WY. The corrals, chutes, and antique barns make you feel like you are living in the Wild West. Wildlife and native flowers are abundant here, plenty of pronghorn, whitetail, waterfowl, beavers, muskrats and so much more! The willows make for great habitats for all these native creatures.

The main house is currently under construction with 4 bedrooms, 3 bathrooms, it includes a loft and over 3,250 SqFT of living space with an attached 1200 SqFt garage. The front of the home was built in the early 1900s in downtown Cheyenne; recently moved to the ranch, the restoration process has started with new foundations, completely gutted interior and an addition added on. The current owner is willing to finish the home to suit buyer- OR the new buyer can start fresh.

This ranch is a once in a lifetime opportunity to own pristine Wyoming land minutes from Laramie.