

# CORDER

AND ASSOCIATES, LLC



## *Medicine Bow Ranch*

*1A & 2A WyTex Ranch, Medicine Bow, WY*

*Offered at \$84,000*



*Presented Exclusively by*  
**Trampus Corder, Owner/Broker**

406-622-3224 office  
406-231-8515 cell  
[Trampus@Corderland.com](mailto:Trampus@Corderland.com)





## Property Information

**Lot Size:** 110.65 deeded acres

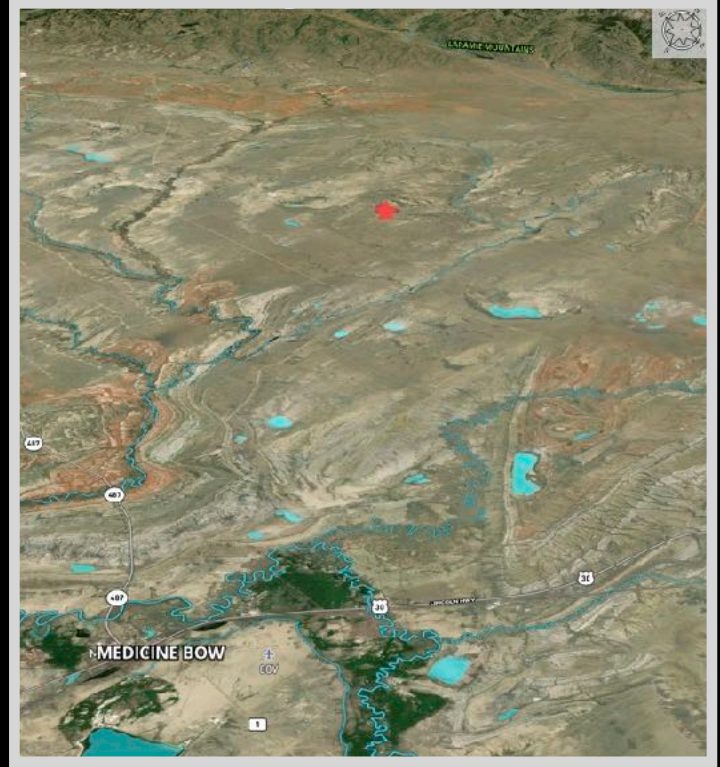
**Taxes:** \$437.32 (2023)

**Legal:** WYTEX RNCH TR 85; TR 1A; TR 2A

**Utilities:** None

**Legal Access:** Gravel

**Covenants:** Yes



## Executive Summary

Nestled in the tranquility of the Wyoming landscape, these untouched 110.65 acres offer a haven for outdoor enthusiasts. The property borders 640 acres of state land which opens up a world of possibilities for recreational activities. Imagine galloping freely on horseback, exploring rugged terrains on an ATV, setting up camp under the vast expanse of the night sky, or even constructing a cozy cabin to retreat from the hustle and bustle of city life.

This area is a playground for nature lovers, with an abundance of exciting pursuits awaiting your discovery. Embrace the thrill of hunting in the Medicine Bow-Routt National Forest, reel in your catch of the day at Wheatland Reservoirs 2 and 3, marvel at the breathtaking vistas of the Laramie Mountains, embark on scenic hikes that lead to hidden gems, and indulge in countless other outdoor adventures that promise unforgettable experiences. Let the beauty of this land awaken your spirit of exploration and ignite a passion for the great outdoors.

## Local Area

Long before gaining recognition as the backdrop for Owen Wister's novel, "The Virginian," Medicine Bow had already established itself as a robust and untamed frontier town. Situated strategically along the Medicine Bow River, the town initially served as a crucial stopover for cargo and travelers along the Overland Trail. It later emerged as a significant hub for supplying materials during the construction of the Union Pacific Railroad and the US Mail route. In more recent times, Medicine Bow has harnessed its abundant wind resources with the establishment of commercial wind farms located just north of the town.

## *Area Attractions*

### **Wheatland Reservoir #3**

Wheatland Reservoir #3 is the largest reservoir in the Laramie Region when it is full. When full, it covers over 4,700 surface acres. On average, the reservoir reaches a depth of 15 ft. and has a maximum depth of 50 ft. The reservoir has developed into one of the most productive and popular fishing destinations in southeast Wyoming. It's known for the large trout, many over 20 inches in length. The reservoir is stocked with 80,000 seven-inch rainbow trout and 7,500 brown trout annually.



### **Medicine Bow-Routt National Forest**

This national forest provides over 2.9 million acres to explore and venture on. It offers year-round recreation such as hiking, biking, camping, snowmobiling, skiing, horseback riding, OHV riding, fishing, and hunting. The elevation ranges from 5,500 to 12,940 feet. The forests provide wildlife habitat, timber, forage for livestock, and a vital source of water for irrigation, domestic use, and industry.



### **Laramie Peak**

Laramie Peak is the highest peak in the Laramie Mountain Range. The 10,272-foot high peak was a landmark that would guide pioneers on the old Oregon Trail.

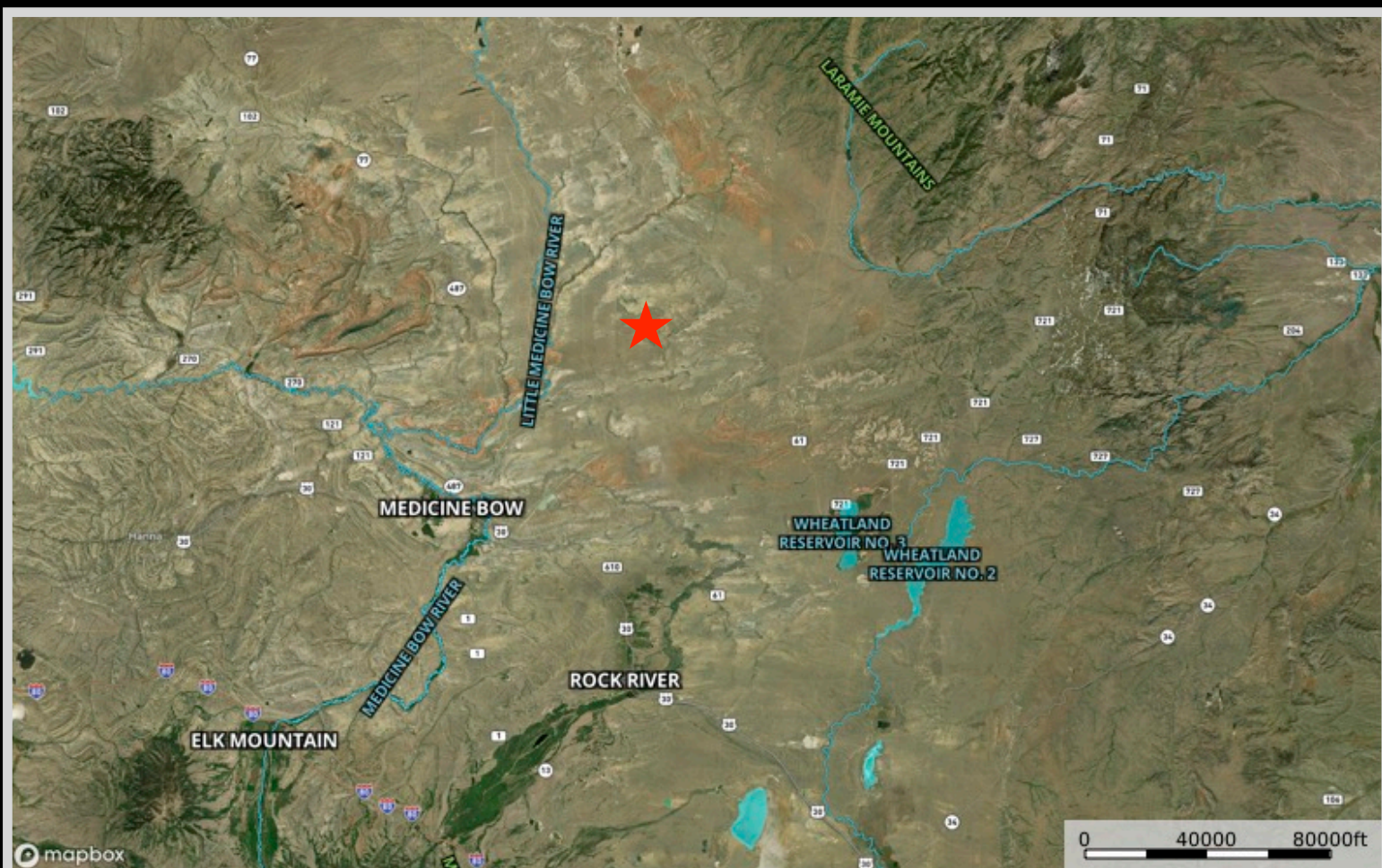
### **Wick Brothers/Beumee Wildlife Habitat Management Area**

Situated at the northern extremity of the Medicine Bow mountain range, the terrain transitions from rugged foothills in the south to gently rolling plains in the north. The locale provides a plethora of outdoor activities encompassing 16 miles of maintained access roads and 40 miles of trails. Wildlife enthusiasts can observe elk, mule deer, pronghorn, black bear, upland game birds, waterfowl, and trout. Particularly, deer are commonly sighted in creek bottoms, adjacent ridges, and wooded areas in the southern region. For excellent wildlife viewing opportunities during winter closures, the Wagonhound Rest area is recommended. The Wick area is renowned for elk, deer, and pronghorn hunting, with additional opportunities for moose, sage and blue grouse, dove, and waterfowl hunting. Anglers can indulge in fishing across three annually stocked fish ponds and 11 miles of streams along Wagonhound, Foote, and Rock creeks, offering catches of rainbow, brook, and brown trout. Notably, two miles of Rock Creek are classified as a Class 2 stream, renowned for its trout population.





# Property Maps



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.