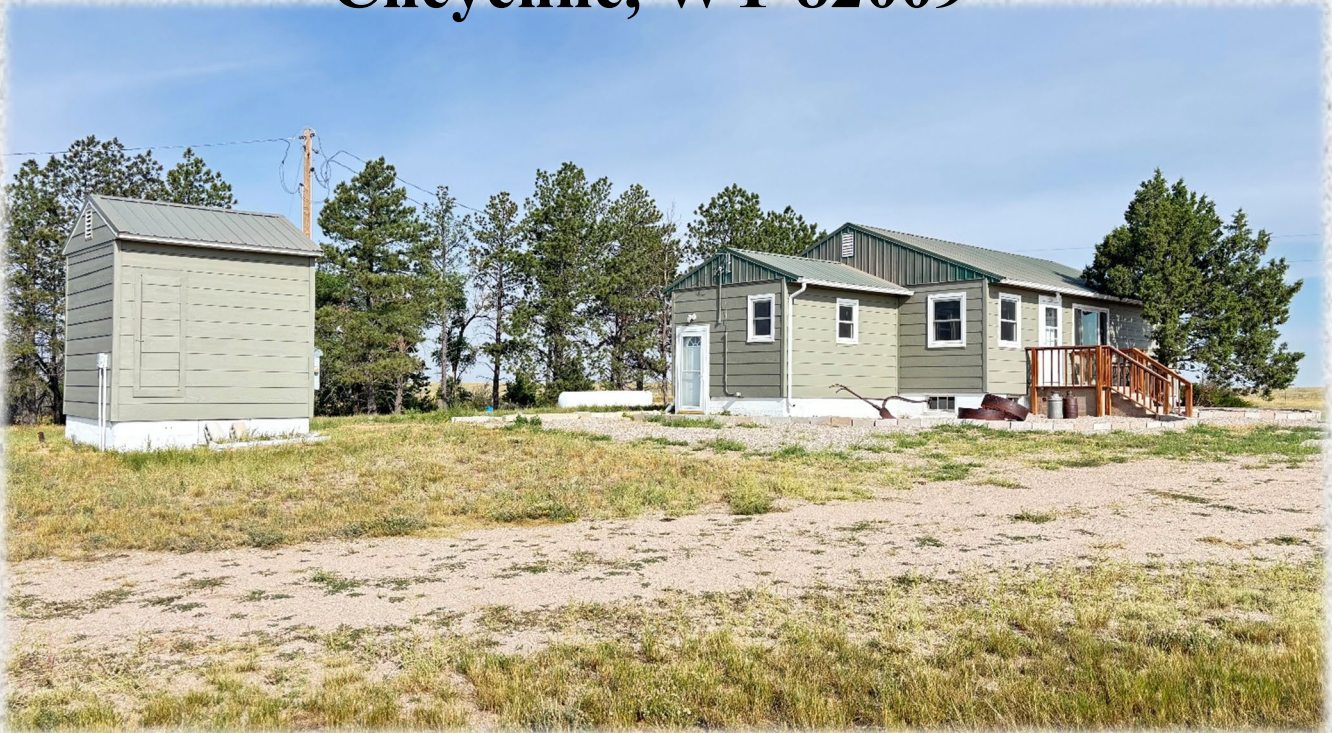


Wyoming State Grazing Lease Opportunity
640 acres in the lease
3785 Road 222
Cheyenne, WY 82009



**Selling the State
Lease with improvements**



Empire Realty, Inc.
2010 West B Street
Torrington, WY 82240

Casey Essert, Land Broker
KNOWN – LIKED – TRUSTED
307-532-1750

Wyoming State Grazing Lease

Price: \$595,000



Location

The lease is located approximately 15 miles northeast of Cheyenne, WY on Road 222.

The physical address is 3785 Road 222
Cheyenne, WY 82009



Wyoming State Grazing Lease



About the Property

For sale is a Wyoming state grazing lease – not the underlying real estate, which remains the property of the State of Wyoming. This offering includes the lessee's rights under the lease, along with the lessee's owned home and other improvements. The selling family has held this lease for 50 years.



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Wyoming State Grazing Lease



**Laramie County Real Estate Taxes
2025 \$916.11**



Improvements

Home: This is a beautifully remodeled home. Blending modern comforts with country living. The interior features bright open spaces with fresh finishes.

Corrals: Working and shipping corrals

Old Sheep Barn: Dilapidated

Grain Bins: Two good bins

Granary: Good for storage

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Wyoming State Grazing Lease

Production

The current lessee has been farming approximately 300 acres in dryland crops. The grass pasture has been used to graze cattle. The lessee estimates that the grass will support around 20 cows year-round, with supplemental hay needed during the winter.



Lease Terms

Terms of Lease: Lease shall begin on January 1, 2021 and terminate and January 1. 2031

Rent Payment: \$4,544.79 per annum

*Lessee has the right to renew at the end of each 10-year lease period

Size

The Wyoming state grazing lease contains 640 acres

Wyoming State Grazing Lease



Home

This lovingly maintained home has been completely remodeled and upgraded. The thoughtful updates blend classic comfort and preserve its country character. Walk in and feel the warmth and welcome of a special space.

Features:

- Spacious living area to gather and relax.
- Functional kitchen with character and practical layout.
- Finished lower level with 2 possible bedrooms, a half bath, and a family room.
- Original wood details
- Antique style finishes



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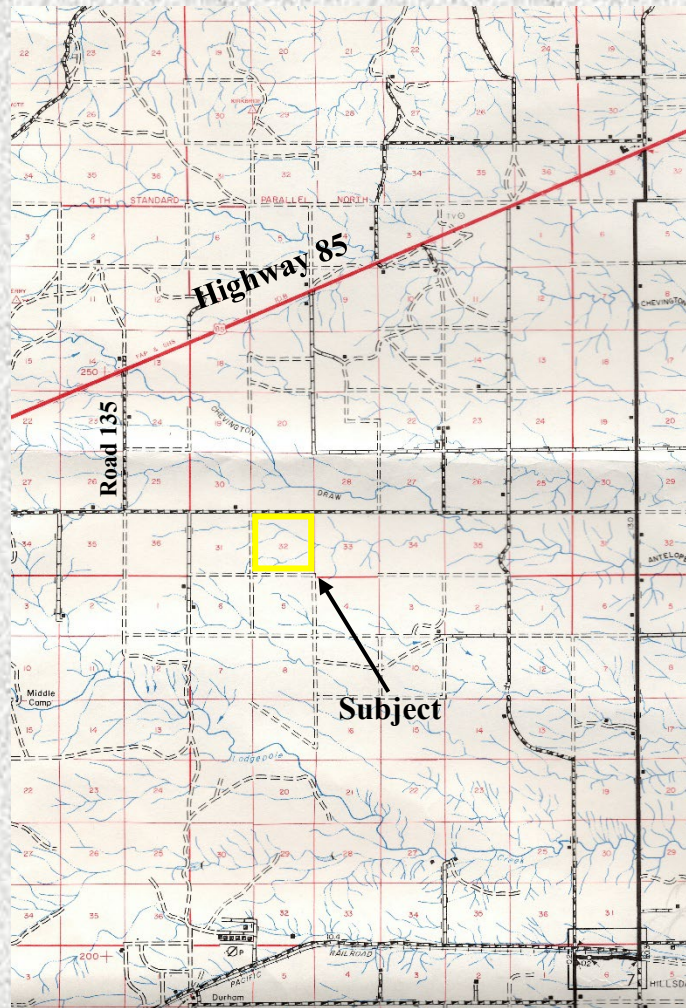
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Wyoming State Grazing Lease

Location Maps

DISCLAIMER

All maps and other information, as presented, are for informational purposes only. Accuracy is not guaranteed; fence lines may or may not correspond with the property boundaries. Buyer is responsible for verification of all facts to their satisfaction



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