

Van Vleet Ln. - 4.49 Acres
o Van Vleet Ln
Lander, WY 82520

\$79,900
4.490± Acres
Fremont County



Brian Bauer
FL, OH, WV, WY REALTOR | AUCTIONEER

Brian is a leader in rural property sales, successfully brokering hundreds of transactions and recognized as a top performer in the Mossy Oak Properties network. He has developed innovative marketing strategies, resulting in numerous satisfied clients. Brian owns successful real estate brokerages in Ohio, Wyoming, and West Virginia, and also works as an associate broker in Florida. His expertise and proven track record make him a leading expert in rural property transactions.



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Lander, WY / Fremont County

SUMMARY

Address

o Van Vleet Ln

City, State Zip

Lander, WY 82520

County

Fremont County

Type

Undeveloped Land, Lot

Latitude / Longitude

42.891213 / -108.606405

Acreage

4.490

Price

\$79,900

Property Website

<https://www.mossyoakproperties.com/property/van-vleet-ln-4-49-acres-fremont-wyoming/87639/>



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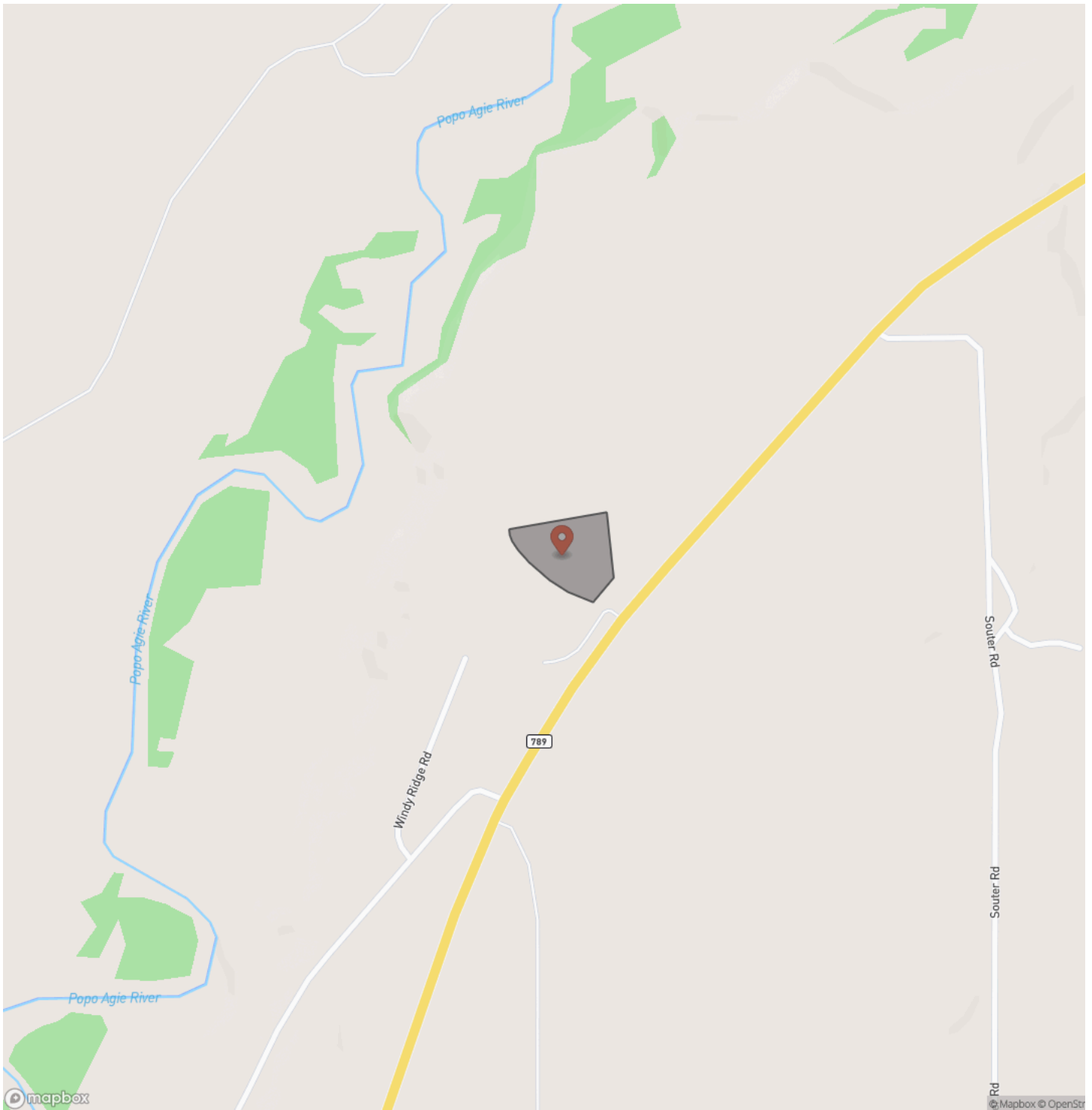
PROPERTY DESCRIPTION

Located just 7 miles from Lander in Fremont County, Wyoming, this 4.49-acre property offers the perfect blend of rural living and convenient access to town amenities. With easy access from Hwy 789, the land features gently rolling topography, partial fencing, an existing driveway, and views of the Wind River Mountains. Electric service is available. Annual property taxes are approximately \$202.00. From this location, you're within a few hours' drive of both Yellowstone National Park and Grand Teton National Park, also making this a prime setting for a vacation retreat or short-term rental investment property. Whether you envision building your dream home, a western getaway, or an income-producing property, this parcel offers outstanding potential in a highly desirable area. The city of Lander is celebrated for its vibrant outdoor culture, friendly community, and year-round recreation opportunities. An additional 5.64 acres with a 4,560 sq ft modular ranch home is also available to purchase directly adjacent to this property. Do not miss this opportunity!

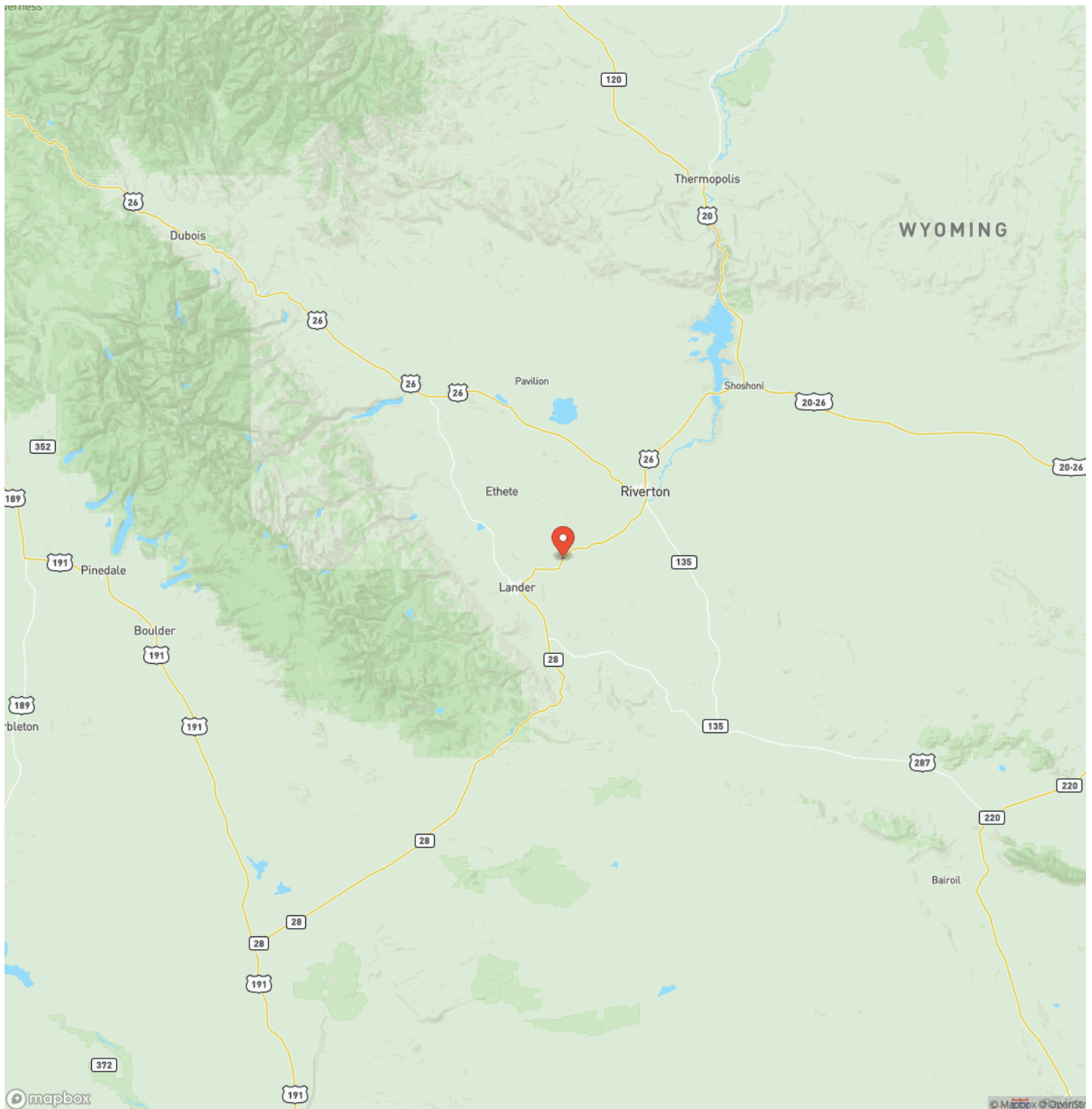
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Locator Map



Locator Map



Satellite Map



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Lander, WY / Fremont County

LISTING REPRESENTATIVE

For more information contact:



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Address

City / State / Zip

NOTES



MORE INFO ONLINE:

www.mossoakproperties.com/land-for-sale/ohio/

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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