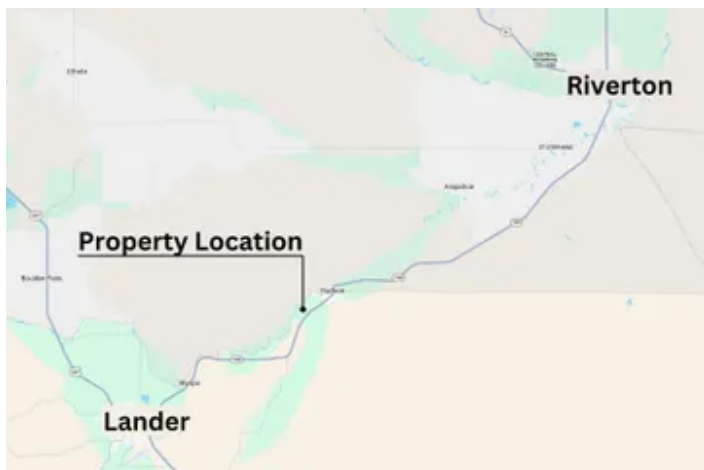


Van Vleet - 10 acres - Fremont County
88 Van Vleet
Lander, WY 82520

\$649,900
10.130± 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.

MOSSY OAK PROPERTIES
Bauer Realty & Auctions

bbauer@mossyoakproperties.com | 614-949-6764



Van Vleet - 10 acres - Fremont County
Lander, WY / Fremont County

SUMMARY

Address

88 Van Vleet

City, State Zip

Lander, WY 82520

County

Fremont County

Type

Residential Property

Latitude / Longitude

42.89192 / -108.606533

Taxes (Annually)

3533

Dwelling Square Feet

4560

Bedrooms / Bathrooms

3 / 2

Acreage

10.130

Price

\$649,900

Property Website

<https://www.mossyoakproperties.com/property/van-vleet-10-acres-fremont-county-fremont-wyoming/67668/>



Van Vleet - 10 acres - Fremont County
Lander, WY / Fremont County

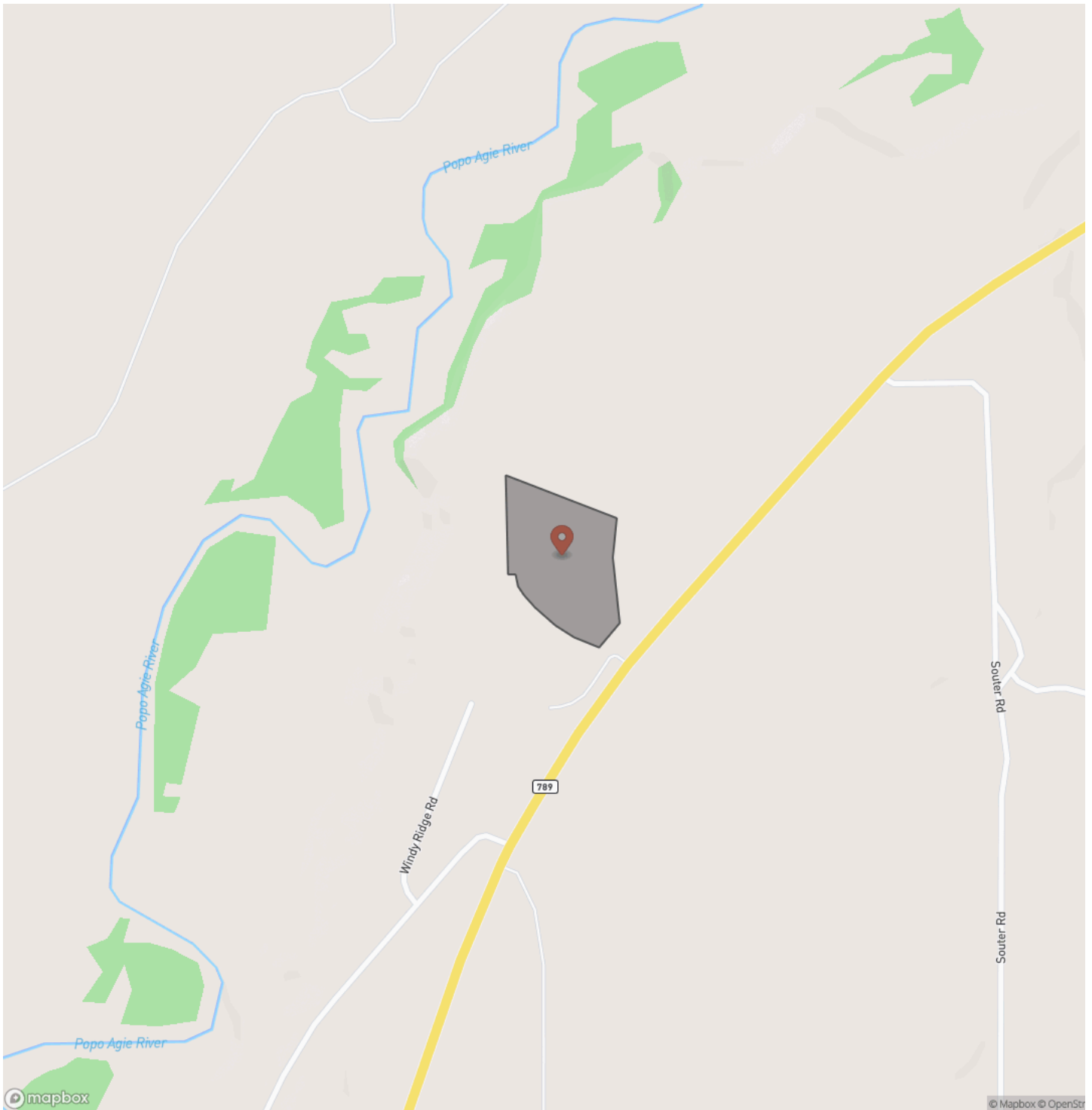
PROPERTY DESCRIPTION

Situated between Riverton and Lander in Fremont County, Wyoming, this 4,560 sq. ft. modular ranch home sits on 10.13 acres and was constructed in 2020. The property offers rural living with the conveniences of town just minutes away. The main level features 3 bedrooms and 2 full baths. The kitchen, dining, and living areas are open and ideal for entertaining. The owner's suite includes a spacious bedroom, large tiled shower, dressing area, and walk-in closet. Additional amenities include a dedicated home office, large pantry, and laundry area. A rear deck provides great outdoor space overlooking the neighboring pastures and bluffs. The full basement is framed for two additional bedrooms and a full bath, offering ample space for future living or storage. The attached 30' x 50' garage offers ample storage for vehicles and equipment. The land is fenced and is ideal for pasture or additional buildings. Located in the heart of Wyoming's Wind River Valley, this property is within easy reach of the Shoshone and Bridger-Teton National Forests, the Wind River Mountains, and just over two hours from Yellowstone National Park. Outdoor recreation, hunting, and fishing opportunities abound in every direction, making this a prime location for those seeking both comfort and adventure in the Cowboy State.

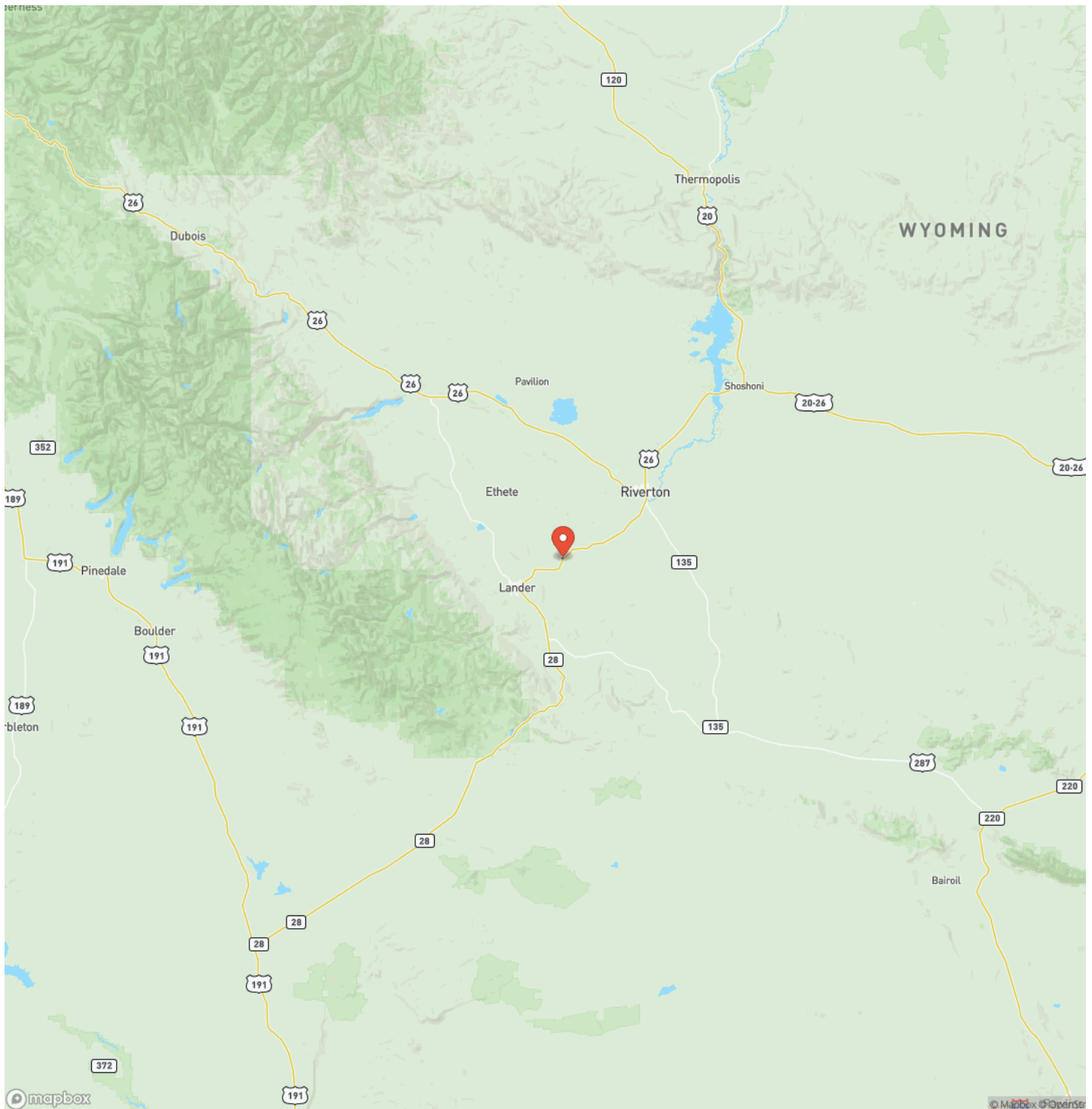
**Van Vleet - 10 acres - Fremont County
Lander, WY / Fremont County**



Locator Map



Locator Map



Satellite Map



Van Vleet - 10 acres - Fremont County
Lander, WY / Fremont County

LISTING REPRESENTATIVE
For more information contact:



Representative
Rick Swain

Mobile
(918) 527-3946

Office
(307) 306-4101

Email
rswain@mossyoakproperties.com

Address

City / State / Zip

NOTES

Notes section with horizontal lines for text entry.

[illegible]

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

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Mossy Oak Properties Bauer Realty & Auctions
PO BOX 896
Pickerington, OH 43147
(614) 949-6764
www.mossyOakproperties.com/land-for-sale/ohio/

