

**Musgrave Residence**  
1630 State Highway 213  
Burns, WY 82053

**\$749,900**  
90.010± Acres  
Laramie County



**Musgrave Residence**  
**Burns, WY / Laramie County**

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**SUMMARY**

**Address**

1630 State Highway 213

**City, State Zip**

Burns, WY 82053

**County**

Laramie County

**Type**

Ranches, Undeveloped Land, Horse Property, Single Family,  
Business Opportunity

**Latitude / Longitude**

41.234134 / -104.349958

**Taxes (Annually)**

1171

**Dwelling Square Feet**

1200

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

90.010

**Price**

\$749,900

**Property Website**

<https://www.ranchandrecreation.com/property/musgrave-residence-laramie-wyoming/66696/>



**MORE INFO ONLINE:**

**[ranchandrecreation.com](https://www.ranchandrecreation.com)**

## **PROPERTY DESCRIPTION**

### **Exceptional 90-Acre Development Opportunity North of Burns, Wyoming**

Situated just 3 miles north of Burns, WY, this versatile 90-acre property offers an exceptional opportunity for growing your personal homestead or subdividing into a rural residential development. With full perimeter fencing and direct access to Highway 213, it combines ease of access with an expansive, open landscape ready for new possibilities.

The property is equipped with a 3 bed 2 bath home and multiple outbuildings for both residential and agricultural purposes, including:

*Basement in the bedroom is non-conforming*

- **42' x 75' Barn** with a tack room, offering plenty of space for storage and livestock management.
- **30' x 30' Heated and Insulated Shop** perfect for year-round projects, hobbies, or additional storage.
- **24' x 26' Pre-Fab Carport** providing convenient protection for vehicles or equipment.
- **39' x 26' Detached 3-Car Garage** with ample room for vehicles, gear, or additional workshop potential.

Whether you're looking to develop a private residence, a community of rural homes, or an agricultural venture, this property presents an ideal canvas in the growing area of Burns. The combination of well-maintained structures, vast land, and infrastructure access makes it a remarkable find in southeast Wyoming.

\*Basement bedroom is non-conforming.\*

PRICE \$769,000 (SEVEN HUNDRED SIXTY-NINE THOUSAND DOLLARS)

### **The Land:**

Pasture: 89.01 +/-

Residential: 1.00 +/-

Total acreage: 90.01 +/-

*Acreage counts are believed to be accurate but have not been verified by a professional survey. All acreage counts were obtained from the County Assessors website. The property is being sold by legal description and the acreage amount stated for the property is approximate*

### **Hunting and Recreation:**

Burns, WY, offers a wealth of recreational opportunities for those who enjoy outdoor adventures and small-town living. Located in southeastern Wyoming, Burns is close to vast open spaces that are perfect for hiking, horseback riding, and wildlife viewing. The area's scenic beauty is marked by rolling plains and wide-open skies, providing an ideal backdrop for photography, birdwatching, or simply enjoying nature.

Just a short drive from Burns, you'll find the Curt Gowdy State Park, a regional favorite for fishing and camping. This park is renowned for its reservoirs, which are stocked with a variety of game fish, making it a popular spot for anglers. The park's extensive trail system is perfect for mountain biking and hiking, with options ranging from beginner to advanced levels.

For hunting enthusiasts, the surrounding plains and forests are home to a variety of game, including deer, elk, and antelope. During hunting season, Burns is a prime location for those looking to access Wyoming's rich hunting grounds.

In the winter months, the region also offers opportunities for snowshoeing and cross-country skiing, allowing outdoor activities year-round. Additionally, Burns is just 30 minutes away from Cheyenne, where residents can enjoy golf courses, community events, and cultural attractions.

Whether you're looking to fish, hike, or simply relax in the great outdoors, Burns offers recreational opportunities for everyone.

**Directions:** From Burns, WY

Take HWY 213 North 3 miles (from Burns)

Property sits directly West of Highway 213

This property has year around access via County maintained roads.

#### **FENCES & BOUNDARY**

The fences are in good/usable repair for a cow-calf operation with a mix of wood and metal posts with a range of three- and four-strand barbed wire.

\*The seller and buyer acknowledge that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties regarding location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations regarding specific acreage 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.\*

#### **Taxes**

Property taxes for 2024 are \$1,171.57

#### **COMMUNITY & AMENITIES**

Southeast Wyoming is a region that blends the charm of small-town living with the excitement of modern growth and outdoor adventure. Nestled between the vast open plains and the foothills of the Rockies, this area offers an exceptional quality of life for those who appreciate wide-open spaces, a strong sense of community, and access to modern amenities.

Outdoor enthusiasts will find themselves at home here. Southeast Wyoming offers an abundance of recreational activities year-round. Residents can explore the rugged beauty of Curt Gowdy State Park, where hiking, mountain biking, and fishing are popular pastimes. The park's expansive trail system and picturesque reservoirs draw visitors from all over, but it remains a peaceful haven for locals. In the winter, the nearby Medicine Bow National Forest transforms into a winter wonderland, perfect for snowshoeing, snowmobiling, and cross-country skiing. Hunting and fishing are a way of life in the region, with ample opportunities to enjoy the area's wildlife and pristine natural environments.

For those looking for a bit of excitement and tradition, Cheyenne Frontier Days is the highlight of the summer. Known as the world's largest outdoor rodeo and Western celebration, this event has been a staple for over a century. It draws rodeo fans, country music lovers, and thrill-seekers to the area for ten days of rodeo competitions, concerts, parades, and more. The energy and sense of history at Frontier Days reflect the region's deep-rooted connection to its Western heritage.

While Southeast Wyoming is steeped in tradition, it is also embracing the future. The region is experiencing growth in industries like technology and energy. Cheyenne, the state capital, is becoming a hub for tech companies, with an expanding data center and cloud computing industry. The area's favorable business climate, paired with its access to cutting-edge technology infrastructure, has made it a growing destination for professionals in these fields.

Despite the modern growth, Southeast Wyoming retains its community-focused spirit. Towns like Cheyenne, Laramie, and smaller communities like Burns offer a welcoming atmosphere, where neighbors know each other, and local businesses thrive. You'll find charming downtowns filled with cafes, boutiques, and farmers' markets. The region's strong sense of community is supported by excellent schools, health care facilities, and plenty of recreational programs for families and individuals alike.

Whether you're drawn by the outdoor lifestyle, the vibrant cultural events like Cheyenne Frontier Days, or the career opportunities in the growing tech industry, Southeast Wyoming offers a unique blend of rural charm and modern amenities. It's a place where you can enjoy

the peace and quiet of country living, without sacrificing access to all the conveniences you need.

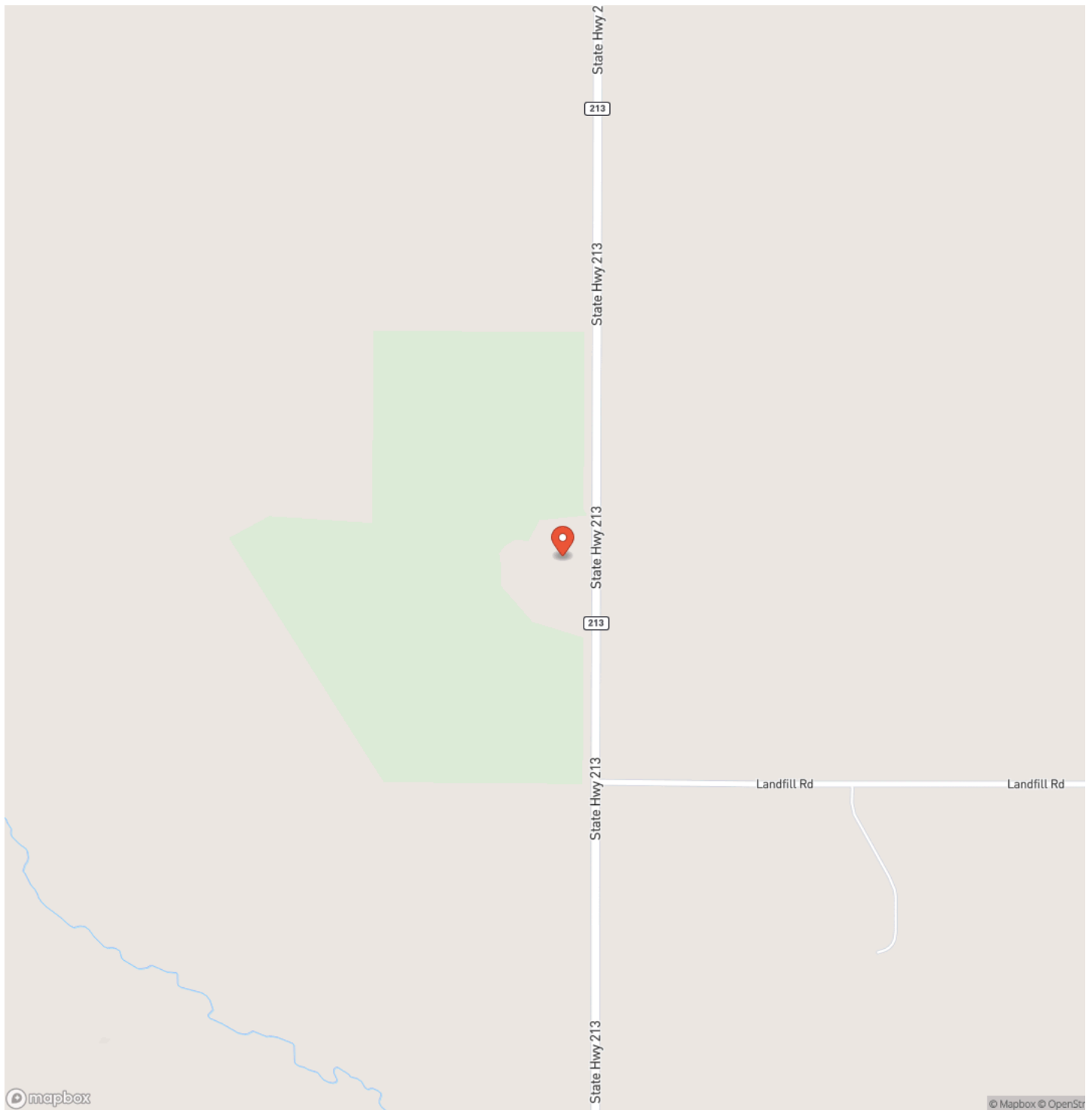


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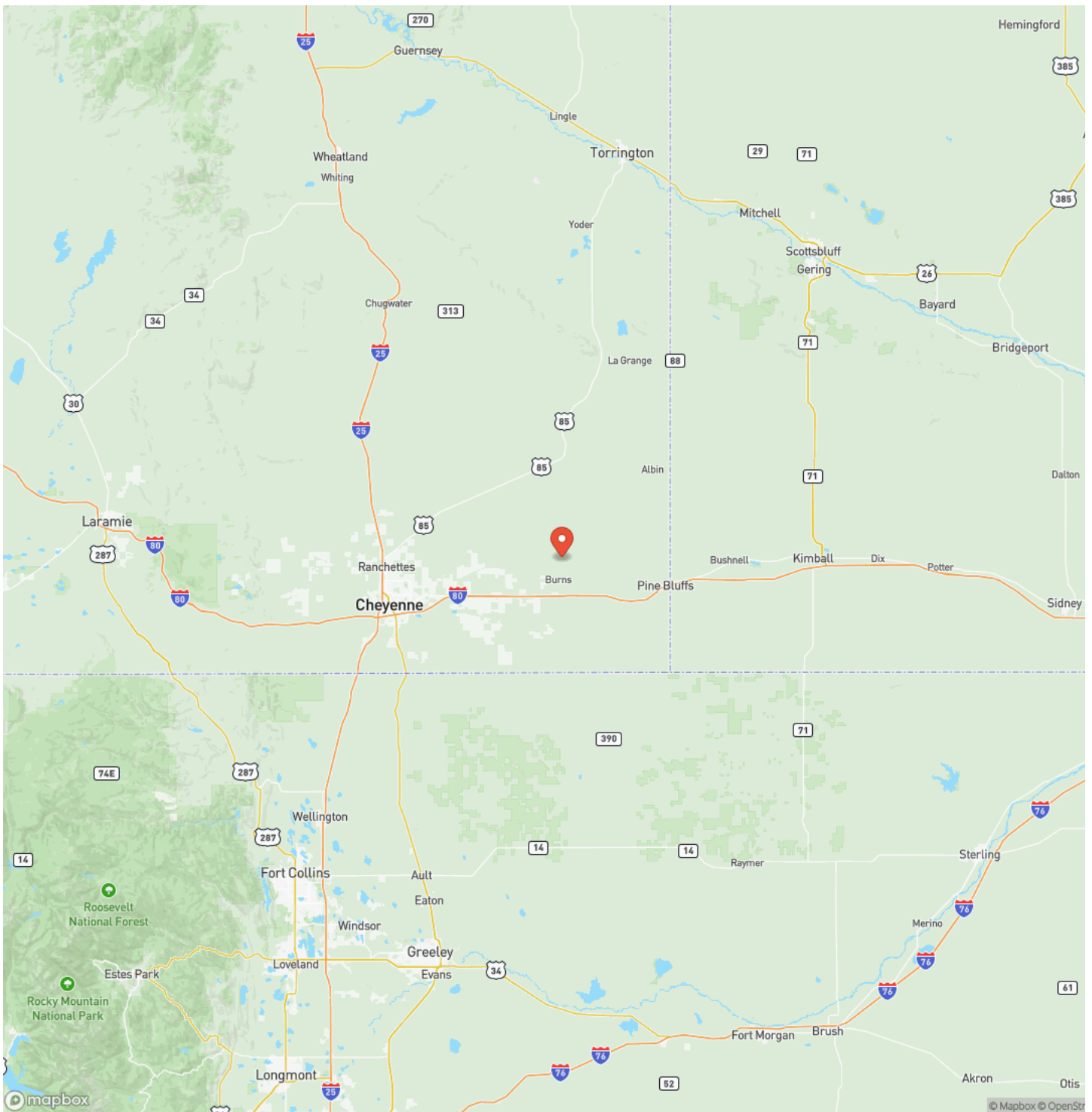
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## Locator Map

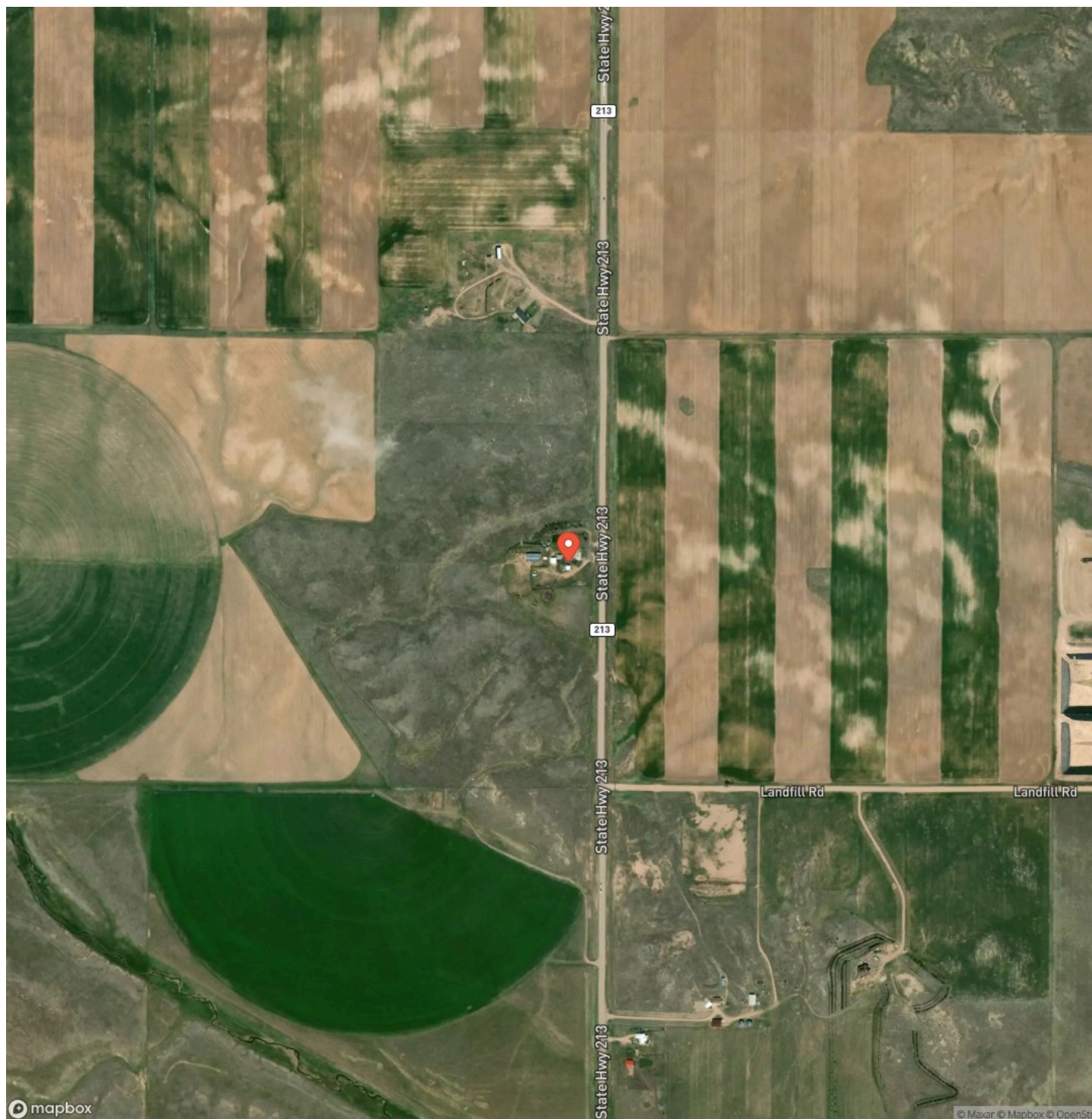


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jeff Garrett

## Mobile

(308) 672-6334

## Office

(307) 236-8299

## Email

jeffgarrett@ranchandrecreation.com

## Address

6106 Yellowstone Rd

## City / State / Zip

## NOTES

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## **DISCLAIMERS**

#1 Properties Ranch & Recreation LLC uses reasonable efforts in collecting and preparing materials and information regarding properties. While the information is believed to be reliable, due to the rapidly changing nature of the real estate market and our reliance on information provided by outside resources, the information is not guaranteed. Information is also subject to change, withdrawal, or correction.

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**#1 Properties Ranch & Recreation**

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