

4.52 Acres - Douglas, WY - Utilities In Place
2 Cameo Road
Douglas, WY 82633

\$175,000
4.520± Acres
Converse County



4.52 Acres - Douglas, WY - Utilities In Place
Douglas, WY / Converse County

SUMMARY

Address

2 Cameo Road

City, State Zip

Douglas, WY 82633

County

Converse County

Type

Farms, Lot, Horse Property, Ranches, Undeveloped Land,
Recreational Land

Latitude / Longitude

42.773653 / -105.249863

Acreage

4.520

Price

\$175,000

Property Website

<https://greatplainslandcompany.com/detail/4-52-acres-douglas-wy-utilities-in-place-converse-wyoming/81118/>



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PROPERTY DESCRIPTION

4.52 Acres with Utilities & Laramie Peak Views - Clearview Subdivision, Converse County, WY

Discover the freedom of wide-open Wyoming living with this 4.52-acre property in the Clearview Subdivision, just 10 minutes from Douglas. This parcel is ready for your vision with a private well, septic system, and electricity already installed. Whether you want to build from the ground up or bring in a modular home, the infrastructure is in place to get started immediately.

The land features new fencing, a horse barn with a pit liner for added durability in all seasons, and a garage with a dirt floor perfect for storage, livestock gear, or conversion to a shop. With no covenants, no HOA, and no restrictions, this property gives you the flexibility to create the lifestyle you want-raise animals, grow a garden, or simply enjoy the peace and quiet.

Enjoy breathtaking views of Laramie Peak and the serenity of rural life, while still having quick access to the conveniences of Douglas, a welcoming community known for its western heritage. Home to the Wyoming State Fairgrounds, Ayres Natural Bridge, local rodeos, and great schools, Douglas blends small-town charm with practical amenities. You're also under an hour to Casper for expanded shopping, healthcare, and travel options.

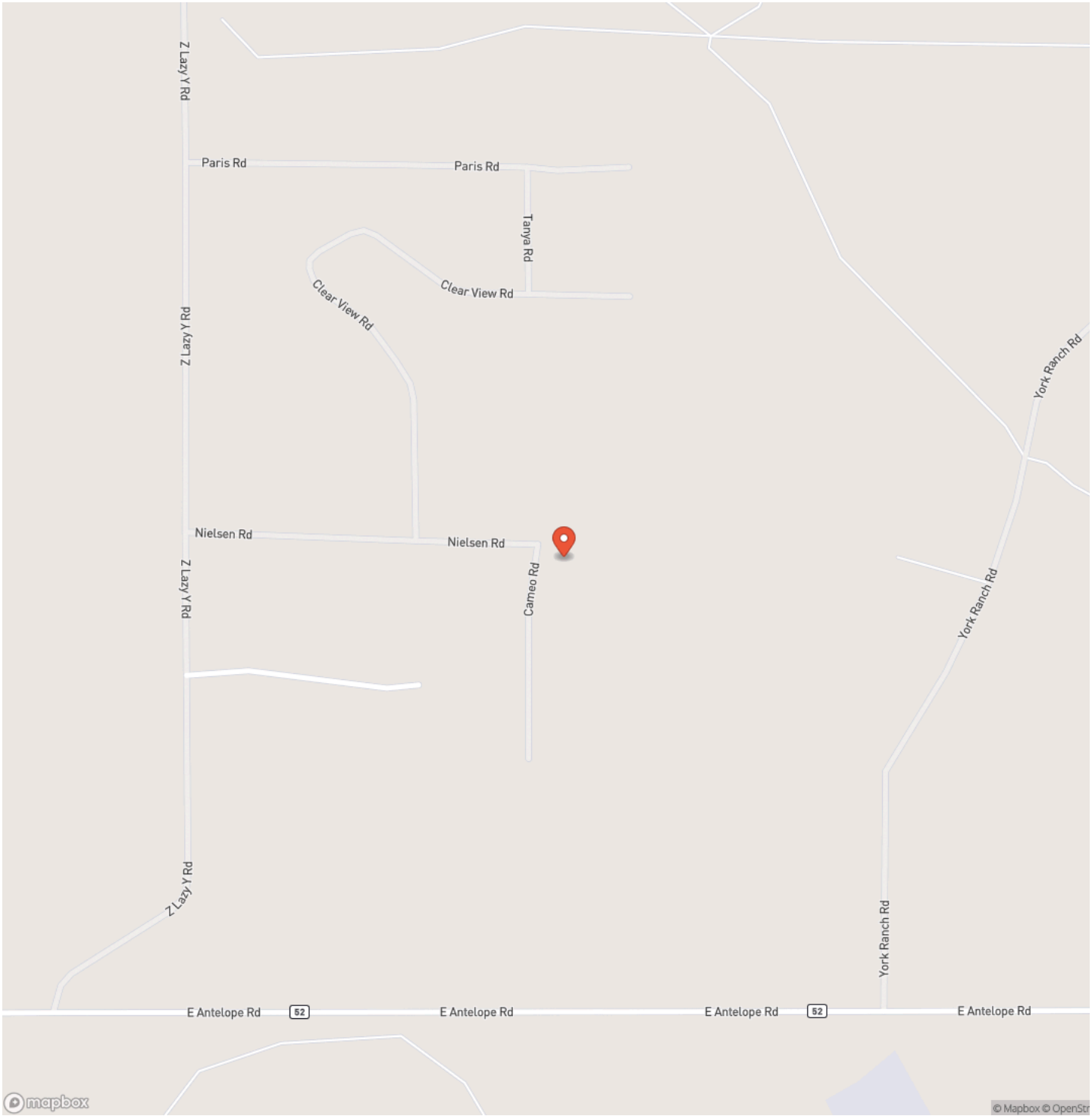
This is a truly rare opportunity-acreage with utilities, no restrictions, and unbeatable views. Come see it for yourself!

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.

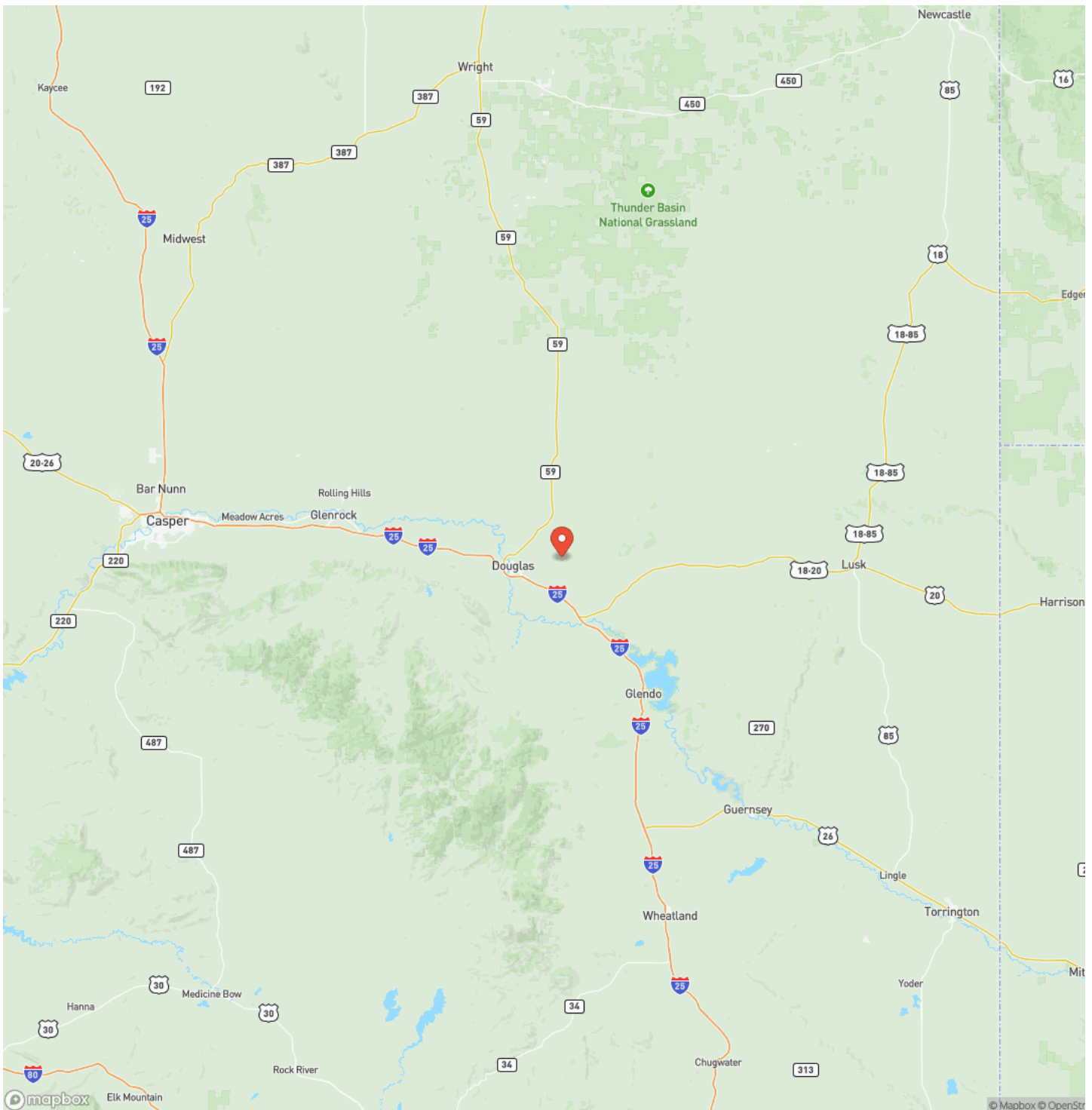
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Ethan Janicki

Mobile

(303) 963-6738

Email

ethan@greatplains.land

Address

3460 E. Nielsen Ln

City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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.

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