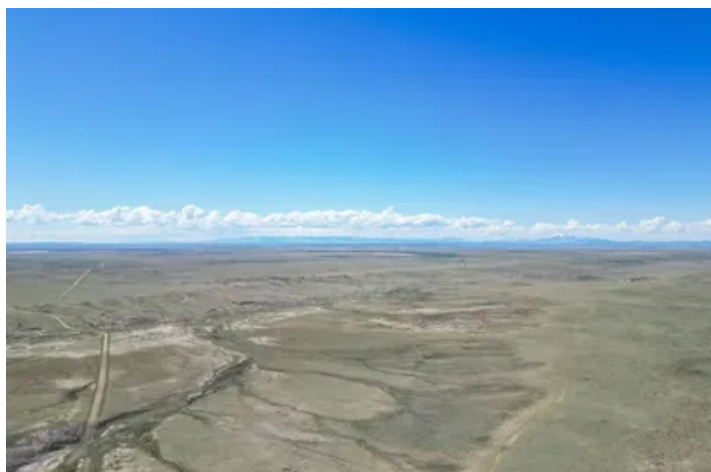


**Expansive 70.53 Acres in Albany County, Wyoming**  
TBD Man o' War Drive  
Medicine Bow, WY 82329

**\$56,750**  
70.530± Acres  
Albany County



## Expansive 70.53 Acres in Albany County, Wyoming Medicine Bow, WY / Albany County

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### **SUMMARY**

#### **Address**

TBD Man o' War Drive

#### **City, State Zip**

Medicine Bow, WY 82329

#### **County**

Albany County

#### **Type**

Hunting Land, Lot, Horse Property, Undeveloped Land,  
Recreational Land

#### **Latitude / Longitude**

42.013433 / -105.966308

#### **Acreage**

70.530

#### **Price**

\$56,750

#### **Property Website**

<https://greatplainslandcompany.com/detail/expansive-70-53-acres-in-albany-county-wyoming-albany-wyoming/84595/>



## Expansive 70.53 Acres in Albany County, Wyoming

### Medicine Bow, WY / Albany County

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#### **PROPERTY DESCRIPTION**

##### **Expansive 70.53 Acres in Albany County, Wyoming**

Discover the endless possibilities that await on this remarkable 70.53-acre parcel in Albany County, Wyoming. Located near the charming town of Medicine Bow, this pristine property offers an exceptional opportunity to own a piece of Wyoming's magnificent landscape where natural beauty meets unlimited potential.

##### **Breathtaking Natural Setting**

This spectacular acreage showcases Wyoming's iconic scenery with sweeping, unobstructed views that stretch to the horizon in every direction. The wide-open vistas create a sense of freedom and tranquility that can only be found in the American West.

The property serves as a natural habitat for local wildlife, with pronghorn antelope regularly traversing the land. These graceful creatures add life and movement to the landscape, offering property owners the unique privilege of observing Wyoming's native wildlife in their natural environment.

##### **Versatile Development Opportunities**

Whether you're envisioning your dream home or seeking the perfect recreational retreat, this property delivers exceptional flexibility. The expansive acreage provides numerous potential residential building sites, each offering unique perspectives of the surrounding countryside.

The topography and size make this an ideal canvas for custom home construction, allowing you to design a residence that truly takes advantage of the spectacular setting. Imagine waking each morning to panoramic views of Wyoming's high plains.

##### **Recreational Paradise**

This property excels as a recreational haven. The substantial acreage provides ample space for outdoor enthusiasts to pursue hunting, hiking, horseback riding, or simply enjoying the solitude that comes with owning your own piece of the frontier.

##### **Prime Location**

The proximity to Medicine Bow provides convenient access to essential services while maintaining the rural character that makes this region so appealing. Medicine Bow offers a glimpse into Wyoming's rich history and western heritage, serving as a gateway to the area's recreational opportunities and cultural attractions.

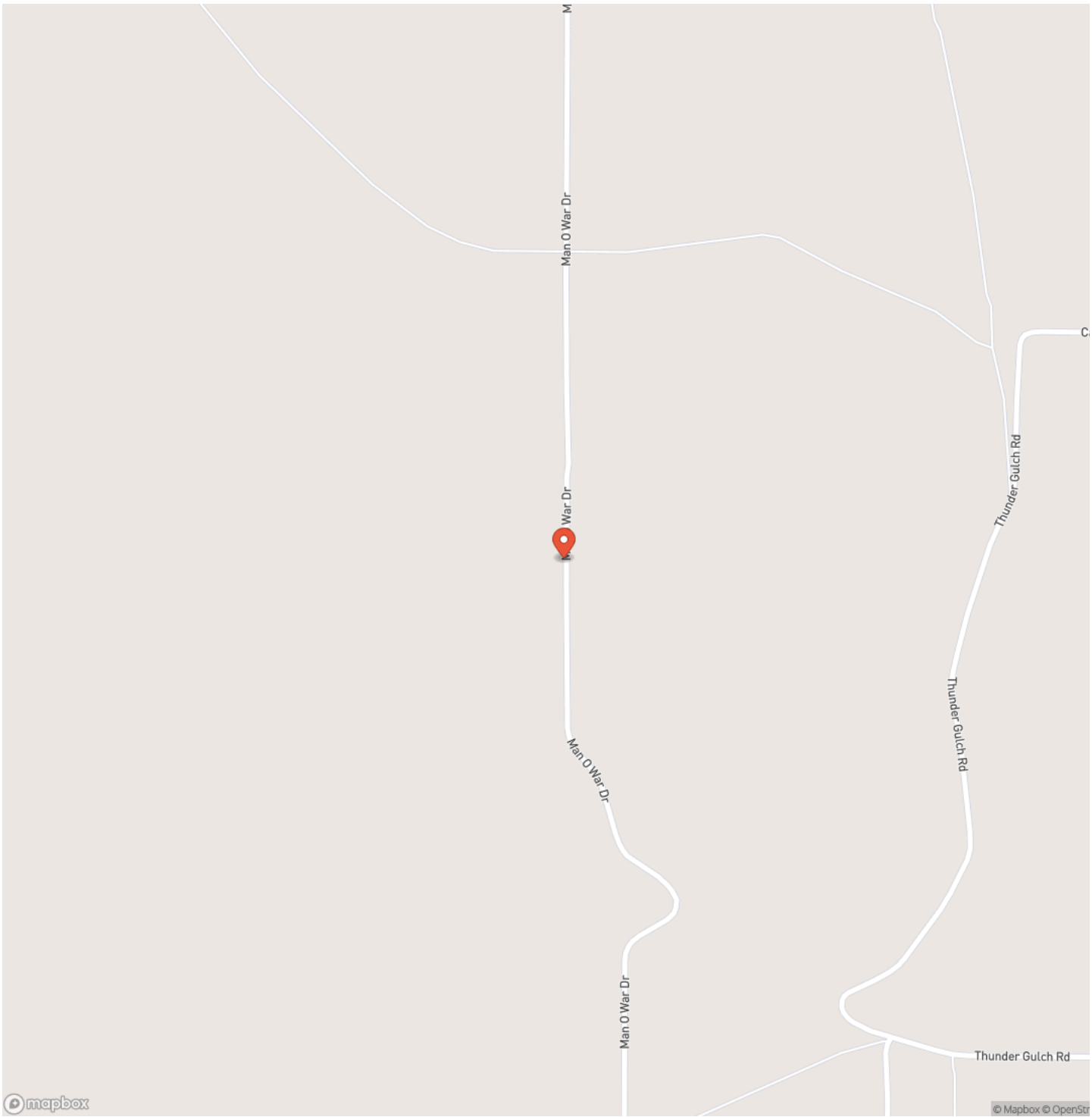
The details provided have been gathered from sources deemed trustworthy, but their accuracy and completeness have not been independently verified. Great Plains Land Company offers no assurances, warranties, or guarantees regarding the information presented. Great Plains Land Company bears no responsibility or liability for any inaccuracies, omissions, or reliability issues within this content. It is strongly advised that you perform your own thorough, independent investigation of the property and confirm all information yourself. Any decision to rely on this information is made entirely at your own discretion and risk.



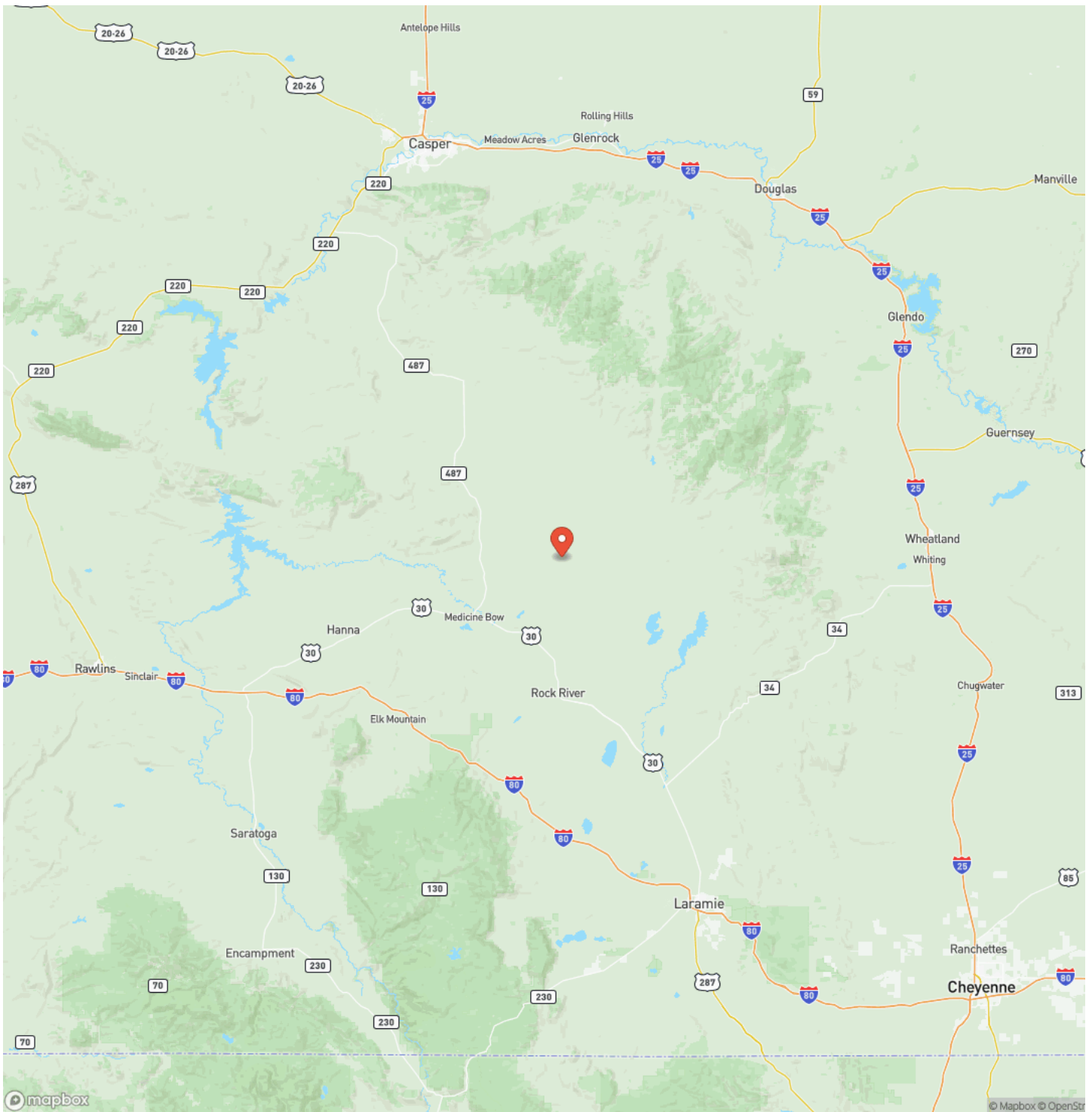
Expansive 70.53 Acres in Albany County, Wyoming  
Medicine Bow, WY / Albany County



# Locator Map



## Locator Map





## Satellite Map



## Expansive 70.53 Acres in Albany County, Wyoming Medicine Bow, WY / Albany County

## 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

This image shows a blank 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.



[illegible]

**MORE INFO ONLINE:**  
**greatplainslandcompany.com**

## **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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