

17 North Road, Wheatland Industrial Lot
17 North Road
Wheatland, WY 82001

\$450,000
11.300± Acres
Platte County



17 North Road, Wheatland Industrial Lot
Wheatland, WY / Platte County

SUMMARY

Address

17 North Road

City, State Zip

Wheatland, WY 82001

County

Platte County

Type

Commercial, Undeveloped Land, Lot

Latitude / Longitude

42.06747 / -104.951293

Acreage

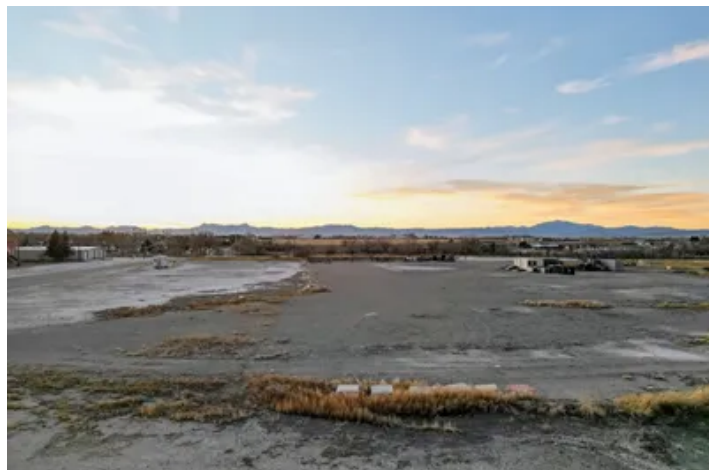
11.300

Price

\$450,000

Property Website

<https://www.ranchandrecreation.com/property/17-north-road-wheatland-industrial-lot-platte-wyoming/101163/>



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PROPERTY DESCRIPTION

17 North Road | Wheatland, Wyoming
11.30± Acres | Zoned Industrial | Rail-Served

Positioned just outside the Wheatland city limits, **17 North Road** offers a rare combination of industrial zoning, scale, and direct rail access in one of eastern Wyoming's most infrastructure-rich communities.

This **11.30± acre industrial site** includes a **railroad spur with access to the Burlington Northern Santa Fe Railwayline in Wheatland**, creating immediate opportunity for rail-dependent operations, logistics users, bulk materials, manufacturing, or energy-related support services.

Wheatland has long served as a regional backbone for **agriculture and resource-based industry**, while continuing to evolve as a hub for **energy, infrastructure, and industrial growth**. The community is home to the [Basin Electric Power Cooperative power plant](#), active oilfield service and laydown yards, and expanding **wind energy development** throughout Platte County. A **new rare earth minerals mining project west of town** further underscores the region's strategic importance in domestic resource production.

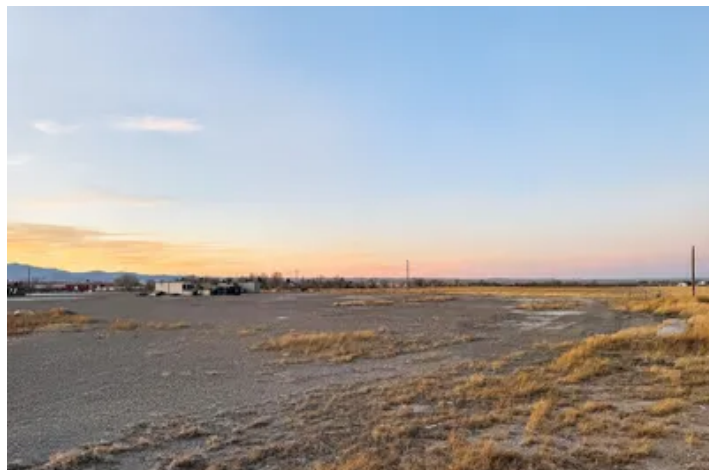
Infrastructure here is not theoretical; it is proven. Wheatland is home to the [Wheatland Irrigation District](#), the **largest and oldest privately owned irrigation district west of the Mississippi River**, supporting long-term agricultural and industrial stability. The property also benefits from proximity to established employers and manufacturers, including metal roofing and siding production, agricultural weigh and dump facilities, and a nationally shipping kennel manufacturing operation.

Accessibility is exceptional, with **Interstate 25 running directly through town**, connecting the site to regional and national markets. Add in Wheatland's walkable historic downtown, strong workforce base, and pro-business culture, and this location checks boxes that are increasingly hard to find in one package.

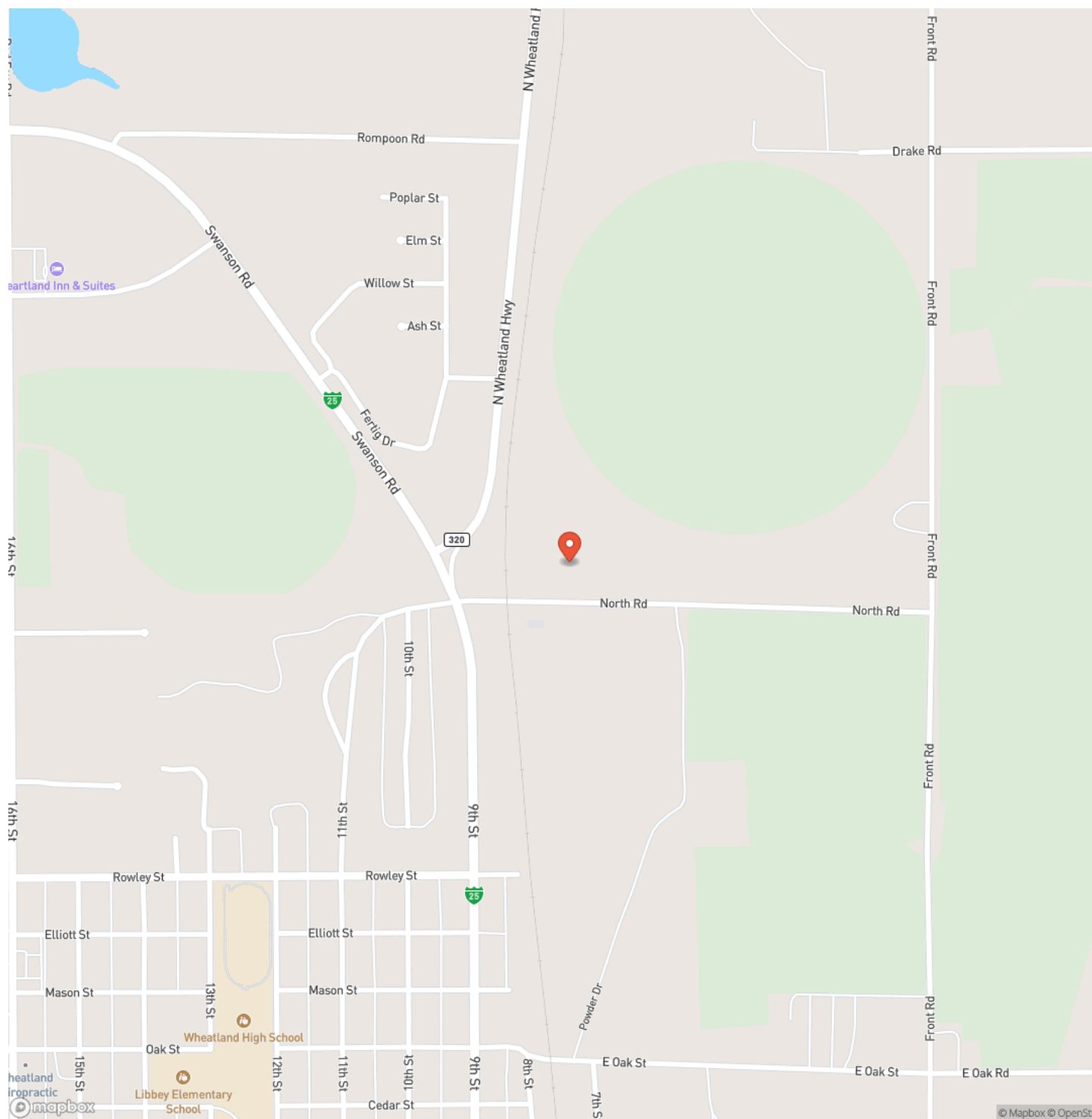
Industrial land with rail access, interstate proximity, and proven infrastructure is limited.
17 North Road represents a strategic opportunity for businesses looking to expand, relocate, or invest in a community that understands industry and is built to support it.

Property is co-listed with Jim Weaver, #1 Properties

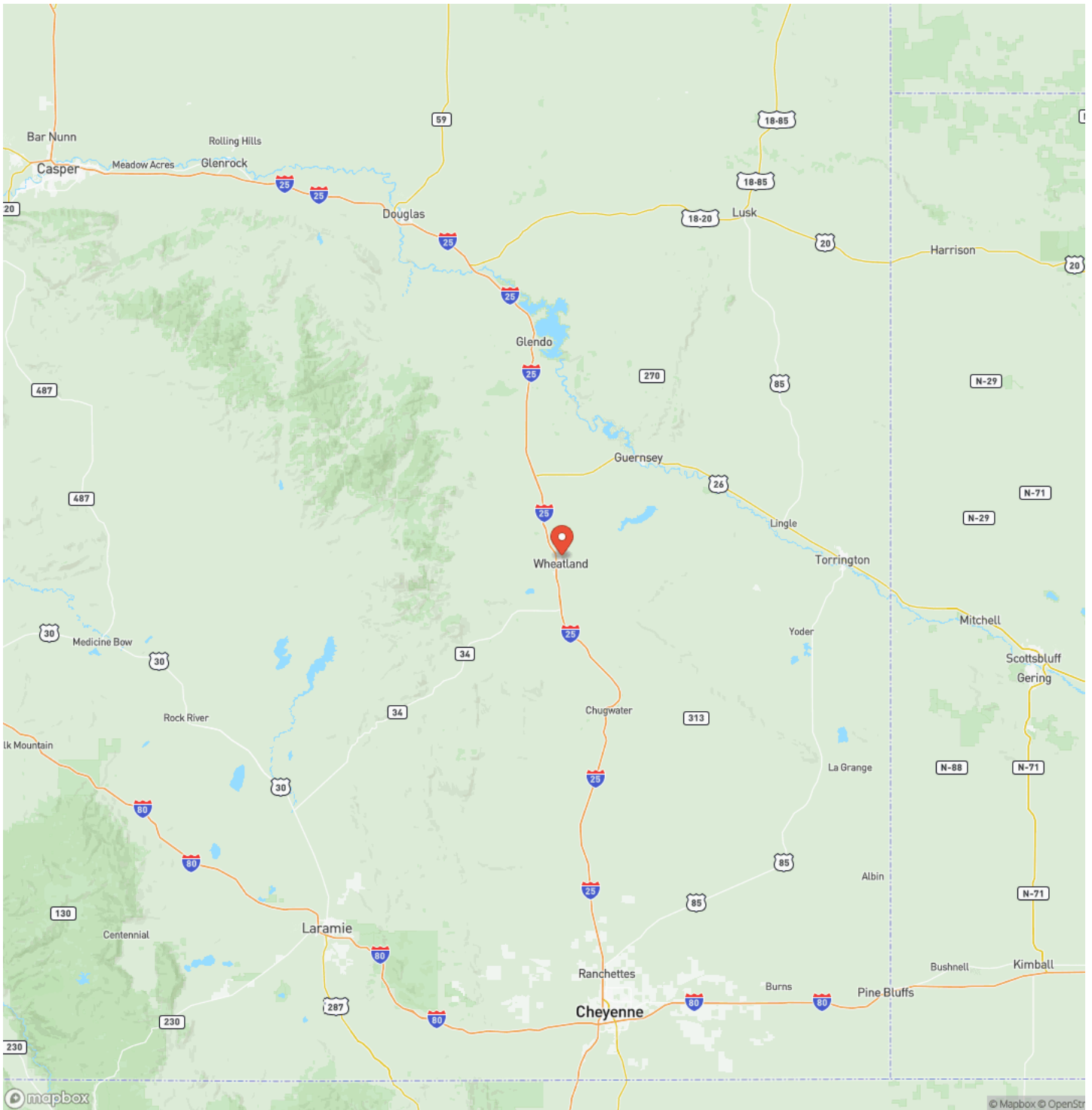
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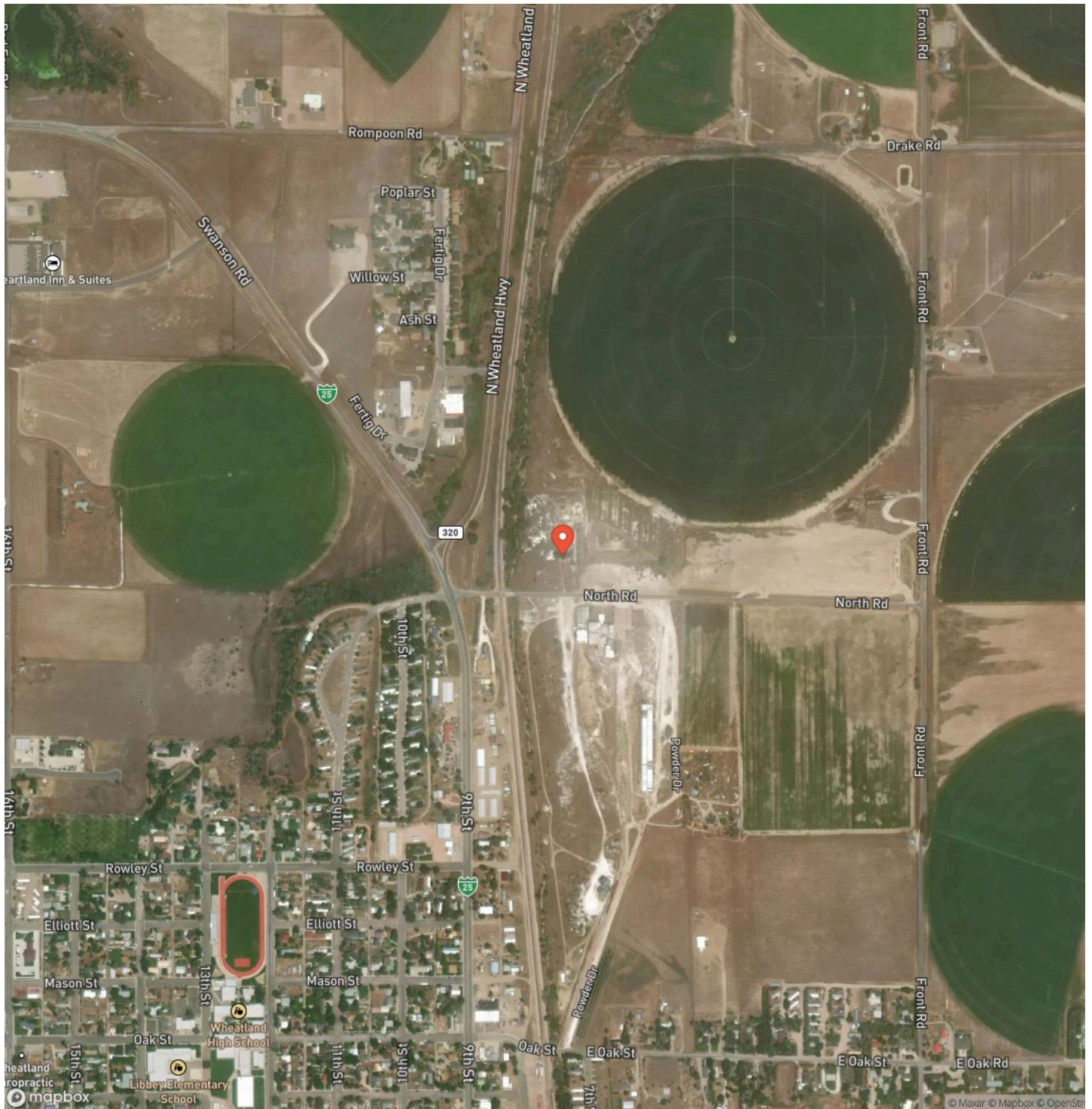
Locator Map



Locator Map



Satellite Map



17 North Road, Wheatland Industrial Lot
Wheatland, WY / Platte County

LISTING REPRESENTATIVE

For more information contact:



Representative

Holly Allison

Mobile

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Address

6106 Yellowstone Rd

City / State / Zip

NOTES

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MORE INFO ONLINE:

ranchandrecreation.com

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