

**Bluffview Country Homestead | 50± Acre Wyoming
Property With Home, Pole Barn & Livestock Facilities
Near Wheatland**
374 Bluffview Road
Wheatland, WY 82001

\$850,000
50± Acres
Platte County



Bluffview Country Homestead | 50± Acre Wyoming Property With Home, Pole Barn & Livestock Facilities Near Wheatland
Wheatland, WY / Platte County

SUMMARY

Address

374 Bluffview Road null

City, State Zip

Wheatland, WY 82001

County

Platte County

Type

Farms, Ranches, Commercial, Business Opportunity

Latitude / Longitude

42.106782 / -105.041587

Taxes (Annually)

\$1,153

Dwelling Square Feet

2,272

Bedrooms / Bathrooms

3 / 2

Acreage

50

Price

\$850,000

Property Website

<https://www.ranchandrecreation.com/property/bluffview-country-homestead-50-acre-wyoming-property-with-home-pole-barn-livestock-facilities-near-wheatland/platte/wyoming/95217/>



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Wheatland, WY / Platte County

PROPERTY DESCRIPTION

Bluffview Country Homestead: 50± Acres Near Wheatland, Wyoming

Located 6.7 miles northwest of Wheatland in Platte County, Wyoming, Bluffview Country Homestead offers 50± acres of high plains country living with a comfortable home, a versatile pole barn, capable cattle handling facilities, and an exceptional shelterbelt of more than 800 mature trees, all under wide Wyoming sky and Laramie Peak views.

This is a property built for the way real families live. You can run a few head of cattle. You can keep horses. You can park the side-by-sides, the boat, and the equipment. You can host the grandkids, the in-laws, and the whole crew for Sunday dinner on the screened porch. The infrastructure is here when you want it, and quietly out of the way when you don't need it.

The home

The well-maintained 1979 ranch offers 1,672 square feet on the main floor plus a 600 square foot finished basement. The open, vaulted main level features a kitchen and dining area, a comfortable living room anchored by a striking stone fireplace, three bedrooms, and two full bathrooms. The primary suite is positioned for privacy.

The dining area opens to a 22-foot screened porch with a hot tub, propane grill, and ceiling fans. It is a year-round outdoor room with views of the trees and the Wyoming landscape.

Downstairs, a finished basement adds a fourth bedroom, walk-in closet, a large recreation room, and a generous utility / storage space.

The pole barn

The 36' times 56' metal-sided pole barn is one of the property's standout improvements. One side is finished as a man cave with a golf simulator. It is equally suited as a home office, hobby space, or guest room. The other side features a 16-foot roll-up door and a dirt floor for a feed truck, RV, equipment, or trailers.

Cattle facilities

For buyers who want to run livestock, the property includes a substantial cattle handling and feeding system: 1,850 feet of bunk space across 14 pens with capacity for up to 999 head, 7 large pens with steel pipe and guardrail fencing, concrete J-bunk feeders and aprons, tire tank waterers, a pipe load-out system, a covered double alley, and a covered processing area with a Silencer hydraulic chute.

The infrastructure also easily converts to a horse setup, with existing pens, alleys, and water systems forming an excellent starting point.

The land

50± acres on a high plains bench overlooking the Laramie River valley. Approximately 39 acres are open pasture; the home, working facilities, and lawn are wrapped by a mature shelterbelt of more than 800 trees that provide shade, privacy, and wind protection. The yard is on a sprinkler system.

The setting

6.7 miles to Wheatland on well-maintained county roads. 25 miles to Glendo Reservoir. 70 miles south to Cheyenne. 60 miles north to Casper. Strong cell service, strong internet, Starlink-ready. 2025 property tax: \$1,153.

Virtual tour

Walk through the home from anywhere: <https://my.matterport.com/show/?m=EERrFpGcfPi>

MORE INFO ONLINE:

<https://www.ranchandrecreation.com/>

Co-listed by

Holly Allison, #1 Properties Ranch & Recreation Scott Leach, Hall and Hall

FAQ Section

Where is Bluffview Country Homestead located?

The property is located at 374 Bluffview Road, Wheatland, Wyoming 82201, in Platte County. It sits approximately 6.7 miles northwest of Wheatland on a mix of state highway and well-maintained county gravel road, about 70 miles north of Cheyenne and 60 miles south of Casper.

How much acreage does the property include?

The property includes 50± acres per the Platte County Assessor, consisting of approximately 39 acres of open pasture and a residential homesite wrapped by a mature shelterbelt of more than 800 trees.

How big is the home?

The home offers 1,672 square feet on the main floor plus a 600 square foot finished basement. It has 4 bedrooms (3 on the main level, 1 in the basement) and 2 full bathrooms. There is also an attached 720 sq ft garage.

Does the property include cattle facilities?

Yes. The property includes cattle handling and feeding facilities with 1,850 feet of bunk space across 14 pens, capacity for up to 999 head, 7 large pens with steel pipe and guardrail fencing, concrete J-bunk feeders and aprons, tire tank waterers, a pipe load-out system, a covered double alley, and a covered processing area equipped with a Silencer hydraulic chute.

Is this a commercial feedlot?

No. The infrastructure can support a small to mid-scale cattle operation, custom feeding, or freezer-beef production, but the property is not marketed or positioned as a commercial feedlot. It is best suited as a rural residence with optional livestock capability.

Can this property be used for horses?

Yes. The 50 acres, existing pens, water systems, and pole barn make the property well-suited for horses. The cattle pens can be reconfigured for paddocks and turnouts, and the pole barn can accommodate stalls and tack/feed storage.

What outbuildings are included?

The property includes a 36' times 56' (2,016 sq ft) metal-sided pole barn with two distinct sides. One side is finished as a man cave with a golf simulator (also usable as office, hobby space, or guest space). The other has a 16-foot roll-up door and dirt floor for feed truck, RV, equipment, or trailer parking.

What utilities serve the property?

The home is served by a private well, septic system, and baseboard heat. Cell service and internet at the property are strong, and Starlink is available as a universal high-speed option.

Does the property include irrigation rights?

No. The property does not include irrigation rights. The land is best suited for native pasture, livestock use, horses, or rural residential living.

What are the property taxes?

The 2025 Platte County property tax bill was \$1,153. That is remarkably low for a 50-acre Wyoming property with these improvements. Wyoming has no state income tax and no estate tax.

MORE INFO ONLINE:

<https://www.ranchandrecreation.com/>

How close is the nearest town?

Wheatland, Wyoming is 6.7 miles away on well-maintained county roads. Wheatland offers grocery, school, hospital, hardware, feed, and other essential services.

What's the view like from the property?

The property sits on a high plains bench on the south side of the Laramie River with stunning views of Laramie Peak to the west and abundant wildlife throughout the area.

Is there a virtual tour?

Yes. A full Matterport walk-through is available at <https://my.matterport.com/show/?m=EERrFpGcfPi>

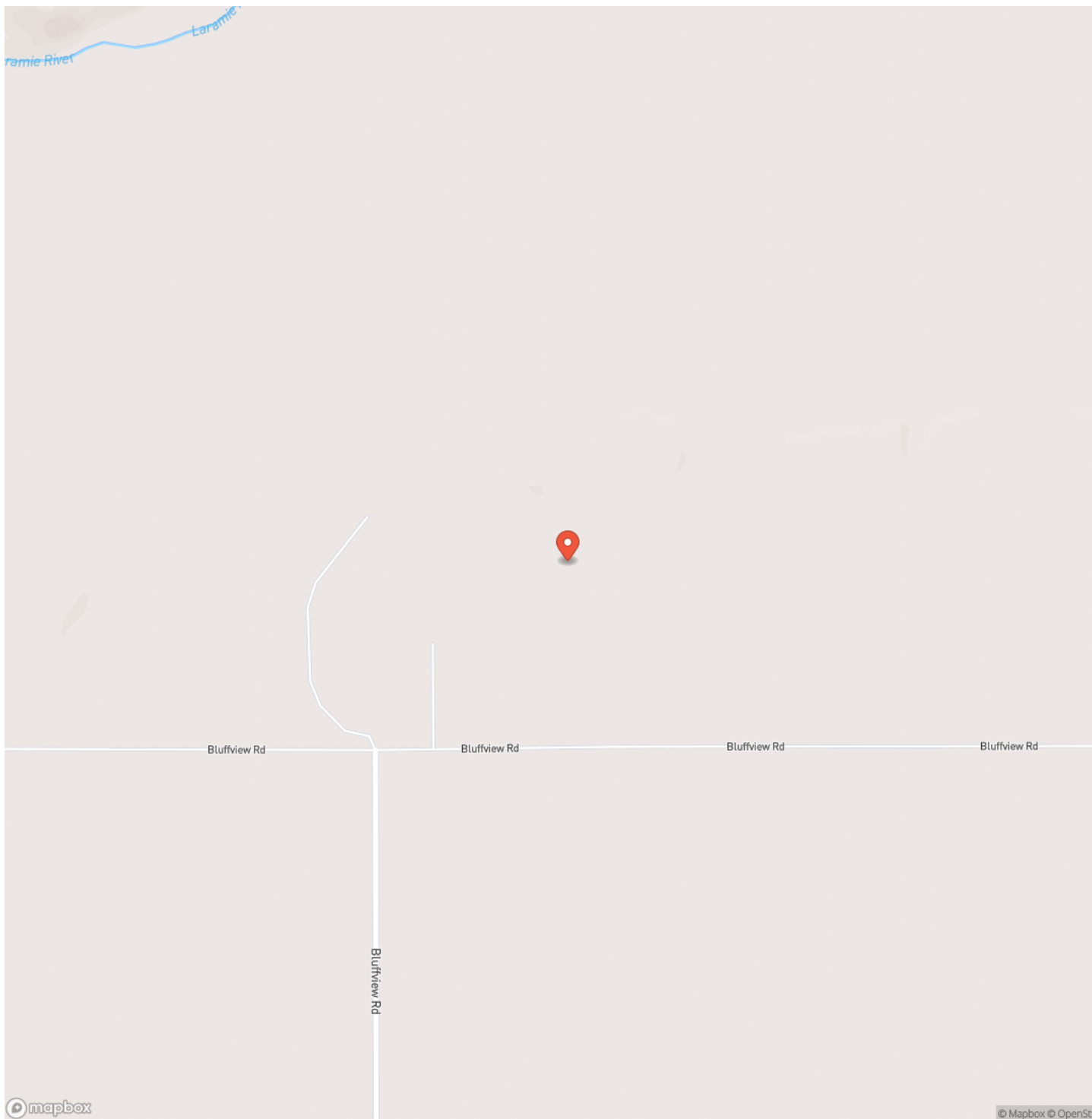
Who is listing the property?

Bluffview Country Homestead is co-listed by Holly Allison of Number 1 Properties Ranch & Recreation and Scott Leach of Hall and Hall.

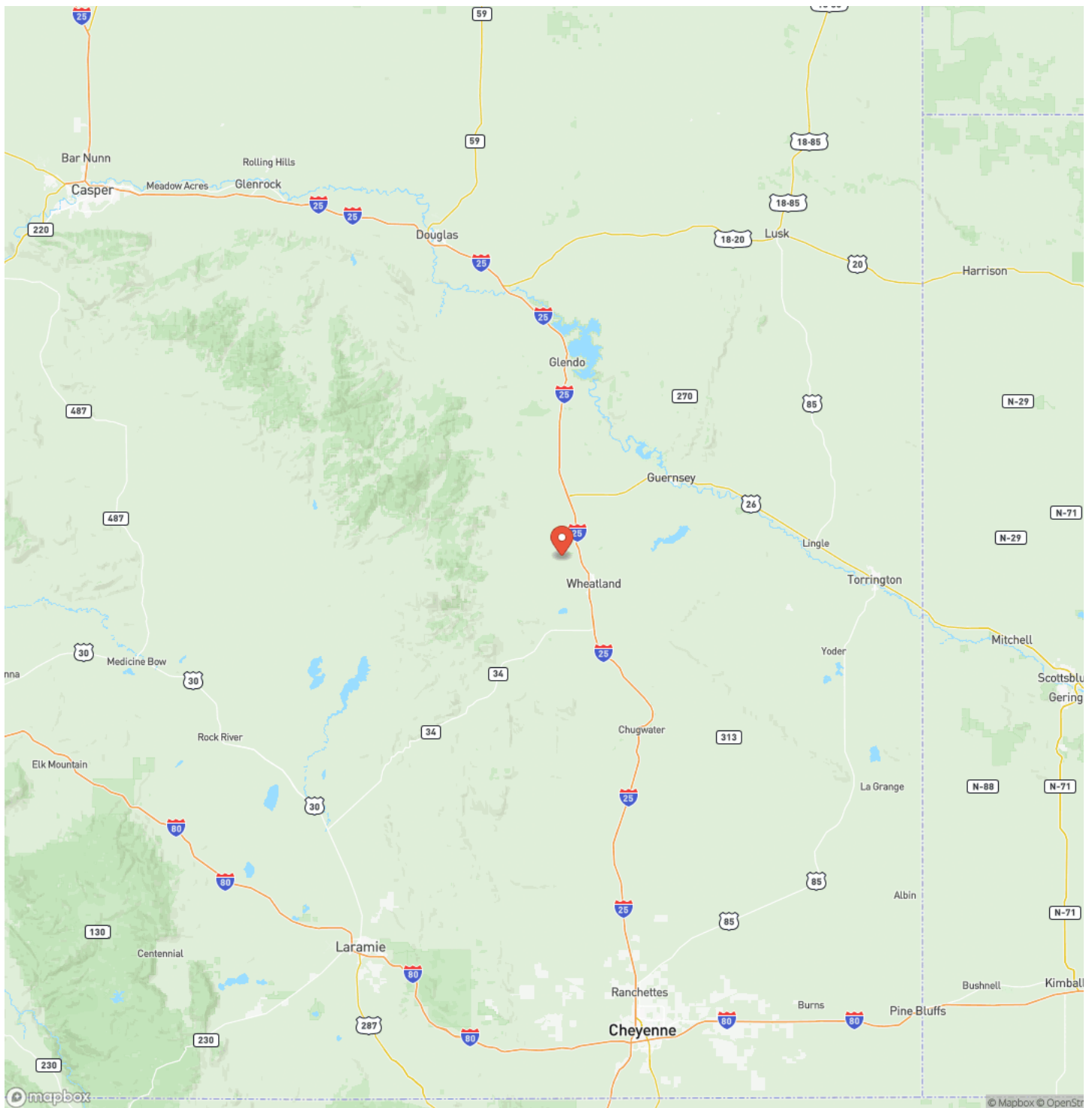
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Locator Map



Locator Map



Satellite Map



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Wheatland, WY / Platte County

LISTING REPRESENTATIVE

For more information contact:



Representative

Holly Allison

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holly@ranchandrecreation.com

Address

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City / State / Zip

Cheyenne, WY 82009

NOTES

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MORE INFO ONLINE:

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Potential purchasers should conduct their own due diligence including, but not limited to, a legal and financial review before purchasing.

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