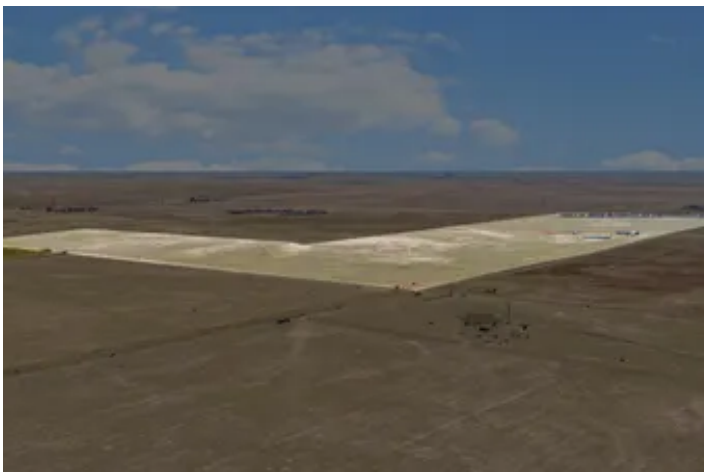


**163 Acres for Sale Near Cheyenne WY | 2 Homes,
Development Potential**
2500 US Hwy 85
Cheyenne, WY 82009

\$925,000
163.28± Acres
Laramie County



163 Acres for Sale Near Cheyenne WY | 2 Homes, Development Potential

Cheyenne, WY / Laramie County

SUMMARY

Address

2500 US Hwy 85

City, State Zip

Cheyenne, WY 82009

County

Laramie County

Type

Residential Property, Undeveloped Land, Commercial, Business Opportunity

Latitude / Longitude

41.365754 / -104.576647

Taxes (Annually)

\$823.59

Dwelling Square Feet

951

Bedrooms / Bathrooms

1 / 1

Acreage

163.28

Price

\$925,000

Property Website

www.ranchandrecreation.com



163 Acres for Sale Near Cheyenne WY | 2 Homes, Development Potential Cheyenne, WY / Laramie County

PROPERTY DESCRIPTION

The Highway 85 Homestead is 163.28 acres of fenced and cross-fenced pasture for sale about 20 miles northeast of Cheyenne, WY, with two homes, a working livestock setup, and frontage on US Highway 85. Offered at \$925,000 with no covenants and no HOA.

Two homes on one place. The main house is a 951 sq ft shop home, a 1993 pole-frame building converted to living space in 2005, with one bedroom, a vaulted ceiling, exposed beams, wood accent walls with lantern sconces, and an open kitchen with an island, wood cabinetry, a stainless French-door refrigerator and dishwasher, and a double-oven range. A bay-window sunroom off the kitchen takes in the pasture. The bath has a double vanity and stacked laundry, the bedroom opens through a sliding barn door, and a pergola-covered front patio and deck sit outside the door. A separate 2006 Clayton 16x80 manufactured home (1,280 sq ft) adds three bedrooms, two baths, LVP flooring throughout, an open kitchen and living area with stainless appliances, vaulted ceilings with skylights, and a primary bath with a soaking tub and separate shower. Its deck looks down the gravel drive toward the tree line. It conveys as personal property. Together they give a second household, a hired hand, or guests a door of their own.

Set up for livestock. Corrals and loafing sheds with an automatic waterer handle the daily chores. A 94x24 lean-to covers equipment and hay, and two small sheds hold tools and feed. Out front by the highway, the red building against the tree line once did business as a small roadside store; today it is a 1,004 sq ft insulated, drywalled shop on a concrete slab. Horses are allowed, and RV parking is on site.

Grass and hay ground. About 152 acres are grassland and pasture and about 8 acres are hay ground. Roughly 45 acres are mapped as Albinas loam, a USDA prime farmland soil, with the balance in Altvan and Treon loams. The ground lies gently, with elevations from about 5,780 to 5,820 feet, and a tree line runs along the highway side.

Utilities and access. A permitted domestic and stock-watering well drilled to 300 feet, septic, electric service from High West Energy, and fiber internet. The gated entrance is right off US Highway 85 at mile marker 33. 2026 property taxes were \$823.59.

Room in a growing county. Laramie County is seeing major investment, from data centers south of Cheyenne to the Sentinel program at F.E. Warren Air Force Base. This property offers acreage, two dwellings, fiber, and working infrastructure north of town, with a High West Energy 230 kV transmission line on the property. Any use beyond agriculture and residential is subject to Laramie County approval. [[Read more about Laramie County's growth.](#)]

Showings. The gate is locked; showings are by appointment only. Call or text Holly Allison, Associate Broker with #1 Properties Ranch and Recreation, at 307.631.1876. Co-listed with Rick Wood, #1 Properties 307.631.8055

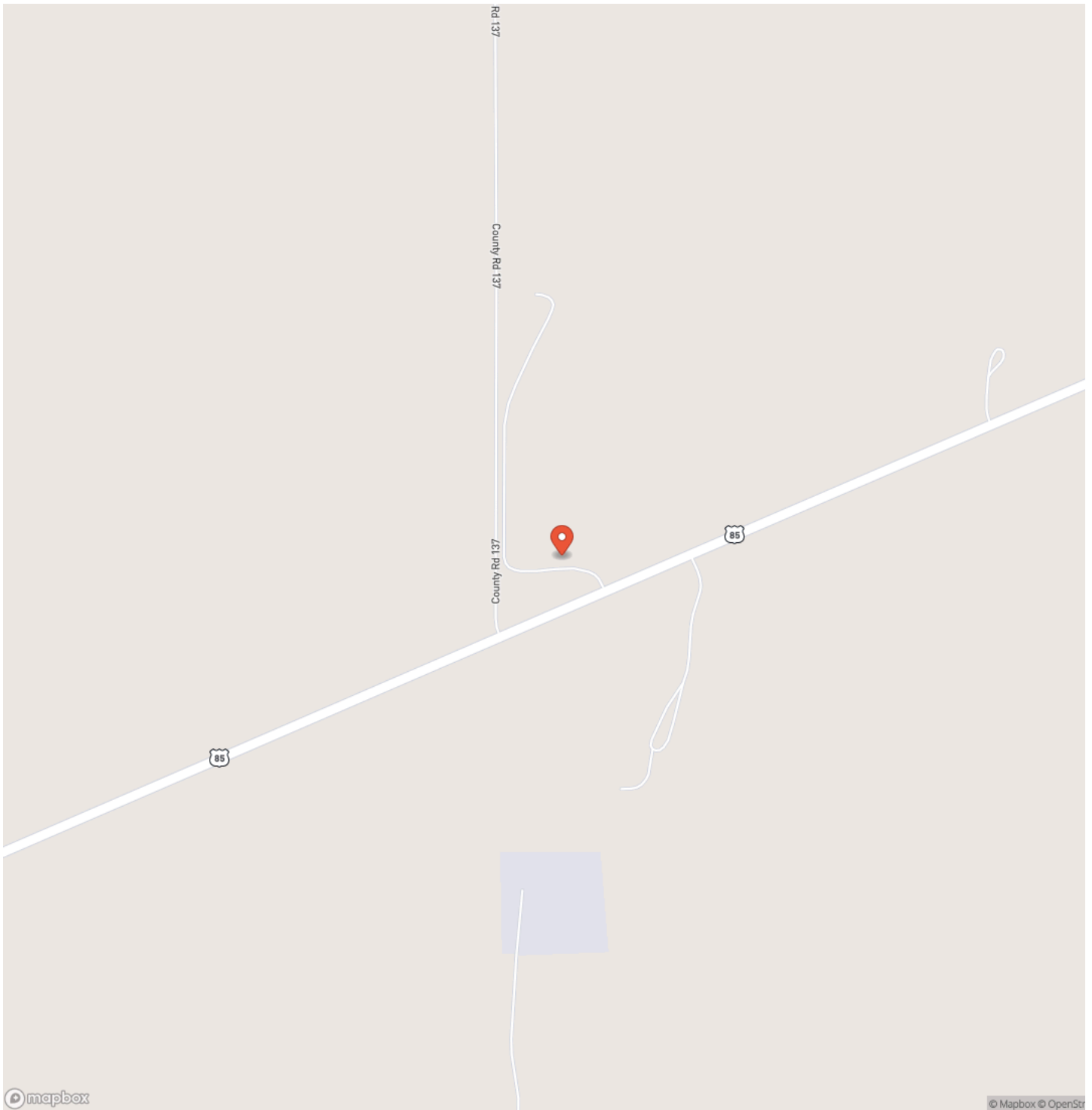
MORE INFO ONLINE:

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

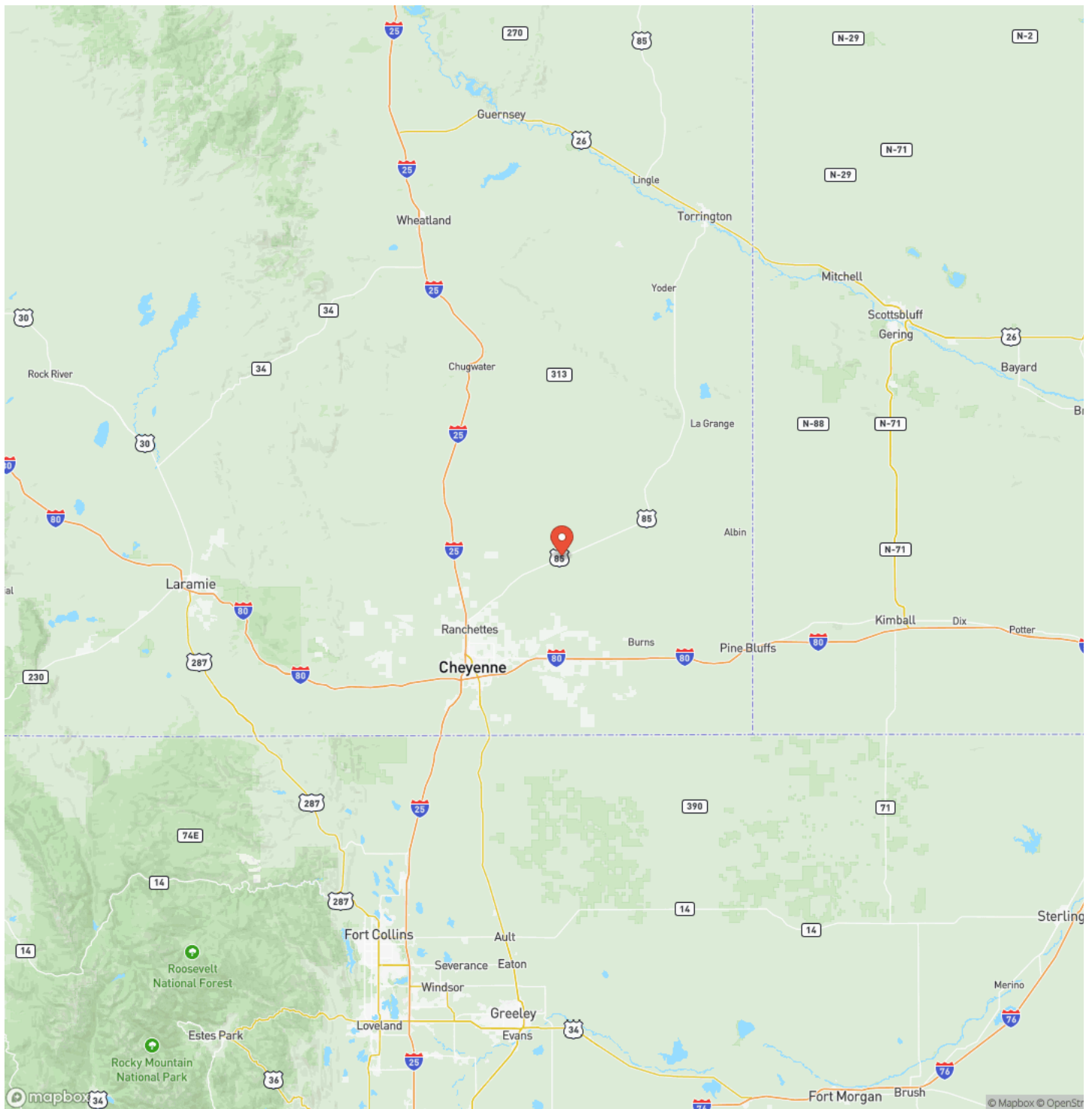
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Cheyenne, WY / Laramie County



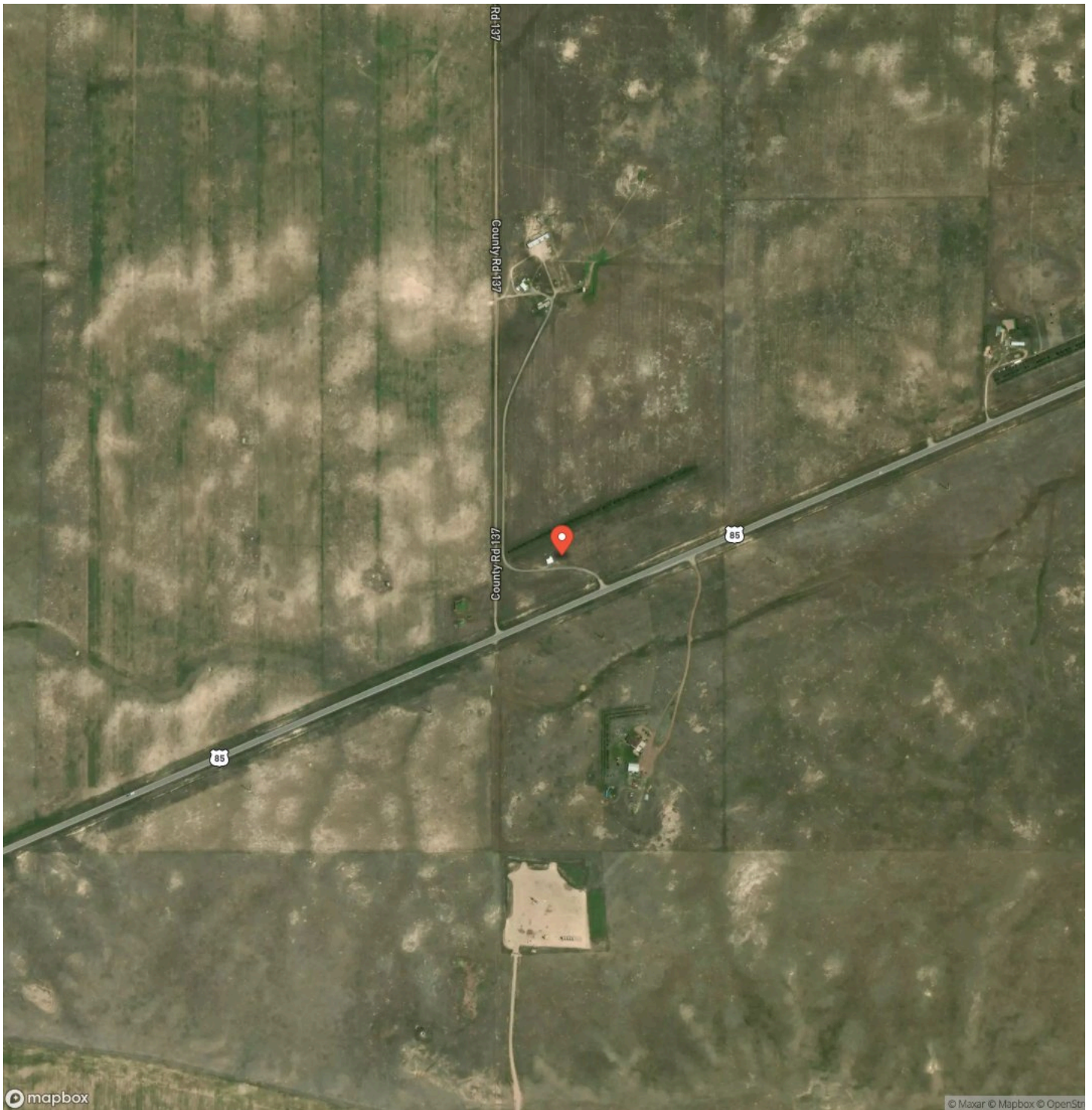
Locator Map



Locator Map



Satellite Map



163 Acres for Sale Near Cheyenne WY | 2 Homes, Development Potential

LISTING REPRESENTATIVE

For more information contact:



Representative

Holly Allison

Mobile

(307) 631-1876

Email

holly@ranchandrecreation.com

Address

6106 Yellowstone Rd

City / State / Zip

Cheyenne, WY 82009

NOTES

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MORE INFO ONLINE:

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

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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.

Potential purchasers should independently verify any information and conduct their own due diligence. #1 Properties Ranch & Recreation LLC makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property, including, but not limited to, each of the following: (a) acreage counts and legal descriptions, (b) distances, sizes, square footage, and other measurements, (c) water and mineral rights information, and (d) soil types, production, carrying capacity, or income potential. Information is only provided for the purpose of assisting potential purchasers in identifying prospective properties they may be interested in purchasing. #1 Properties Ranch & Recreation LLC is not liable for any inaccuracies, errors, or omissions regarding information about the property or losses that result from the use of this information. Potential purchasers should conduct their own due diligence including, but not limited to, a legal and financial review before purchasing.

#1 Properties Ranch & Recreation
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