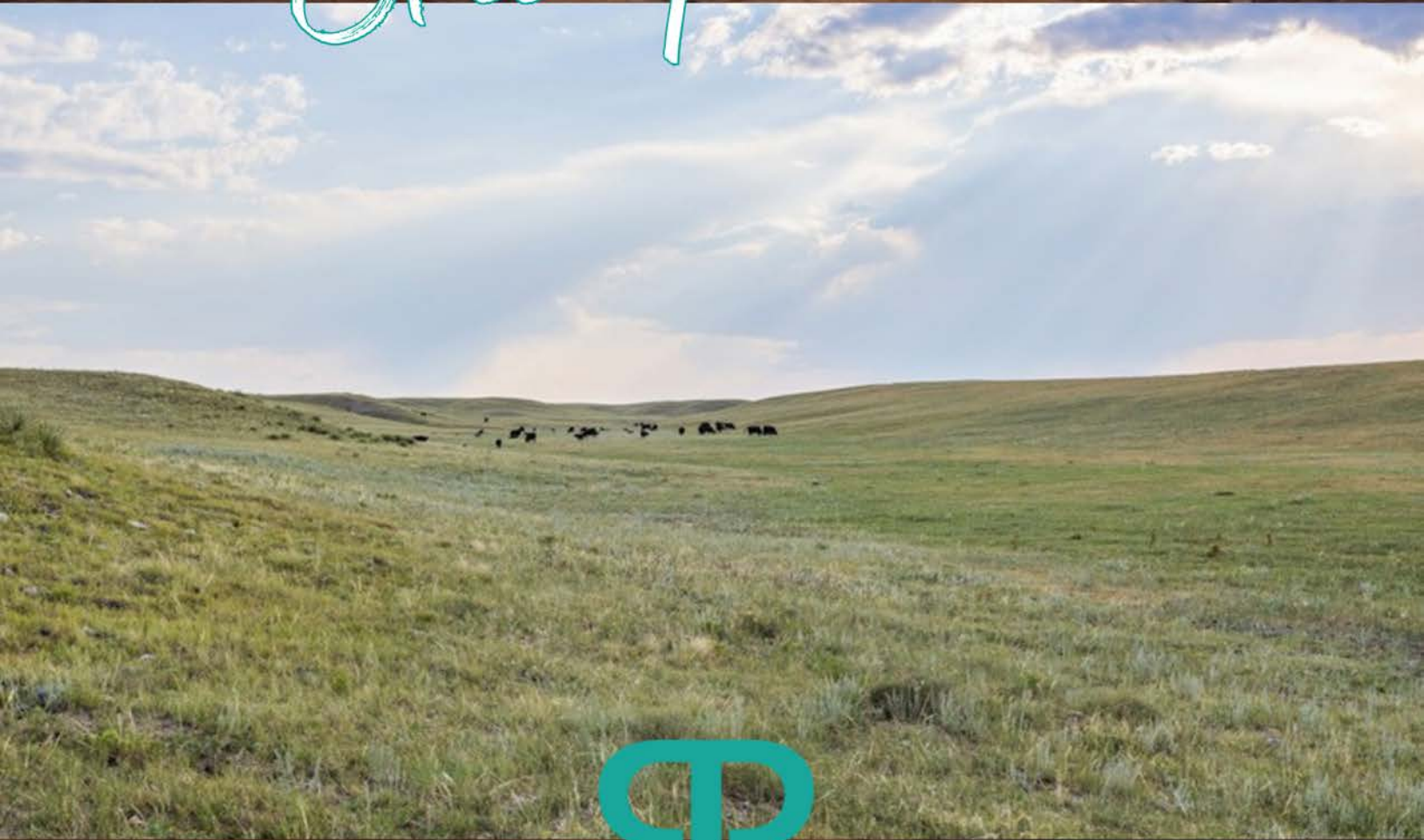


SOUTHEAST WYOMING

Bliss Ranch



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE 2,774.1± | OFFERED AT \$4,800,000
RANCHANDRECREATION.COM

THE RANCH

2,774.1±Acres

\$4,800,000

Cheyenne, Wyoming

A Rare Opportunity: Ranching, Recreation & Development
Welcome to Bliss Ranch—an exceptional working cattle ranch in Northern Laramie County, Wyoming, just 30 minutes from Cheyenne. With direct Interstate 25 frontage and productive grazing infrastructure, this property offers the best of both worlds: a turn-key cattle operation today and unique development potential for tomorrow.

From fenced and cross-fenced pastures watered by strategically placed wells to a modern calving barn and functional outbuildings, this ranch is designed for efficiency. The highly nutritious native prairie grasses, though appearing sparse, are a proven high-protein mix that supports excellent herd health, keeping cattle in slick, prime condition. The ranch is owner-rated to support approximately 150 cow/calf pairs year-round with supplemental feed during the winter months, providing reliable production and stability.

Meanwhile, its prime location near Chugwater and Cheyenne makes it an ideal candidate for subdividing into 20-, 40-, or 100-acre tracts—an attractive prospect for long-term investors.

**Carrying capacity can vary due to weather conditions and management practices. Potential buyers are advised to consult their experts to make their own analysis.*



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LOCATION

From Cheyenne, Wyoming, take I-25 North for 25 Miles. Take exit 39, turn Right (north) on service road for 5.5 miles. Turn left (west) on Chalk Hill Road. Ranch on the left

Chugwater, WY	10 miles
Cheyenne, WY	36 miles
Denver, WY	152 miles

school, gas station, restaurants, limited grocery
Regional Airport with daily flights to Denver(DIA)
Major international airport (world-wide)



Cheyenne, population 65,100

Wyoming's capital and largest city offers a vibrant economy, quality schools, healthcare, cultural events, and easy access to western outdoor lifestyle—perfect for families or land investors seeking infrastructure and growth.



Chugwater, population 167

Blends small-town charm with rich ranching heritage. Known for its friendly community and Prairie View Charter School, it's an ideal spot for families and investors seeking peace with easy access to Cheyenne.

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CLIMATE & ELEVATION

Bliss Ranch sits at an impressive ~8,000 feet above sea level in Northern Laramie County, Wyoming. This high-elevation setting offers a unique combination of cooler summers, abundant sunshine, and well-drained soils—conditions that not only promote excellent cattle health but also position this property within a region seeing major new investment, including a proposed \$1.1 billion wind farm project in Northwest Laramie County.

Climate Overview

- **Precipitation:** ~12–16 inches annually, concentrated in spring and early summer. Supports nutrient-rich, high-protein native prairie grasses that keep cattle in prime condition.
- **Temperatures:** Pleasant summers averaging 80s–90s°F; crisp winters with daytime highs in the 25–35°F range. Low humidity keeps livestock healthier and working conditions more comfortable.
- **Growing Season:** Typically mid-May through late September, averaging ~130 frost-free days—ideal for rotational grazing and supplemental forage crops.
- **Wind & Sunshine:** Consistent breezes paired with over 300 days of sunshine annually keep pastures well-drained, reduce mud and parasite pressure, and enhance forage quality.

High Elevation Advantage & Investment Outlook

At ~8,000 feet, Bliss Ranch benefits from cooler summer conditions and reduced pest pressure, leading to healthier, slick-coated cattle. The region's abundant sunshine and reliable winds further underscore its suitability not only for sustainable ranching but also for future energy development. With the momentum of large-scale renewable energy projects underway, properties like Bliss Ranch—combining working cattle infrastructure, Interstate 25 frontage, and high-elevation land—offer both immediate agricultural returns and significant long-term appreciation potential.



CARRYING CAPACITY

Owner rated at 150 cow/calf pairs year-round. This is supplemented with feed during the winter months. Calves have historically weaned very well with high wean weights.

**Carrying capacity can vary due to weather conditions and management practices. Potential buyers are advised to consult their experts to make their own analysis.*



LIVESTOCK MARKETS

Torrington Livestock Market (Wyoming) 65 ~mi

Sugar Valley Stockyards (Gering, Nebraska) 91 ~mi

Centennial Livestock Auctions (Fort Collins, CO) 75~mi

PACKING HOUSES

Chug Springs Butchery (Wyoming) 10 ~mi

Mill Iron L Meats (Wheatland, Wyoming) 39 ~mi



FENCES & BOUNDARY

The fences are in good/usable condition for a cow-calf operation. Fencing consists of wood and metal posts with a range of 4-strand barbed wire and 6-strand barbed wire.

The seller and buyer acknowledge that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties regarding location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations regarding specific acreage 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.



MINERAL RIGHTS

Currently there are no energy developments on the ranch.

Any and all mineral rights that the Sellers own shall convey upon a fully funded closing.



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RANCH INFRASTRUCTURE

Bliss Ranch is well-equipped with modern facilities and reliable water systems to support efficient ranching operations.

The Home

- Built in 2002 | 1,404 sq. ft.
- 3 bedrooms, each with walk-in closets
- 2 bathrooms
- Spacious mudroom designed for ranch use with room for freezers and gear
- Propane forced-air heating & electric water heater
- Generator hook-up infrastructure in place
- Metal roof, front & patio decks



Scan for
House Tours
& Floor Plans



INFRASTRUCTURE

Outbuildings

- Quonset (1955): 48'x32', concrete floors, 220/110 welding plug, LED lighting
- Calving Barn (2022): 40'x80' pole barn with 14' sidewalls, 12'x12' doors, heated & insulated 10'x10' vet room, calving camera system, head catch, and panel stalls
- Mineral Shed

WATER

Permit #	Date	Depth (ft)	Static (ft)	GPM
P205855.0W	2016	345	100	11
P7887.0P	1915	162	150	10
P203259.0W	2014	300	180	10
P7886.0P	1915	190	160	7.5
P7884.0P	1948	185	80	7.5
P7882.0P	1951	300	250	7.5
P7883.0P	1964	175	140	10
P34266.0W	1976	110	unknown	100

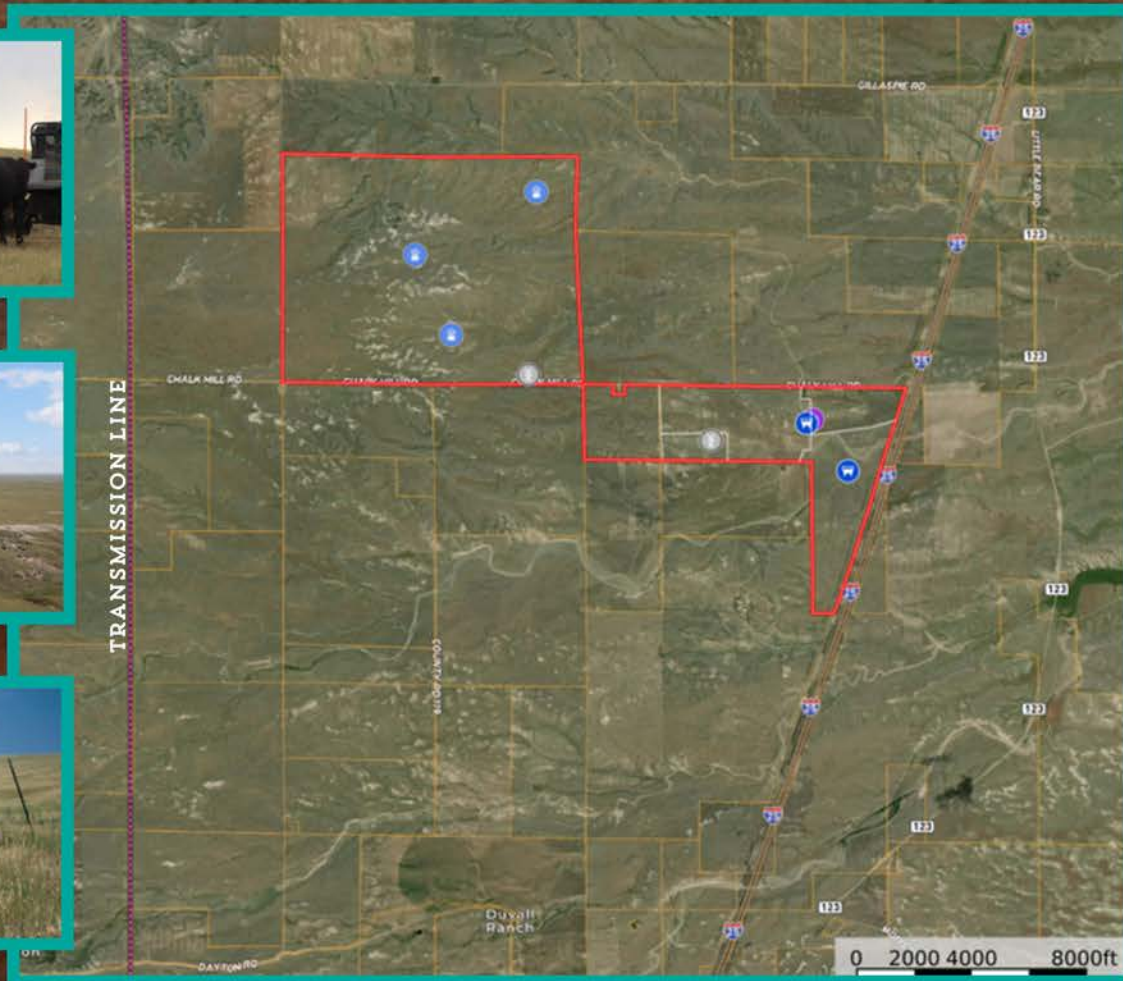




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6106 YELLOWSTONE RD, CHEYENNE, WYOMING



CONDITIONS OF SALE

All offers shall be in writing and accompanied by an Earnest money deposit and proof of funds and/or financing sufficient to complete the transaction. All earnest money deposits shall be deposited in the Listing Broker's trust account. The Seller agrees to provide and pay for an Owners title insurance policy in full satisfaction of the purchase price. Both buyers and seller shall be responsible

1031 EXCHANGE @: This contract contemplates an exchange of real property under 1031 of the IRS Code. All parties are hereby advised and have been advised to seek competent legal, accounting, and such other advice as they in their own discretion determine to be advisable. Brokers and salespeople do not and have not offered any legal, tax, or accounting advice with regard to this or any other transaction.



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Please note: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. All information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc, are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their complete satisfaction.