

312 Acres Grazing Land for Sale, Goshen County
Wyoming
TBD Rd 24
Chugwater, WY 82210

\$400,000
312.73± Acres
Goshen County



312 Acres Grazing Land for Sale, Goshen County Wyoming Chugwater, WY / Goshen County

SUMMARY

Address

TBD Rd 24

City, State Zip

Chugwater, WY 82210

County

Goshen County

Type

Undeveloped Land, Farms, Hunting Land, Ranches

Latitude / Longitude

41.7295 / -104.58565

Taxes (Annually)

\$2,404

Acreage

312.73

Price

\$400,000

Property Website

<https://www.ranchandrecreation.com/property/312-acres-grazing-land-for-sale-goshen-county-wyoming-goshen-wyoming/113208/>



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PROPERTY DESCRIPTION

312.73± Acres of Prime Wyoming Grass Ranch | Chugwater to LaGrange, Goshen County

Wide-open Wyoming at its finest. This 312.73-acre grass ranch sits just off Highway 313 between Chugwater and LaGrange, right where Platte County rolls over into Goshen County in southeastern Wyoming. It is a rare blend of productive grassland, dramatic scenery, and outstanding wildlife, all in one unbroken parcel ready for its next owner.

The Grass and the Land

The heart of this property is its grass. Healthy native rangeland stretches across the acreage, offering excellent forage and strong grazing for a working cattle operation or a family looking to run a few head of their own. This is the kind of clean, honest ground that Wyoming ranchers prize, and it is increasingly hard to find in a single contiguous block of this size.

Canyons and Scenery

What sets this ranch apart is the terrain. Rugged, picturesque canyons line the southeast corner of the property, while a second, gentler canyon winds along the north side. Together they add privacy, shelter, and postcard views, and they create the kind of varied landscape that both wildlife and landowners love. Whether you are building a home site tucked against a canyon rim or simply enjoying the sunrise over the breaks, the scenery here delivers.

Exceptional Wildlife and Hunting

Wildlife thrives on this ground. Antelope are abundant across the open grass, and the canyons and draws hold strong numbers of mule deer. Elk have even been spotted watering right on the property, a testament to just how much game moves through this part of Goshen County. For the hunter, the recreational buyer, or the family that simply loves watching the herds cross the horizon, this is a true Wyoming wildlife property.

Life in Chugwater Country

This ranch carries all the appeal of Wyoming's wide-open spaces with the warmth of a real Western community close at hand. Historic Chugwater is known for its Western heritage and small-town charm, home to the [Chugwater Soda Fountain](#) (Wyoming's oldest operating soda fountain), the beloved annual Chugwater Chili Festival, and a local ranch mercantile that still serves the area the old-fashioned way. Families will appreciate [Prairie View School](#), a small K-12 school in the Platte County School District with strong community ties. It is the kind of place where rural independence and neighborly roots still go hand in hand.

No Covenants, No HOA

Here is the freedom rural buyers dream about: this ranch has no covenants and no homeowners association. No committees, no restrictions on how you build, graze, or use your land. Bring your own vision and put it to work on your own terms, the way Wyoming land ownership is meant to be.

Location and Access

Positioned along Highway 313 between the ranching communities of Chugwater and LaGrange, this parcel offers easy access while still feeling a world away. It sits within comfortable reach of Cheyenne, Wheatland, and Torrington, and the greater Front Range beyond, giving you the peace of rural Wyoming without sacrificing connection to town, services, and markets. And with Wyoming's landowner-friendly climate and no state income tax, the long-term value here goes well beyond the fence lines.

Endless Opportunity

This is a property with two clear paths. For a family, it is an ideal homestead site: room to build, room to run livestock, and room to roam, all surrounded by grass, game, and canyon country. For a corporate or investment buyer, the size, location, and highway frontage make it a strong candidate for larger-scale development or a long-term land holding in a growing region. An older homestead on the property needs some teardown and cleanup, but that simply clears the way for your own vision.

Offered As-Is

The property is being sold in as-is, where-is condition, including all existing structures and improvements. Bring your plans, bring your herd, and bring your imagination. Opportunities like this in southeastern Wyoming do not last.

MORE INFO ONLINE:

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

Property Highlights

312.73± total acres of productive Wyoming grassland

Located off Highway 313 between Chugwater and LaGrange

Straddles the Platte County and Goshen County line

No covenants and no HOA, giving you full freedom to build, graze, and use the land your way

Scenic canyons along the southeast corner and a gentle canyon on the north side

Abundant antelope, strong mule deer numbers, and elk sightings

Excellent native grass and grazing

Ideal family homestead site or commercial development opportunity

Close to Chugwater's Soda Fountain, Chili Festival, mercantile, and Prairie View K-12 School

Within reach of Cheyenne, Wheatland, and Torrington

No state income tax in landowner-friendly Wyoming

Offered in as-is condition

Where is this Wyoming ranch located?

The ranch is in southeastern Wyoming, just off Highway 313 between Chugwater and LaGrange, in Goshen County. It is within comfortable reach of Cheyenne, Wheatland, and Torrington.

How large is the property?

The ranch totals 312.73± acres in one unbroken, contiguous block of productive grassland.

Is this property good for hunting and wildlife?

Yes. Antelope are abundant across the open grass, the canyons and draws hold strong numbers of mule deer, and elk have been spotted on the property, making it a standout Wyoming wildlife and recreational tract.

Can I build a home or homestead on the land?

Yes. With its grass, canyon scenery, and wide-open acreage, the ranch is an ideal family homestead site with plenty of room to build, run livestock, and roam.

Is the property suitable for cattle or grazing?

Absolutely. The healthy native rangeland offers excellent forage and strong grazing, well suited to a working cattle operation or a family running a few head.

Are there any covenants or HOA restrictions?

No. The property has no covenants and no homeowners association, giving owners full freedom to build, ranch, hunt, or develop the land as they see fit within applicable county and state regulations.

Could this ranch be used for development or investment?

Yes. Its size, highway access, and location on the Platte and Goshen County line make it a strong candidate for larger-scale development or a long-term land investment in a growing region.

What condition is the property being sold in?

The property is offered in as-is, where-is condition, including all existing structures and improvements. An older homestead site on the property needs some cleanup.

What are the tax advantages of owning land in Wyoming?

Wyoming has no state income tax and a landowner-friendly climate, which adds to the long-term value of holding land here.

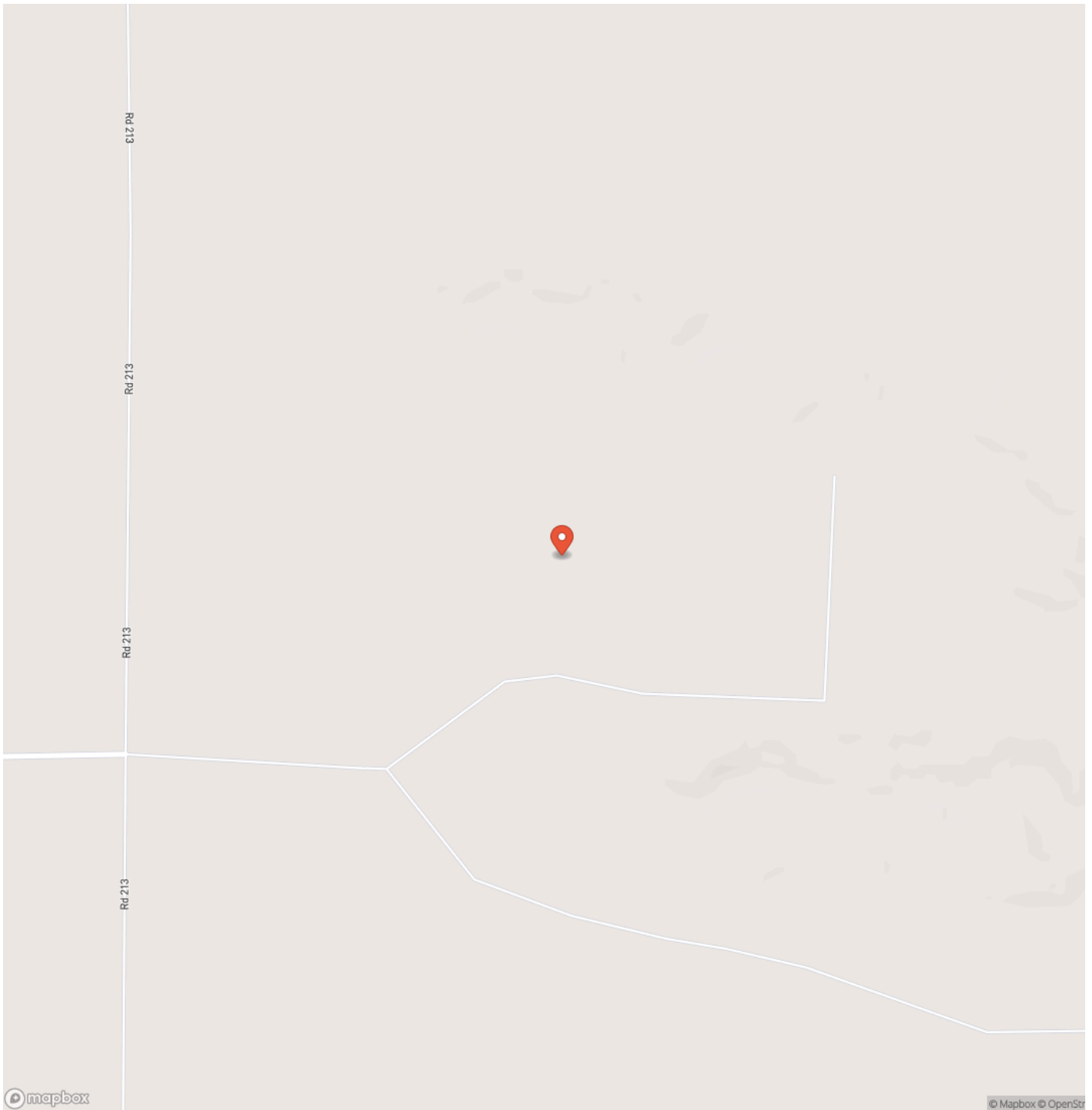
What is the Chugwater area like?

Chugwater is a historic Western community known for the Chugwater Soda Fountain (Wyoming's oldest operating soda fountain), the annual Chugwater Chili Festival, a local ranch mercantile, and Prairie View School, a small K-12 school with strong community ties.

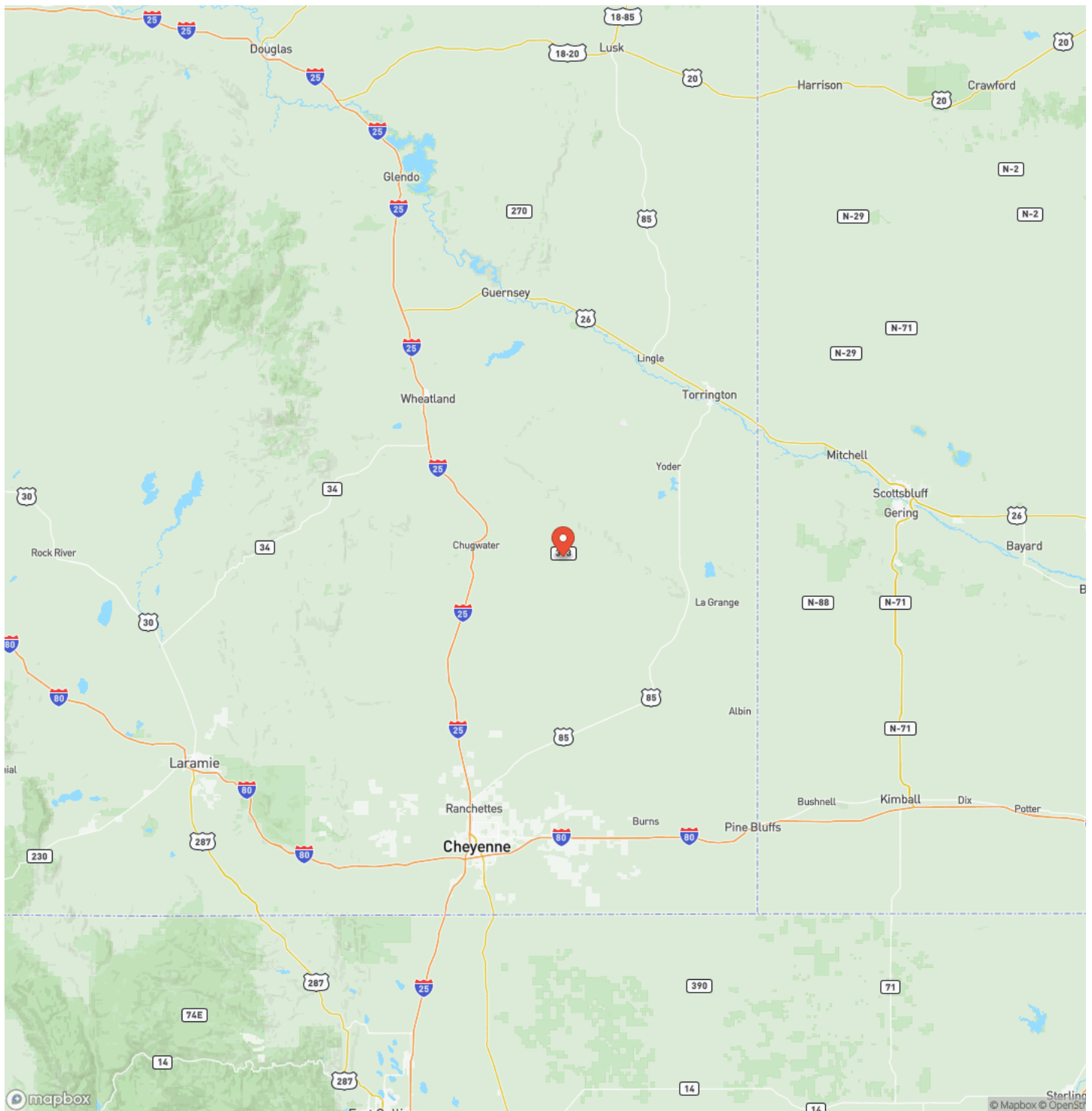
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Chugwater, WY / Goshen County



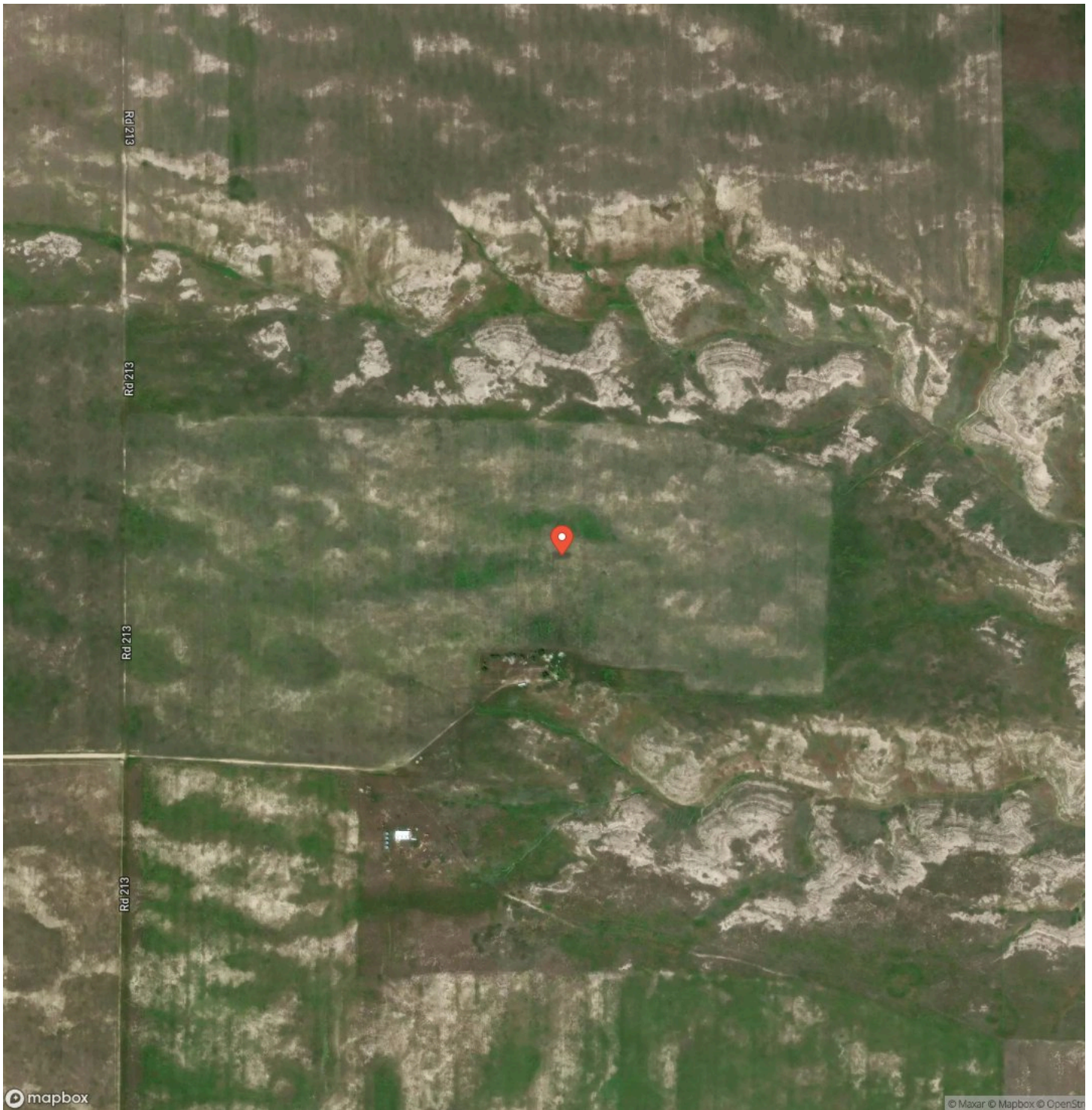
Locator Map



Locator Map



Satellite Map



312 Acres Grazing Land for Sale, Goshen County Wyoming Chugwater, WY / Goshen County

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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DISCLAIMERS

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