

SOUTHEAST WYOMING

# Tipi Hills Ranch



**#1 PROPERTIES**

**RANCH & RECREATION**

TOTAL ACREAGE 292.10± | OFFERED AT \$1,350,000  
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# TIPI HILLS RANCH

Where Wyoming's frontier spirit meets modern comfort and rich history. Nestled in the rolling hills of southeastern Wyoming, this one-of-a-kind guest ranch blends hospitality, heritage, and home into an unforgettable setting. Just a scenic drive from Fort Laramie and the Black Hills, Tipi Hills Ranch has welcomed travelers from around the world seeking a taste of the Old West—and a peaceful place to stay.

## MAIN HOUSE

A spacious and inviting 3-bedroom, 3-bath home (built in 2000) sits at the heart of the property, featuring:

- A great room, living room, office, and eat-in kitchen/dining area
- A luxurious primary suite with walk-in closet and 5-piece bath
- Newly installed luxury vinyl plank flooring throughout
- Central air conditioning
- Wrap-around porch offering stunning sunset views
- Beautifully landscaped yard with sprinkler system
- Oversized two-car detached garage with 10' doors and a climate-controlled dry pantry



take a 3D tour



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## THE PROPERTY

- Airbnb Retreat & Western Getaway
- 292.10± Acres
- Year Built: 2000 (Main House)
- Year Built: 2016 (Guest Cabin)
- Year Built: 2005 (Lodge, Workshop, Shop)
- 2024 Property Taxes: \$4,280.23



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## GUEST ACCOMMODATIONS

Designed with hosting in mind, Tipi Hills Ranch is ideal for Airbnb or extended-stay guests:

- **Furnished Luxury Guest Cabin:** Built in 2016 and custom-designed with hand hewn logs this cozy and stylish cabin features a full bath, kitchenette, and a charming front porch swing.
- **One-Bedroom Lodge:** Includes a butler's pantry, lobby with 1800s antique shelving, original mirrored bar back and bar, and a separate office
- **Outdoor Glamping Deck:** Built for a tipi or tent setup, perfect for Airbnb stays under the stars

- **RV Hookup:** Full setup with water, 50 amp electric, and sewer connection
- **Standalone Bath House:** Two restrooms and a private outdoor hot-water shower



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## WESTERN RECREATION

- Cowboy Pasture Golf Driving Range: Located right in front of the main house—rustic recreation with big sky views
- Airbnb History: A top destination for international guests, especially from Europe, drawn to Native American history, frontier lore, and the Oregon Trail

## RANCH INFRASTRUCTURE

- Barn with Corrals: Equipped with water tanks and pipeline
- Fenced and Cross-Fenced: Functional for livestock and land management
- Workshop & Shop: Attached to the lodge, the 40x40 workshop features radiant in-floor heat; the fully insulated 40x60 red steel shop offers versatile event and storage space

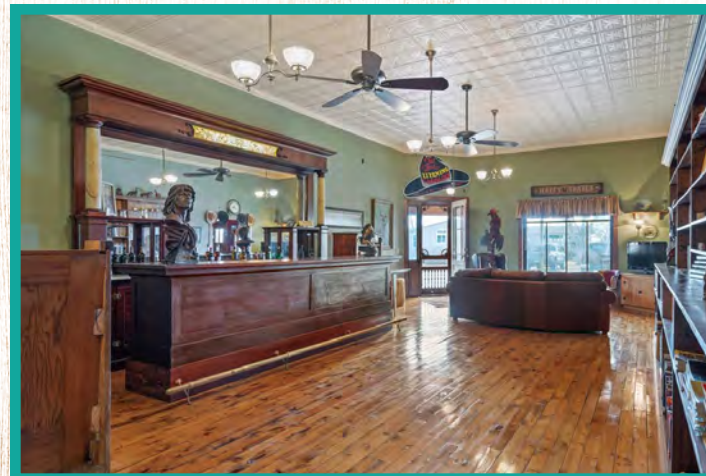


## LOCATION & LEGACY

Tipi Hills Ranch sits in a stunning and scenic setting, where open skies meet rolling hills. Wildlife is abundant—expect to see whitetail and mule deer, herds of antelope, and even the occasional mountain lion roaming the property.

Tipi Hills Ranch is in an area steeped in Western history:

- Near historic Fort Laramie and Oregon Trail landmarks
- Just minutes away, Sunrise and Hartville reveal Wyoming's mining roots—home to the oldest known mine in North America, a 12,000-year-old red ochre quarry used by Paleoindians. A must-see for history lovers and curious travelers alike.



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## COMMUNITY AT A GLANCE

This region of Wyoming offers a peaceful rural lifestyle with access to modern conveniences in nearby towns. The area is known for its close-knit ranching community, outdoor recreation, and historic sites.

## TRAVEL & ACCESSIBILITY

- Lusk, WY: ~20 minutes
- Fort Laramie: ~30 minutes
- Scottsbluff, NE Airport: ~1 hour 15 minutes
- Cheyenne, WY: ~2 hours
- Rapid City Regional Airport: ~2.5 hours
- Denver International Airport (DIA): ~3.5 hours

## CLIMATE AND ELEVATION



4,239 FEET  
ABOVE SEA  
LEVEL



AVERAGE  
PRECIPITATION:  
14.94 INCHES



AVERAGE  
SNOWFALL:  
27.5 INCHES



250 DAYS OF  
WYOMING  
SUNSHINE  
EACH YEAR



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## PROPERTY SUMMARY

Tipi Hills Ranch is a secluded and scenic property tucked into the gently rolling hills of southeastern Wyoming. Surrounded by the views of distant bluffs and dotted with wildlife, this ranch has provided not only a peaceful residential retreat, but also a functional agricultural property where the current owners previously ran cattle.

The property has been a successful Airbnb destination, ideal for travelers interested in Native American heritage, Western expansion, and the nearby Oregon Trail corridor. Guests can enjoy sweeping views, cowboy golf, and nights under the stars from the tipi platform, all while exploring the nearby historical and recreational attractions.

Located just minutes from the historic grounds of Fort Laramie, this property offers a deep connection to the past and rich frontier legacy. Additionally, Guernsey State Park is just a short drive away, providing endless outdoor recreational opportunities including boating, hiking, fishing, and camping.

# 1962 PINE RIDGE ROAD, FORT LARAMIE, WYOMING



**PRICE** \$1,350,000 (ONE MILLION AND THREE HUNDRED FIFTY THOUSAND DOLLARS)

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.



**HOLLY ALLISON** 307.631.1876

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6106 YELLOWSTONE RD, CHEYENNE, WYOMING



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1878 NORTH GLENDO HIGHWAY, GLENDO, WYOMING



Please note: All information is subject to change without notice. Acreage is approximate and subject to change. Buyers to verify all data to their satisfaction. 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.