

SOUTHEAST WYOMING

Bluffview Country Homestead



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE* 50± | OFFERED AT \$800,000

RANCHANDRECREATION.COM

INTRODUCTION

Bluffview Country Homestead presents an opportunity to own a well-balanced rural property in Platte County, Wyoming. Located just outside Wheatland, this 50± acre property blends comfortable living, usable land, and functional improvements in a setting that reflects the character of the region.

LOCATION

Situated approximately 6 miles northwest of Wheatland, the property offers convenient access to town while maintaining a private, rural atmosphere. Wheatland is known for its deep agricultural roots and strong community, making it an ideal location for those seeking a Wyoming lifestyle.

LAND & SETTING

The acreage consists of native pasture complemented by mature tree rows that provide privacy, wind protection, and visual appeal. The gently rolling setting offers views of the surrounding countryside and the Laramie Range.



RANCHANDRECREATION.COM



RESIDENCE

The home offers approximately 2,500 sq ft with a functional layout designed for everyday living. The main level includes an open kitchen and dining area, a comfortable living room with a rock fireplace, and access to an enclosed porch with a hot tub—creating a space that can be enjoyed year-round.

IMPROVEMENTS

- Attached garage
- Shop building for storage or workspace
- Livestock facilities suitable for cattle or horses
- Fencing and established infrastructure

These improvements provide flexibility for a range of uses without requiring a full-scale agricultural operation.

OPPORTUNITY

Bluffview Country Homestead is well-suited for buyers seeking a rural residence with the ability to incorporate livestock, recreation, or small-scale agricultural pursuits. The property offers a balance of usability and comfort, allowing new ownership to shape it according to their needs.

RANCHANDRECREATION.COM



HOLLY ALLISON 307.631.1876

ranchandrecreation.com | [f /hollyallisonrealtor](https://www.facebook.com/hollyallisonrealtor)

6106 YELLOWSTONE RD, CHEYENNE, WYOMING



RANCH & RECREATION

co-listed with Hall and Hall



SCOTT LEACH 307.331.9095

hallhall.com | [f /scottleachrealestate](https://www.facebook.com/scottleachrealestate)

1878 NORTH GLENDON HIGHWAY, GLENDON, WYOMING



*Acreage counts are believed to be accurate but have not been verified by a professional survey.

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.