

CENTRAL WYOMING

675 Burma Road



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE 17.85± | OFFERED AT \$670,000
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THE PROPERTY

For the family looking for serenity, country living and recreational opportunities, it really doesn't get much better than this property! The four-bedroom home is nestled amongst the cottonwoods and ag. fields providing privacy and plenty of nature to embrace. Deer, waterfowl and small game are frequent visitors. With numerous outbuildings, barns and corrals, the ground is ready for your livestock and the irrigated field allows you to provide your own supplemental feed. Fishing, boating, camping, hunting and hiking are all only minutes away.



AIRPORTS

Central Wyoming is famous for its tremendous views, quiet living and abundance of nature but the rest of the world is not far away with numerous airports in the region. Central Wyoming Airport in Riverton and Natrona County Airport in Casper offer daily flights to hubs such as Denver and Salt Lake City.

Riverton, WY ~ 11 miles

Thermopolis, WY ~ 50 miles

Casper, WY ~ 115 miles

Billings, MT ~ 240 miles

Denver, CO ~ 361 miles



NEARBY ATTRACTIONS

Yellowstone National Park

Grand Teton National Park

Wind River Casino

Thermopolis Mineral Hot Springs

Boysen State Park



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SCHOOLS

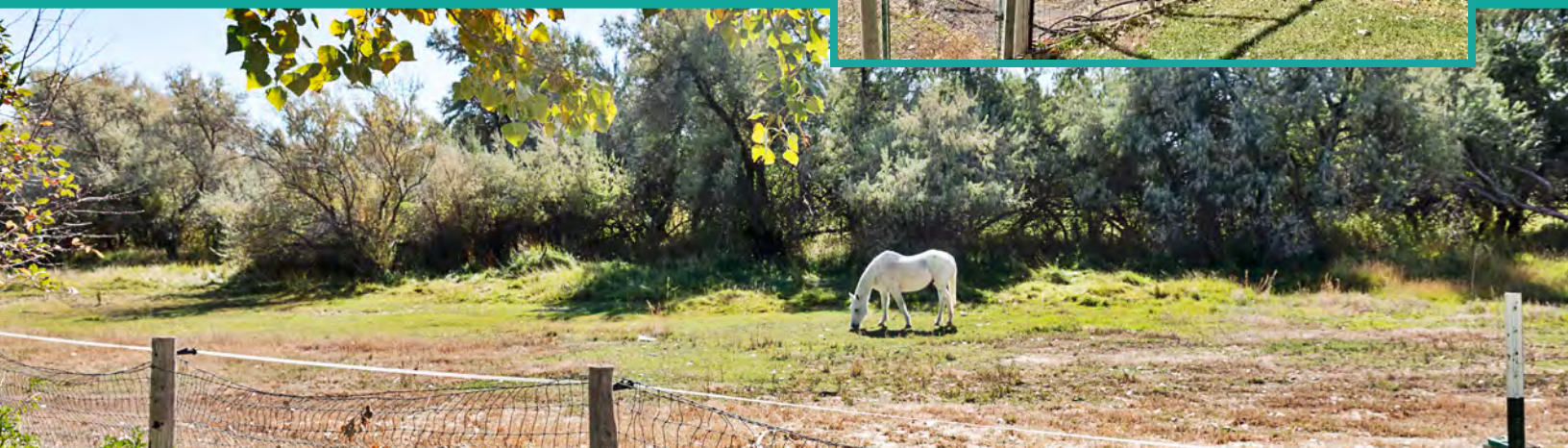
The farm is conveniently located near multiple school districts allowing flexibility and various options. Shoshoni, Riverton and Pavilion/Wind River school systems are all within a twenty-mile radius.

LAND USE

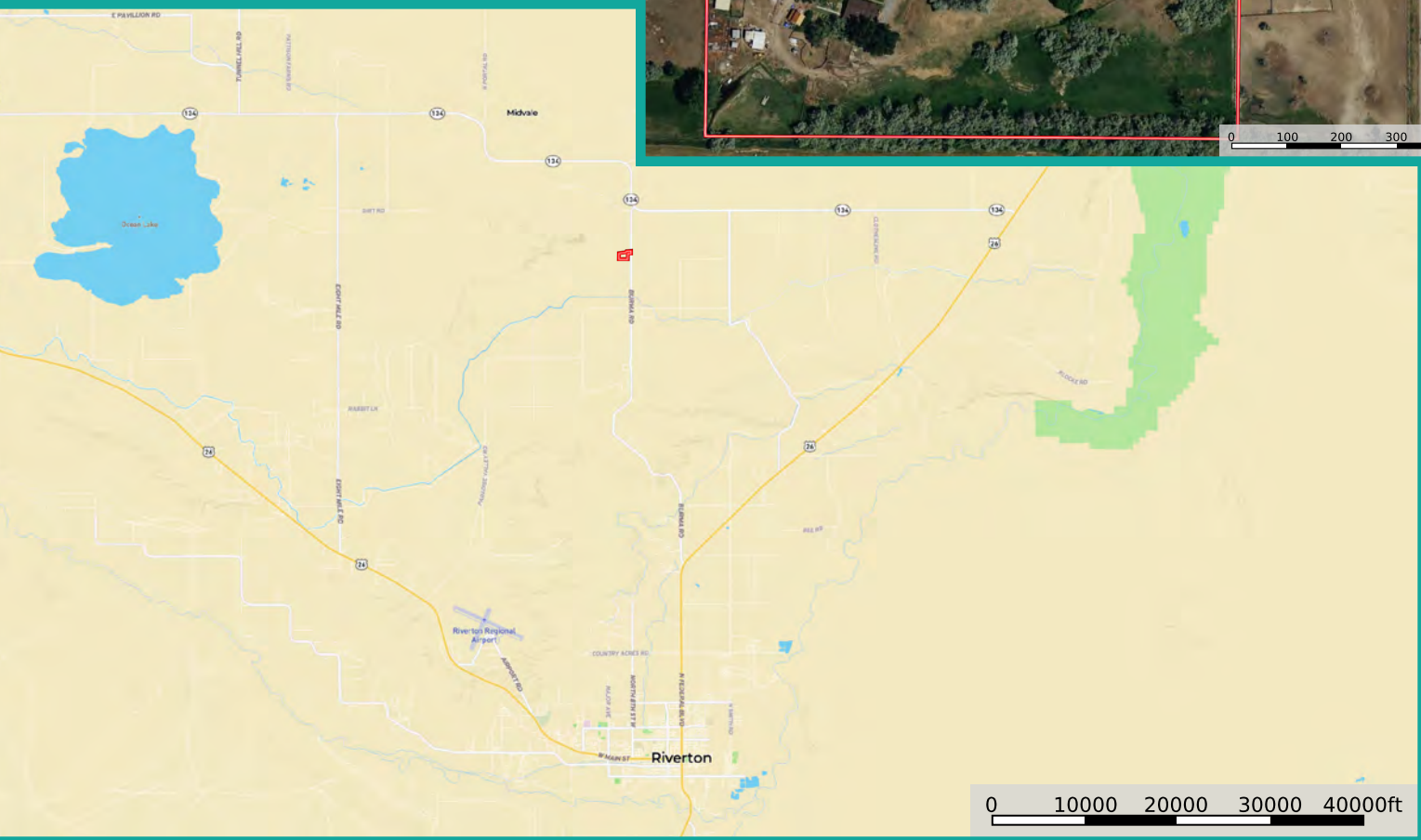
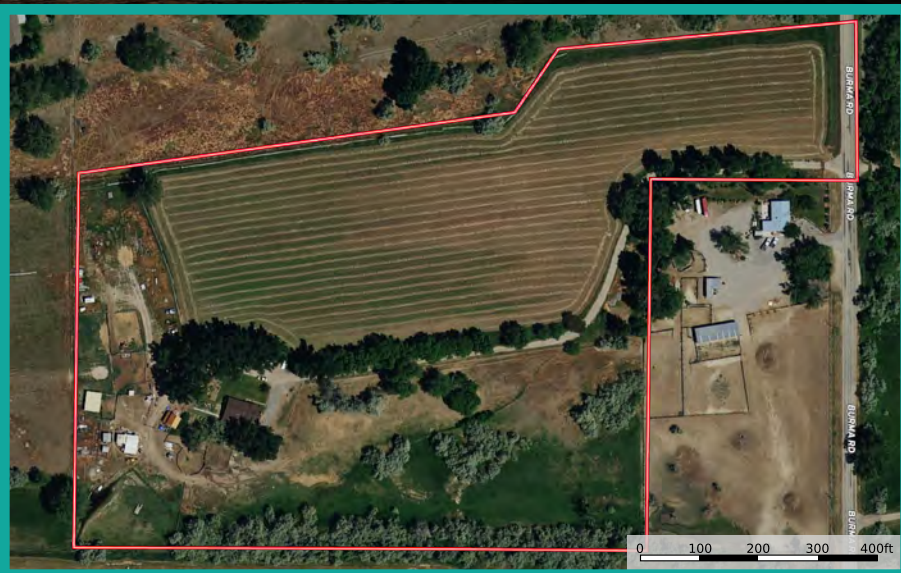
The acreage is perfectly set up for the small-time livestock producer or hobby farmer. The current owners, although now retired, were long time breeders of show sheep. Some of Wyoming's greatest 4H and FFA show lambs were born and raised on the farm. With a great mixture of pasture, tree cover and irrigated ground, one can be as close to self-sufficient as possible. There are 16.5 acres of water rights allocated to the property which are diverted from the nearby ditch and then distributed throughout the field via gated pipe. Historically, the field has allowed the owner to put up a yearly average of around 50 tons of hay. All irrigation equipment including pipe, gates and fittings will be included in the sale.

RECREATION OPPORTUNITIES

This part of the country is world famous for its endless amount of outdoor activities and the farm is conveniently located right smack in middle of them all! With tens of thousands of acres of public land within the surrounding area, hiking, hunting, fishing, camping, skiing and horseback riding are all just a short drive away. The nearby Big Horn River is one of the country's premier blue ribbon trout fisheries and if lake fishing or boating is more your speed, Boysen Reservoir and Ocean Lake are only minutes away and are filled with numerous species including walleye and perch. For the hunter, it simply does not get much better as all of Wyoming's big game species call this part of the state home. Fremont county has produced numerous record book trophies for deer, elk, pronghorn, black bear and mountain lion. Additionally, the waterfowl and upland bird hunting opportunities in the area are both abundant and productive.



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#1 PROPERTIES

CLIFF FERREE 307.286.5207

6106 YELLOWSTONE RD, CHEYENNE, WYOMING
LICENSED WITH #1 PROPERTIES IN WYOMING AND
#1 PROPERTIES RANCH & RECREATION IN NEBRASKA



LARRY SUTHERLAND 307.236.8299

ranchandrecreation.com
6106 YELLOWSTONE RD, CHEYENNE, WYOMING

#1 PROPERTIES

RANCH & RECREATION

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.