

SOUTHEAST WYOMING

Bluff Canyon Ranch



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE 276.13± | OFFERED AT \$825,000
RANCHANDRECREATION.COM

WELCOME TO BLUFF CANYON RANCH

Tucked against the north face of the iconic Chugwater Bluffs, Bluff Canyon Ranch offers the kind of peace, productivity, and potential that only Wyoming can deliver. With rugged natural beauty, classic Western outbuildings, and a tidy, updated farmhouse, this property is ideal for homesteaders, small ranchers, and anyone seeking a self-reliant lifestyle.

The scenery here looks straight out of a C.M. Russell painting – rolling bluffs, big skies, and the kind of untouched country that stirs something in your soul.

Whether you're dreaming of growing your own food, raising livestock, or simply escaping the noise, this place checks all the boxes. Located just two miles off I-25 and minutes from the historic town of Chugwater, it brings together convenience, heritage, and wide-open space.



RANCHANDRECREATION.COM



THE HOME

- * 1.5-story home with 1,504 sq ft
- * Fresh paint, trim, and all-new flooring throughout
- * Open upstairs loft with new carpet
- * Two main-floor bedrooms and one full bath
- * Eat-in kitchen with solid wood cabinets and appliances included (fridge, range oven, microwave, dishwasher)
- * Propane-fed forced air heat and water heater
- * Built in 1940 with modern updates



RANCHANDRECREATION.COM



HOMESTEAD-READY FEATURES

- * Fenced and cross-fenced for livestock or rotational grazing
- * Productive pastureland with shelterbelt and natural windbreak
- * Chicken coop integrated into barn with outdoor yard
- * Tie stalls and grain room for horses or dairy goats
- * Multiple barns and outbuildings for animals, storage, and workshop space
- * Wood stove, propane heat, and private well

Whether you're looking to can your own vegetables, harvest your own eggs, or live with more independence, Bluff Canyon Ranch offers the infrastructure and freedom to build your own version of the good life.



BARN

RANCHANDRECREATION.COM



THE OUTBUILDINGS

DETACHED GARAGE

- * 36x22 with concrete floors
- * South-facing sliding doors
- * Stucco siding and metal roof

RUSTIC HORSE & LIVESTOCK BARN

- * 30x24 enclosed space with an attached 24x24 open loafing shed
- * Two tie stalls with railroad tie flooring, a grain room, and integrated chicken coop with outdoor yard
- * Corrals with solid wood construction, a rustic loading chute, metal gates, and automatic waterer
- * Mostly metal siding with historic tongue-and-groove wood and a metal roof

POLE BARN

- * 33x60 with concrete floors, wood stove
- * Metal siding and metal roof



33X60
POLE BARN



POLE BARN

CHUGWATER AT A GLANCE

Historic and welcoming, Chugwater is home to:

- * The oldest operating soda fountain in Wyoming
- * A vibrant senior center and local museum
- * Two restaurants, including the famous Chugwater Chili
- * A ranch mercantile and healthy grocery with Wyoming beef, milk, and eggs
- * Prairie View Charter School
- * The well-appointed Buffalo Lodge

Just off I-25, Chugwater offers a rare blend of Old West charm, community spirit, and modern convenience. The TY Basin is well known for its strong grass, scenic ridges, and peaceful lifestyle... and Bluff Canyon Ranch fits right in.

CLIMATE AND ELEVATION



5,295 FEET
ABOVE SEA
LEVEL



AVERAGE
RAINFALL:
16.79 INCHES



AVERAGE
SNOWFALL:
69.8 INCHES



250 DAYS OF
WYOMING
SUNSHINE
EACH YEAR



RANCHANDRECREATION.COM



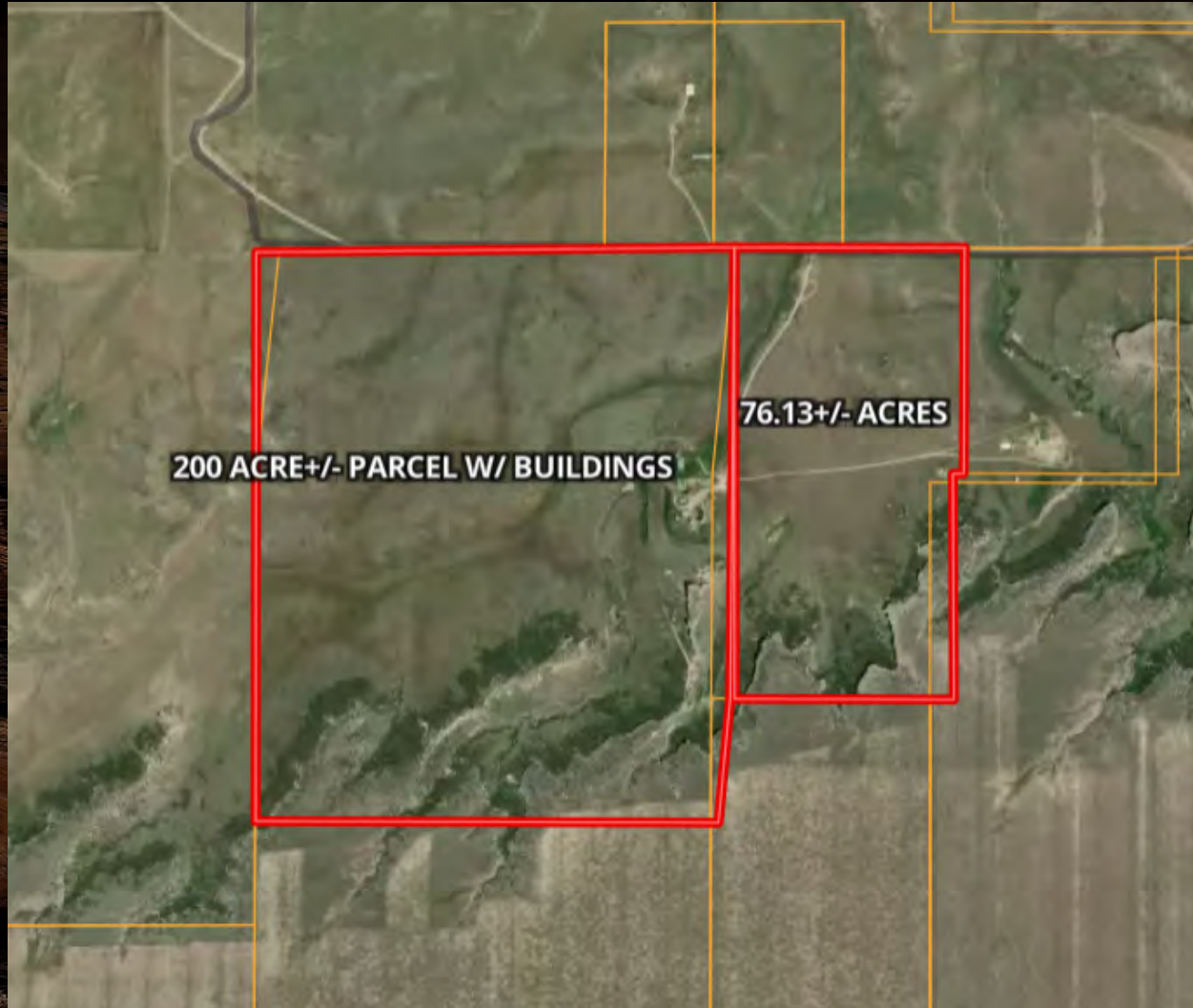
DISCLAIMERS

1. *Acreage and Survey:* Acreage counts are believed to be accurate but have not been verified by a professional survey. All acreage counts were obtained from the County Assessor's website. The property is being sold by legal description, and the acreage amount stated for the property is approximate. Buyers are welcome to have a survey of the property at their expense as part of their due diligence process.

2. *Reassessment of the Property:* The buyer acknowledges that the property may be reassessed for real estate tax purposes after the Buyer purchases it. Such reassessment may result in higher real estate taxes.

3. *Fences:* Buyer acknowledges that fences may not be on boundary lines and may differ from the legal description of the property, and that some portions of the property are not fenced. Buyer is purchasing the property subject to the location of the existing fence lines. Seller makes no warranties regarding the location of the fence lines in relation 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. If portions of the property are not fenced, the buyer shall be solely responsible for erecting any new boundary fences. Buyer is hereby advised to consult their attorney regarding fence laws within the state.

487 TY ROAD, CHUGWATER, WYOMING



PRICE \$825,000 (EIGHT HUNDRED AND TWENTY-FIVE 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

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

6106 YELLOWSTONE RD, CHEYENNE, WYOMING



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.