

SOUTHEAST WYOMING

Guernsey Executive Hideaway



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE* 35.64± | OFFERED AT \$1,050,000
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LUXURY WYOMING RETREAT 35 ACRES NEAR GUERNSEY STATE PARK WITH CUSTOM HOME & SHOP

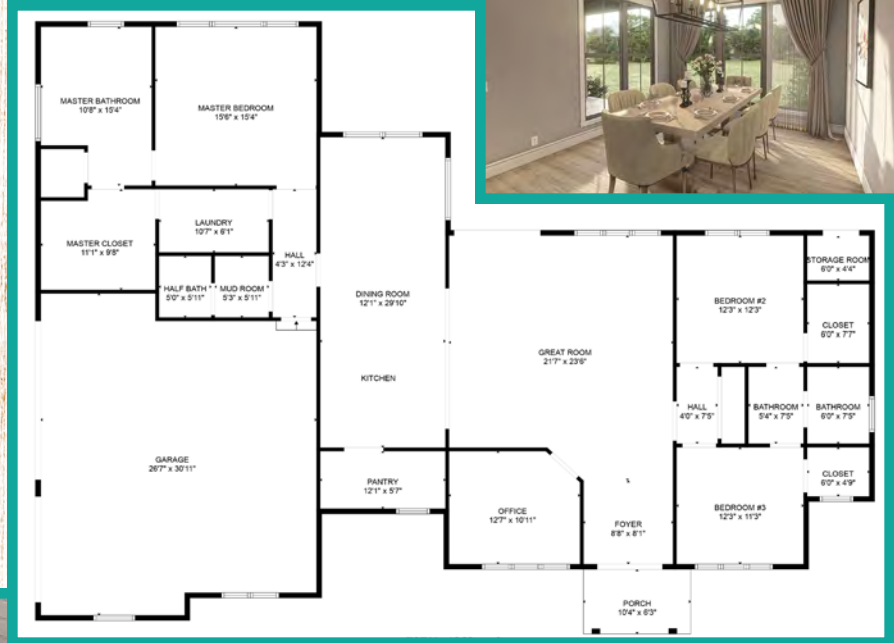
Escape the crowds and discover your private Wyoming getaway—less than three hours from Denver and just over two hours from Fort Collins. Situated on 35 pristine acres only 15 minutes from the Guernsey State Park boat ramp, this property is the ultimate base for water sports, fishing, and year-round outdoor adventure.

The fully custom three-bedroom, two-bath home is a showcase of fine craftsmanship and design. Every door is at least eight feet tall, ceilings start at ten feet, and the living room features floor-to-ceiling glass framing breathtaking views of Laramie Peak and the surrounding forest. Natural light floods the open-concept interior, where luxury finishes and thoughtful details create an atmosphere that's as welcoming as it is impressive.

The property's expansive acreage offers complete privacy, abundant wildlife, and plenty of space to explore, while remaining just minutes from lake activities, camping areas, and scenic hiking trails.

Whether you're carving up the water on summer weekends, hosting family retreats, or simply enjoying the peace of your own mountain-view sanctuary, this Guernsey State Park-area estate offers the perfect blend of recreation, comfort, and Wyoming's famous tax advantages.

Your lake-and-mountain lifestyle starts here.



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RECREATION IN THE GUERNSEY WY AREA

Guernsey, Wyoming is a premier destination for Wyoming lake homes and recreational properties, offering unmatched access to Guernsey State Park and its stunning reservoir. Just minutes from town, the park is a hotspot for boating, wakeboarding, waterskiing, paddleboarding, kayaking, fishing, and swimming. Visitors also enjoy miles of scenic trails for hiking, mountain biking, and wildlife photography.

The area is rich in history, featuring Register Cliff, a landmark along the Oregon Trail where pioneers left their names, and the Fort Laramie National Historic Site, a preserved 19th-century military post. Hunting, camping, and year-round outdoor recreation in southeastern Wyoming make this region ideal for those seeking a lake-and-mountain lifestyle with plenty of adventure.

Whether you're looking for a weekend getaway near Guernsey Reservoir or a full-time residence with easy access to Wyoming water sports and historic attractions, this location offers the perfect balance of excitement, history, and wide-open space.

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GUERNSEY, WYOMING

Located in Wyoming's eastern plains, Guernsey is where western history and outdoor adventure meet to bring a true Wyoming experience.

The Town of Guernsey is named for New Yorker C.A. Guernsey, who in 1880 moved west and purchased land in what was then Laramie County. C.A. Guernsey was a legislator, rancher, mining promoter, and author of the book, "Wyoming Cowboy Days". Mr. Guernsey was also instrumental in building the Guernsey Dam.

Town of Guernsey was incorporated in 1902 when the Chicago, Burlington, and Quincy Railroad reached the area. At the time of its incorporation, Guernsey was well known as the "Hub of the Oregon Trail".



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*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.