

SOUTHEAST WYOMING

Wild Wind Ranch



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE* 347.07± | OFFERED AT \$430,000
RANCHANDRECREATION.COM

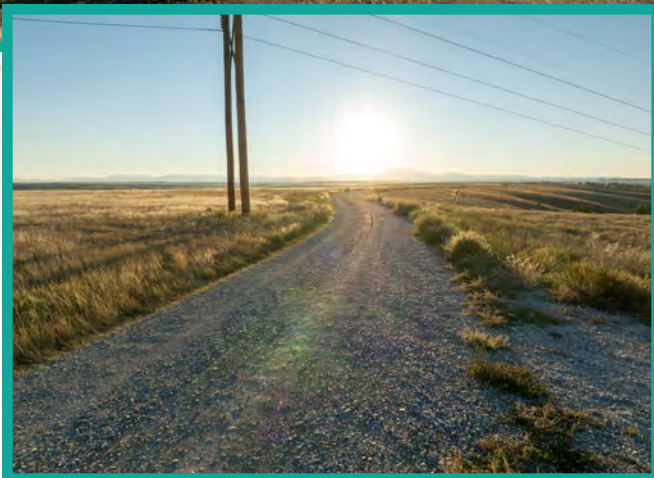
Discover the untamed beauty of Wild Wind Ranch, a sprawling 347-acre paradise nestled in the heart of Guernsey, Wyoming—your ultimate gateway to Wyoming's wonderful outdoors and prime hunting grounds! With seamless direct road access off Trapper Trail Road, this expansive property offers effortless entry to your private retreat, just 8.5 miles from the breathtaking Guernsey State Park with even more amazing recreational opportunities

Imagine waking up to panoramic views of rolling hills and wide-open skies on this fully fenced haven, complete with barbed wire boundaries for secure livestock or wildlife management. A reliable private well ensures self-sufficient water supply, making it ideal for sustainable living, ranching, or building your dream off-grid escape. Hunters take note: this gem has strong potential to qualify for coveted landowner tags, opening doors to abundant opportunities for pursuing antelope, deer, and multiple species in one of Wyoming's premier big-game regions.

Whether you're seeking a recreational haven, an operation expansion, or an investment in Wyoming's thriving land market, Wild Wind Ranch delivers unmatched value and versatility. Don't miss this rare chance to own a slice of authentic Western heritage—contact us today to explore this Guernsey acreage and make it yours!



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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.

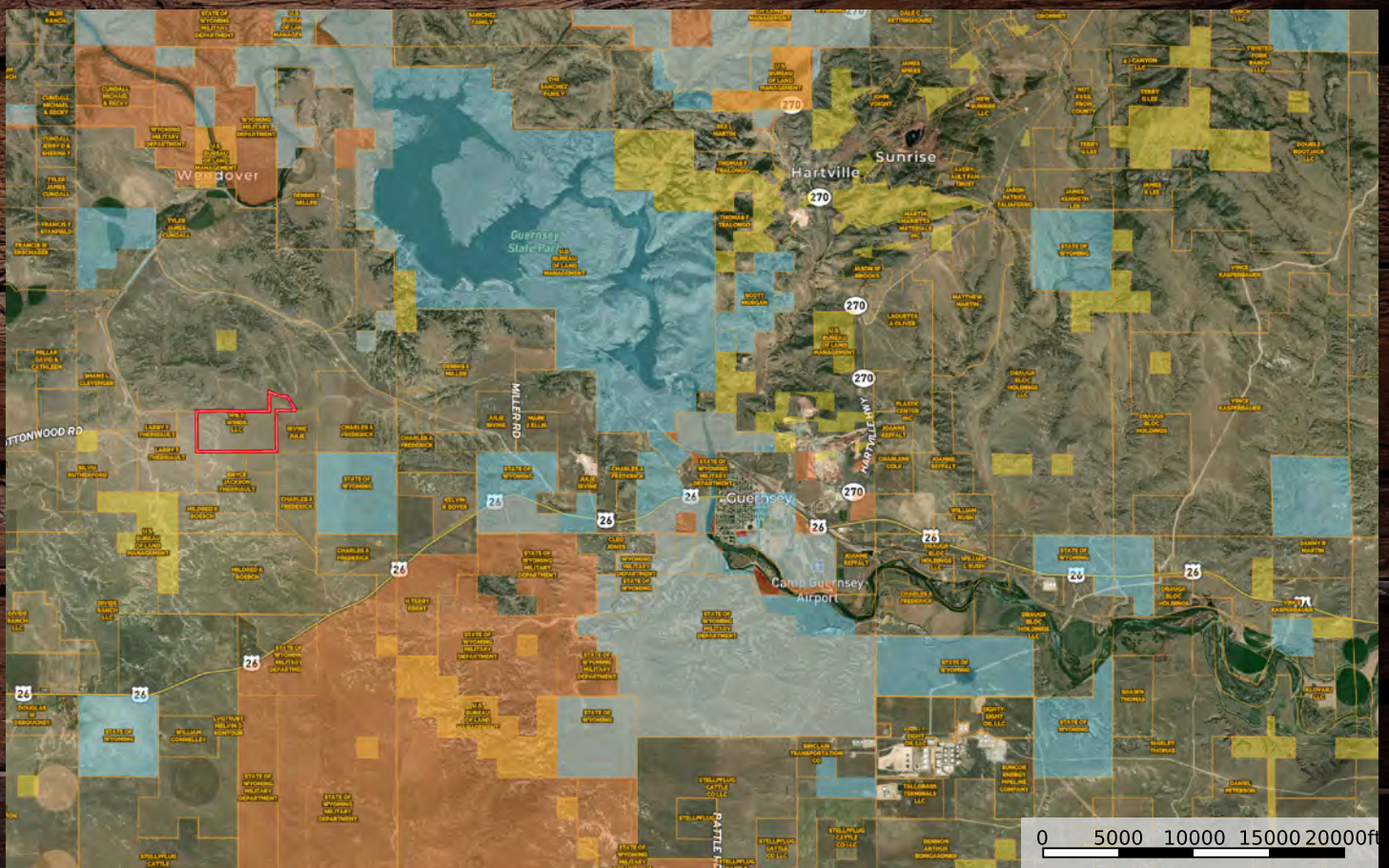
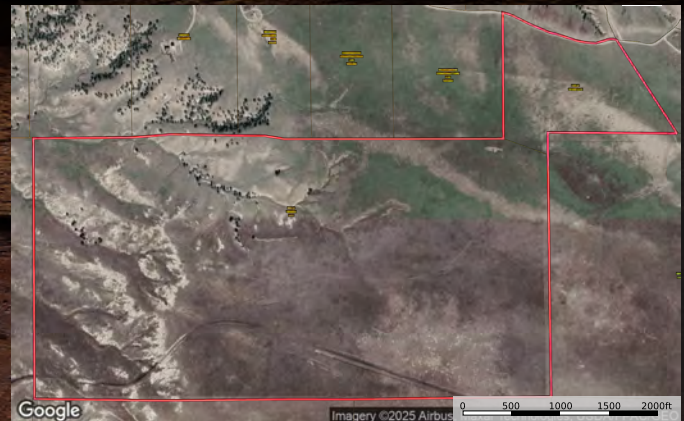
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GUERNSEY, WYOMING

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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6106 YELLOWSTONE RD, CHEYENNE, WYOMING



RANCH & RECREATION



*Acreage counts are believed to be accurate but have not been verified by a professional survey. All acreage counts were obtained from the County Assessors website. The property is being sold by legal description and the acreage amount stated for the property is approximate.

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.