

EASTERN WYOMING

# Cedardale Homestead



**PROPERTIES**

**RANCH & RECREATION**

TOTAL ACERAGE 100± | OFFERED AT \$640,000  
[RANCHANDRECREATION.COM](http://RANCHANDRECREATION.COM)





## THE OVERVIEW

Experience the perfect blend of comfort and functionality on this 100-acre homestead just 6 miles north of Lusk, WY. This charming ranch-style home features 4 bedrooms, 2 baths, and 1385 sq ft on both levels. Enjoy a modern kitchen, cozy wood stoves, and ample storage. The property boasts a large 40x72 metal building built in 2016. This was split into two sides one for a fully insulated heated shop and concrete floors. The other side is stockman friendly with dirt floors and two horse stalls with room for more!

The entire property is well protected by substantially established tree rows. There are 2 wells, an 80-acre hay field of crested wheat, and an insulated chicken coop. Discover unique rock monuments by Wyoming author & historian Mae Urbanek. Ideal for ranch living with all the amenities you need.



## LOCATION

From Lusk Wyoming, go north on Highway 85 approximately 5 miles turn East(right) onto Kirtley Road. Travel east one miles turn south(right) onto Gropp Road. House will be 1/2 miles on right.

Casper, WY ~119mi

Cheyenne, WY ~146mi

Douglas, WY ~61mi

Chadron, NE ~84mi

Scottsbluff, NE ~95mi

Denver, CO ~247mi



## CLIMATE & ELEVATION

LUSK WY

US AVG



17 inches

38 inches



227 sunny days

205 sunny days



51 inches

28 inches

The Cedardale Homestead sits at an elevation of 4,275 feet and experiences all four seasons. The area enjoys about 13 inches of annual precipitation, mostly in spring and summer, with low humidity and plenty of sunshine. Winter temperatures average 25°F during the day and 10°F at night, while summer temperatures can reach up to 95°F.

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## Wyoming

*Green of the Pine, Grey of the Sage  
Mixed with the Rocks Growing with Age  
Guarded by Mountains touching the Sky  
Blessed with a Grandeur, none can deny.  
~Mae Urbanek*

The property has several rock installations and historical pieces from the original owner: Published Author, Poet, Rockhound & Wyoming Historian

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## THE HOUSE

- Built in 1963: This ranch-style home has 4 bedrooms and 2 bathrooms, providing ample space for family living.
- Size: 1385 square feet on the main level and 1385 square feet in the basement.
- Roof: A new metal roof was installed in 2018.
- Siding: Durable brick siding for low maintenance.
- Windows: New vinyl windows ensure energy efficiency and modern comfort.
- Heating: Propane forced air heat (2008) and two cozy wood stoves (one on each level).
- Hot Water: An electric water heater was installed in 2023.

## Interior Highlights

- Kitchen: Beautiful wood custom cabinets with built-in pull-out drawers, ample pantry storage and beautiful island. It was remodeled in 2013 with new wiring.
- Rooms:
  - Kitchen: 13'x17'
  - Living Room: 11'x14' with wood stove
  - Primary Bedroom: 12'x14' with a walk-in closet (10x6)
  - Bedroom 2: 11'x13'
  - Bedroom 3: 11'x13' (basement, with egress)
  - Bedroom 4: 12'x14' (basement, with egress)
  - Bathrooms: 2 (One on each level)
  - Laundry is located in the basement: 11'x9'
  - Large Family Room in the basement: 14x29 with wood stove



Main Floor Bath



Primary Bedroom



Scan for  
Virtual  
Tour

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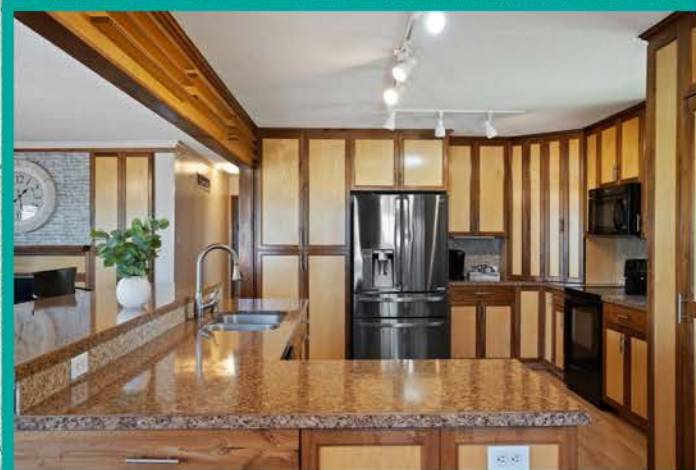




Scan for  
FloorPlan



Bedroom 2, main floor



Basement Family Room



Bath 2, basement







## THE SHOP/ BARN~

Built 2016  
Metal Building  
40' x 72'



### Shop Side, 40' x 48'

- Heated & Insulated
- Propane heat, dedicated 350 gallon tank
- Concrete Floors with floor drain
- Car Lift
- 16' Side Walls, 10' garage door
- 220 volt electric

### Barn Side 40' x 24'

- 2 Box Stalls
- Tack Room
- Dirt Floors for livestock
- Hay Loft
- 14' Side Walls, 14' garage door
- 110 volt



## TREE ROWS/SHELTER BELTS

The property has hundreds of trees, from chokecherry, plum, a variety of fruit trees to spruce, pine and shade trees.

## LAND USE

The property has an 80-acre hay meadow of native grasses and primarily crested wheatgrass. The property has not been grazed in 2024.

This property could be used as a horse property or a small hobby farm to include a variety of livestock.

Niobrara County has good mix of warm-season and cool-season grasses that are well known throughout the region for exceptional grazing grounds.

*\*Carrying capacity can vary due to weather conditions and management practices. Potential buyers are advised to consult their experts to make their own analysis.*

## FENCES & BOUNDARY

The fences are in good/usable condition for a cow-calf operation. Fencing consists of wood and metal posts with a range of 4-strand barbwire.

*The seller and buyer acknowledge that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties regarding location of the fence lines in relationship 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.*

## MINERAL RIGHTS

*Status of mineral rights are unknown at this time. IF mineral rights are still intact with the property, Any and all mineral rights that the Sellers own shall convey upon a fully funded closing. It is not known if there are still available mineral rights and will not be verified by the Sellers or #1 Properties Ranch and Recreation*

## PROPERTY TAXES

Taxes for the 2023 tax year were \$1345







## CONDITIONS OF SALE

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.



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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.