

SOUTHEAST WYOMING

# Rafter MB Arena



**#1 PROPERTIES**

**RANCH & RECREATION**

210 SYBILLE CREEK ROAD, WHEATLAND, WY | OFFERED AT \$2,000,000 | 59.3± ACRES  
[RANCHANDRECREATION.COM](http://RANCHANDRECREATION.COM)

Driving to this world-class equine facility and marvel at a towering canopy of cottonwoods lining a paved road all the way to the property where the Wyoming blue sky opens up to reveal breathtaking views of Laramie Peak. This property is not just a huge indoor arena with a beautiful custom home; it's an opportunity to embrace a lifestyle of unparalleled beauty and functionality.

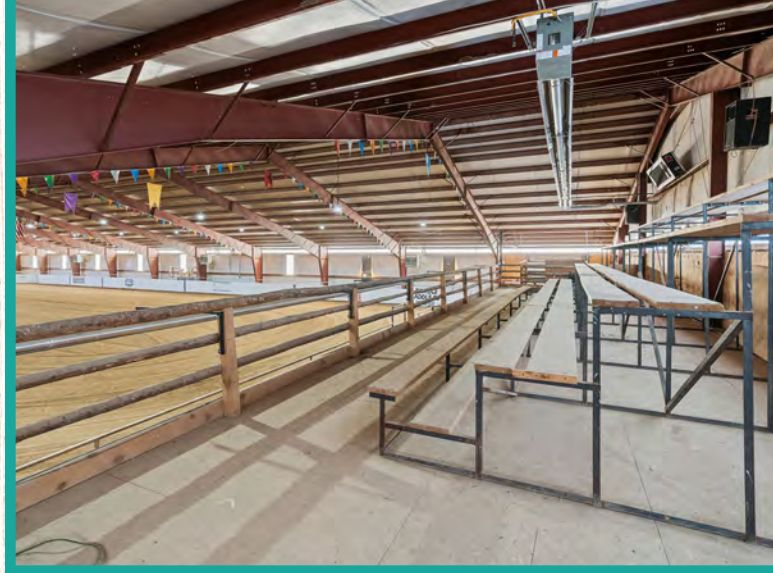
### INDOOR ARENA: WHERE DREAMS UNFOLD

Step into a world of equestrian excellence with our state-of-the-art indoor arena. This facility is insulated, heated, constructed with red steel, spans an impressive 125' x 250'. The riding arena itself covers 107'x214' and is equipped with energy-efficient LED lighting, superior sand footing, and comforts for both humans and animals. The arena seamlessly connects to six insulated interior box stalls, a tack room, and a hot water wash rack. Additionally, horse stocks come with the property, ensuring every need is met. The arena and corresponding infrastructure is efficient and well maintained.



## ARENA AMENITIES

- LED Lighting and 8 Heaters over riding arena: Illuminate your ambitions.
- Radiant Heater: Overlooking the grandstand area on the mezzanine level.
- Judges Stand: A vantage point for every spectacular moment.
- Cantina and bar entertaining area for a delightful atmosphere.
- Dedicated office space for operational efficiency.
- Two large bathrooms for guests.(Arena hosts it's own septic system.
- Private Office within the arena to served as a base of operations.
- Portable Roping Chutes are on site, will transfer with property and are easy to install. For roping events there is an interior alleyway, stripping chute and holding pens all located in the building.
- Commercial Kitchen: Ideal for concessions, catering weddings, or hosting community events.
  - o Modine Air Systems Ventilation
  - o Outdoor 500-gallon Custom-made Reverse Flow Smoker, finishing grill, trim tables
  - o Galaxy Freezers and Avantco commercial-grade refrigerators and appliances.
  - o Two windows for taking and delivering orders in concessions
  - o 5 pan Avantco warmer
  - o Avantco commercial grade refrigerated sandwich prep
  - o Stainless steel prep tables & storage shelving
  - o 3 well sink and handwashing station





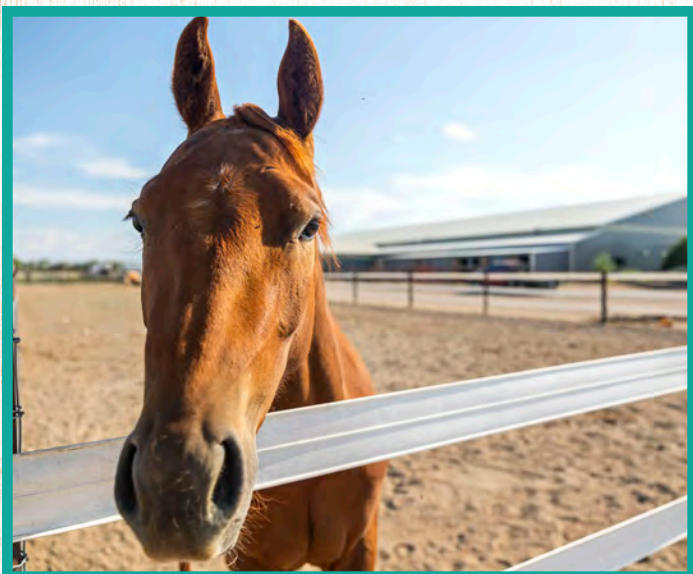
### **OUTSIDE FEATURES: BEYOND BOUNDARIES**

Explore the expansive outdoor features that make this property truly extraordinary.

- 6 additional interior stalls with pipe runs and automatic waterers
- 6 Covered Pipe Runs with automatic waterers
- Cattle Pens: Four large pens with automatic waters, loading chute, and access to pasture and arena.
- Covered Stalls: 46 stalls for overnight boarding or hosting events.
- Round Corrals: Two round corrals measuring 120' and 60'
- Five Fenced Pastures: balanced mix of grazing and hay production, all irrigated by Wheatland Irrigation District. Native grasses also including large presence of timothy and brome.
- Picturesque Pond: An idyllic backdrop for weddings and a serene touch to the landscape.
- 9 horse safe turn-outs



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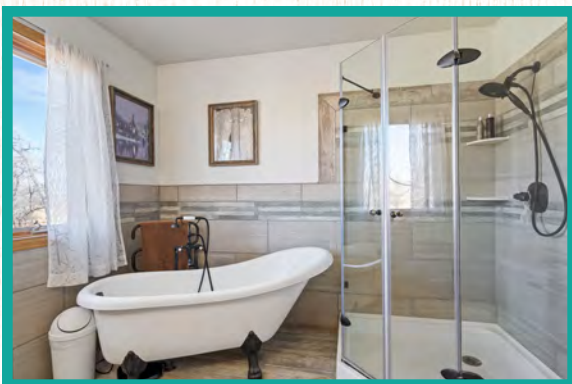
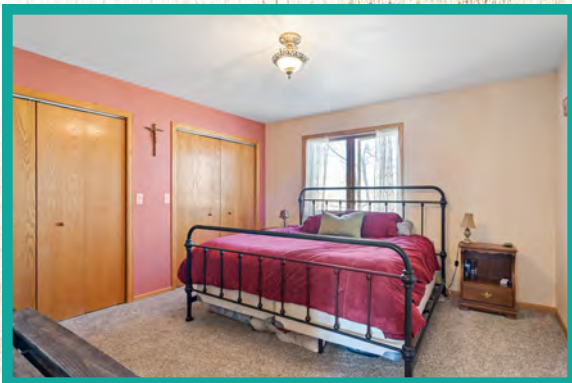




**HOUSE FEATURES: WHERE COMFORT MEETS ELEGANCE**

Nestled on the property is a custom-built brick sided home with captivating views and luxurious amenities. Well built with updated gourmet kitchen, with appealing layout and ample storage.

- 4 bedrooms | 3 baths
- 2-car attached garage
- Year Built 1999
- Total Square Feet 2,936
- 59.3± Acres



## HOUSE AMENITIES

- 4 Bedrooms, 3 Bathrooms and an attached two car garage: A sanctuary for the whole family.
- Updated Kitchen: Granite countertops, stainless steel appliances, and a dedicated pantry.
- Master Bedroom: A retreat with ample closet space and a newly updated luxury 5-piece bath.
- Main Floor: Luxury vinyl plank flooring, a spacious kitchen, and a living room with a gas fireplace insert.
- Majestic Views: A beautiful bay window in the main living room frames Laramie Peak and irrigated horse pastures.
- Upper Level: Master bedroom, bathroom, laundry room, and two additional bedrooms.
- Lower Garden Level Basement: Ample storage, a bedroom, a bathroom, and a flexible office or craft room.
- Family Room: Spacious and bathed in natural light with garden level windows, complemented by a cozy pellet stove.



# WHEATLAND, WYOMING

## A HUB OF HERITAGE AND HORIZONS

Nestled in the heart of Wyoming, 210 Sybille Creek Road stands proud in Wheatland—a community rich in history, economy, and natural wonders. Just a scenic drive from Denver International Airport, this haven of tranquility offers a retreat from the hustle and bustle, inviting you to explore a world-class equine facility amid breathtaking landscapes.

### Denver International Airport:

- Located 135 miles south of Wheatland, easily accessible for domestic and international travel.
- A scenic drive of approximately 2.5 hours, connecting you to your equine paradise.

### WHEATLAND, WYOMING - A GLIMPSE

- Population: 3,597
- Economy: Flourishing on the banks of the Laramie River, Wheatland's economy thrives on agriculture, ranching, and a close-knit community spirit. The Wheatland Irrigation District, a cornerstone of the local economy, has played a pivotal role in transforming the region.
- History: In 1881, Irish immigrant John Gordon envisioned the potential of Wheatland Flats, inspiring the formation of the Wyoming Development Company. The ambitious project began with the construction of the Bluegrass Tunnel in 1883, leading to the establishment of the Wheatland Project. Through perseverance, settlers overcame challenges, creating one of the continent's most important irrigation works.

### CLIMATE AND ELEVATION



4,328 FEET  
ABOVE SEA  
LEVEL



AVERAGE  
RAINFALL:  
15 INCHES



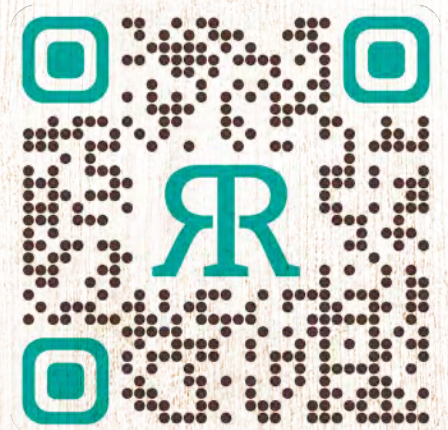
AVERAGE  
SNOWFALL:  
40 INCHES



250 DAYS OF  
WYOMING  
SUNSHINE  
EACH YEAR



PLATTE COUNTY  
ECONOMIC  
DEVELOPMENT  
BUSINESS RESOURCES



## LOCAL RECREATION: UNLEASHING THE OUTDOORS

- Fishing and Lakes: Dive into the vibrant fishing scene with multiple bodies of water in Platte County. Explore the two state parks, Glendo State Park and Guernsey, offering diverse opportunities for water activities and outdoor adventures.

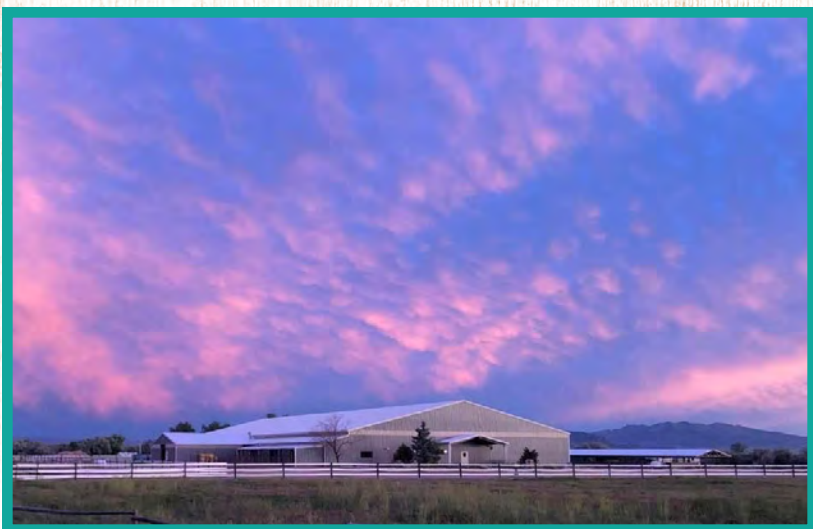
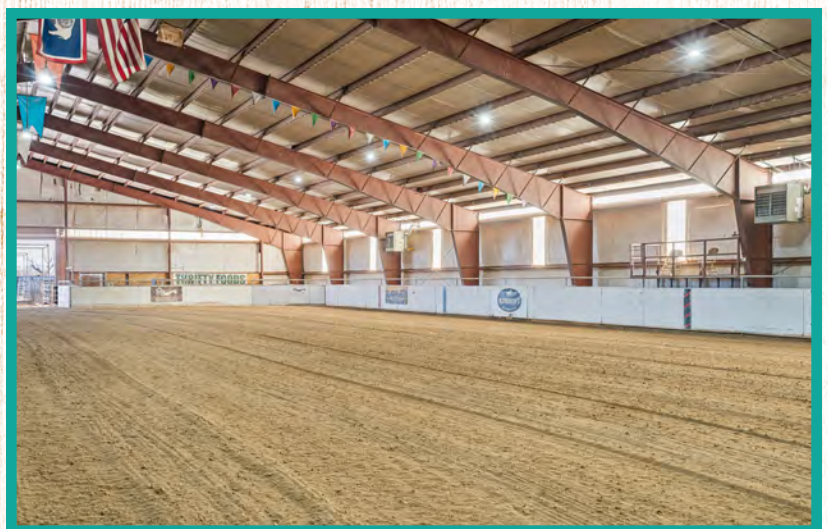
- Platte County Parks:

- Glendo State Park: A haven for water enthusiasts with its reservoir and marina.

- Guernsey State Park: An oasis for camping, boating, and historical exploration.



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## WYOMING WATER RIGHTS & WHEATLAND IRRIGATION DISTRICT

In 1881, John Gordon's vision set the stage for the Wheatland Irrigation District. From the construction of the Bluegrass Tunnel to the establishment of Wheatland Reservoirs No. 1, No. 2, and No. 3, the district has evolved into an irrigating powerhouse. With 11 reservoirs and 120 miles of canals, the Wheatland Irrigation District sustains 54,000 acres, proving itself a key player in Wyoming's water management.

This property has 59.3 Acres of Wheatland Irrigation District water rights. The property is on the Morrison Ditch.

## SEIZE THE EQUINE DREAM AMIDST WYOMING'S RICH LEGACY

Immerse yourself in the legacy of Wheatland, Wyoming—an enclave of history, resilience, and natural beauty. With the Wheatland Irrigation District as a testament to progress, 210 Sybille Creek Road invites you to be part of a heritage that continues to thrive. Contact us now and step into a life where equine dreams meet Wyoming's majestic landscapes.



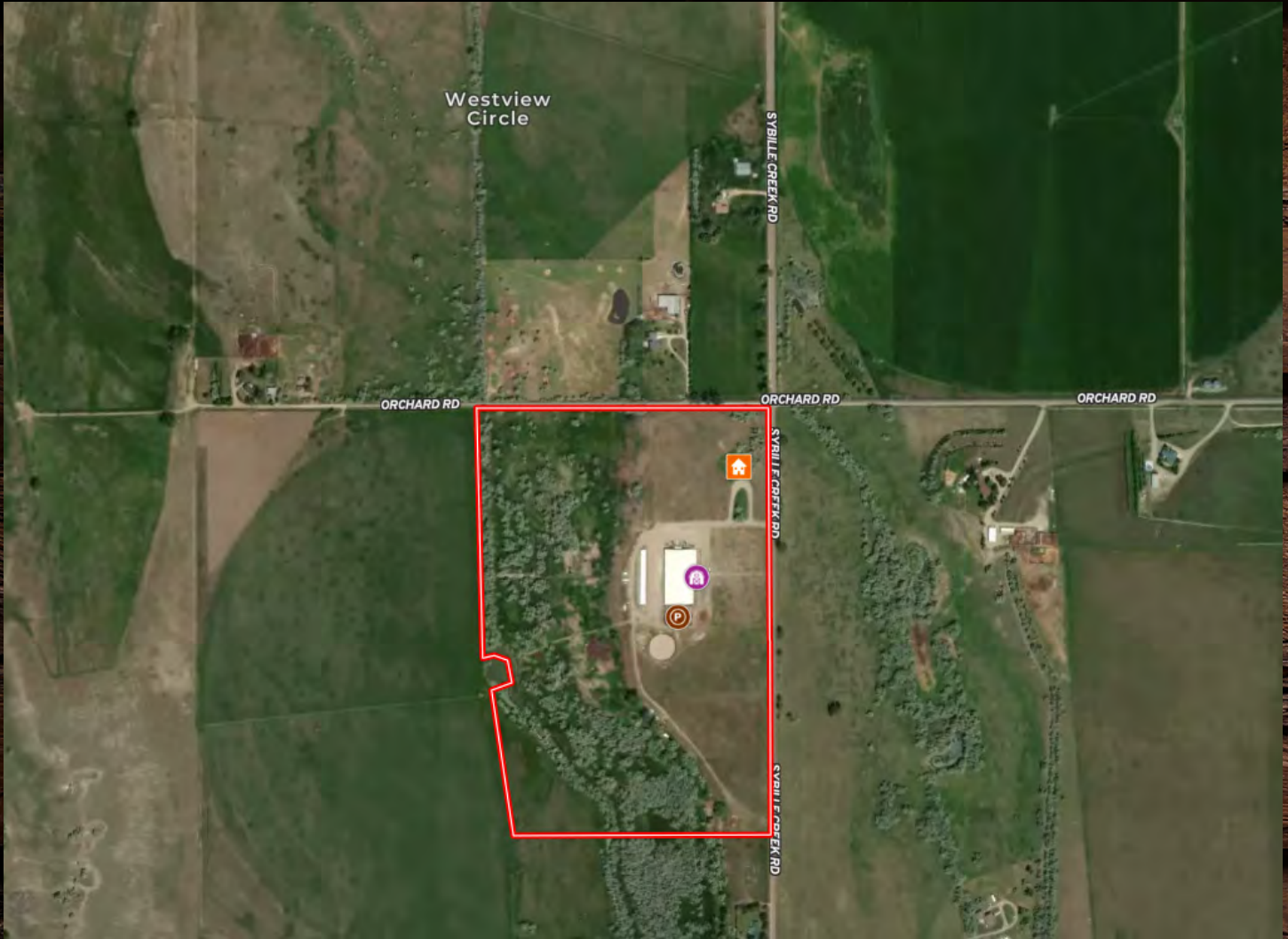
5 ACRE PARCEL WITH HOUSE	
2023 PROPERTY TAXES	\$3175.33
2023 IRRIGATION WATER ASSESSMENT	\$90 PER YEAR

54.3 ACRE PARCEL WITH ARENA	
2023 PROPERTY TAXES	\$1,971.73
2023 IRRIGATION WATER ASSESSMENT	\$976.86 PER YEAR



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# WHEATLAND, WYOMING



## 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.



**HOLLY ALLISON** 307.631.1876

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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.