

SOUTHEAST WYOMING

Anderson Livestock



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE* 14.6± | OFFERED AT \$549,500
RANCHANDRECREATION.COM

1160 ROAD 161 | PINE BLUFFS, WYOMING

Located just outside Pine Bluffs with quick access to I-80, this 14.6± acre property offers a practical setup for anyone looking for space, privacy, and usable improvements within commuting distance of Cheyenne.

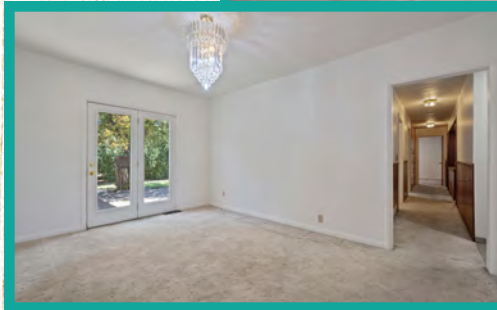
The home offers approximately 2,478 square feet with a ranch-style layout, three bedrooms, and two bathrooms. Major systems have been updated, including a furnace and central air unit that are roughly three years old, along with updated plumbing. The bedrooms are equipped with electric heat for added flexibility in the winter. The exterior is finished in stucco and brick, and the yard is supported by an extensive underground sprinkler system. A two-car attached garage adds everyday convenience.

The shop is a major asset here, offering approximately 3,750 square feet of space for equipment, storage, or a home-based business. Shelving throughout the shop will remain, along with a waste oil heater. Additional outbuildings provide further flexibility depending on how a buyer wants to use the property.

The acreage is well-suited for horses, small livestock, or simply maintaining open space around the home. With no zoning in place, there is flexibility for a variety of uses that are increasingly difficult to find in this area.

The property is serviced by a private well and septic system and sits in a location that balances rural living with access to town.

This is a straightforward, functional property in a strong location—well suited for buyers looking for space, a quality shop, and proximity to Cheyenne without the restrictions of town.



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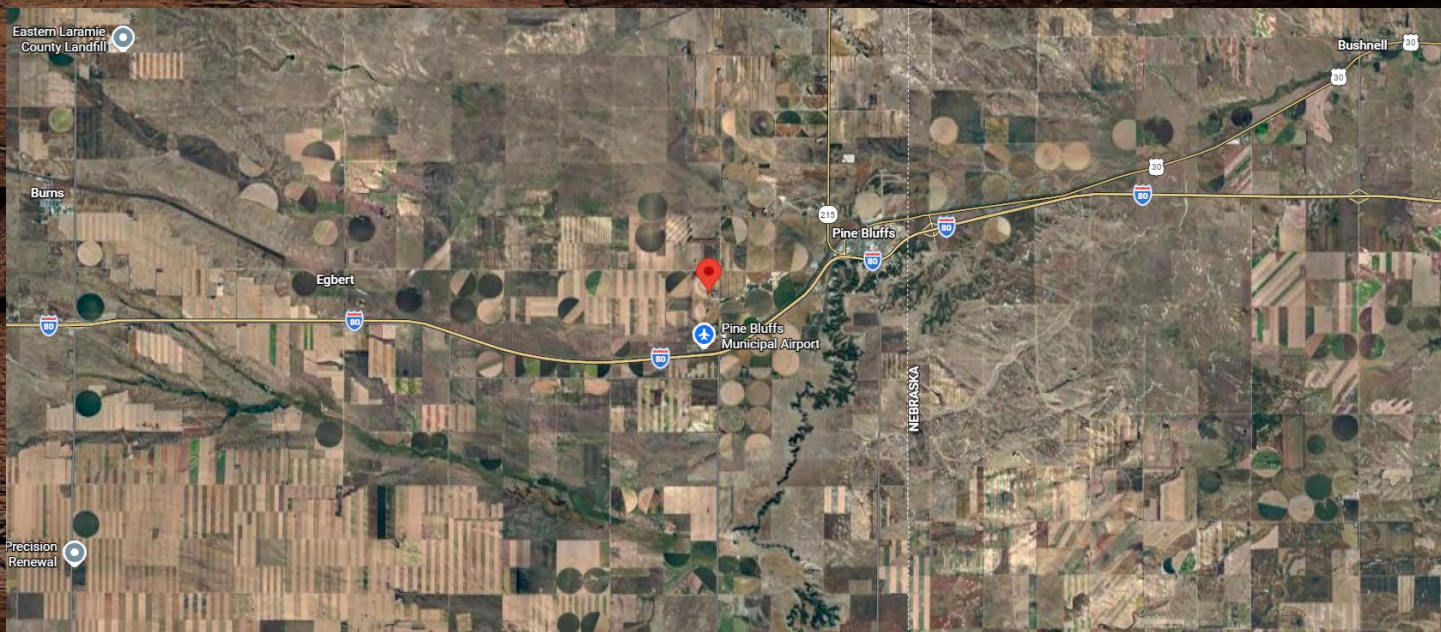


PROPERTY FEATURES

- 14.6± acres
- 2,484± sq ft home
- 3 bed, 2 bath
- Furnace & A/C approximately 3 years old
- Updated plumbing
- Electric heat in bedrooms
- Stucco and brick exterior
- Underground sprinkler system
- Two-car attached garage
- 3,750± sq ft shop (shelving and waste oil heater included)
- Additional outbuildings
- Private well and septic
- No zoning



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AT A GLANCE

Pine Bluffs is a small, welcoming town on Wyoming's eastern edge, known for its wide-open landscapes, agricultural roots, and easygoing pace of life. With a population of just over 1,000 residents, it offers a close-knit atmosphere where neighbors know each other and community ties run deep. Its blend of prairie views and historic charm gives Pine Bluffs a distinctly Western character.

LOCATION & LIFESTYLE

Located along Interstate 80 near the Nebraska border, Pine Bluffs provides convenient access to both Cheyenne and Scottsbluff while maintaining a quiet, rural lifestyle. Residents enjoy a slower pace, open spaces, and outdoor recreation, with opportunities for hunting, fishing, and exploring the surrounding High Plains. The area appeals to those seeking affordability, room to spread out, and a strong connection to the land.

CULTURE & COMMUNITY

Community life in Pine Bluffs centers around local events, schools, and shared traditions. The town takes pride in its agricultural heritage, celebrated through gatherings and fairs such as the Pine Bluffs Trail Days, which brings residents together each year. With active civic organizations and a supportive small-town spirit, Pine Bluffs fosters a sense of belonging and neighborly pride that defines everyday life.



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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.