



Stienmetz Ranch



Premier Properties

*1942 East D Street
Torrington, Wyoming*

www.wyo-realestate.com

Location

The Stienmetz Ranch is located in Southeastern Wyoming between Fort Laramie and Guernsey, Wyoming.

History abounds in the immediate area. Fort Laramie was originally constructed in 1840 by fur traders. Located at the confluence of the Laramie and North Platte Rivers, Fort Laramie became an important way station for emigrants moving west along the Oregon and



Mormon trails as well as a critical hub in the movement of the Deadwood Stagecoach going to the gold fields in the Black Hills, The Pony Express and Transcontinental Telegraph.

Fort Laramie is a most interesting historical part of the development of our nation. In 1938 Fort Laramie became part of the National Park System and to this day is open on a year round basis to Tourists.

The Stienmetz Ranch is located less than 6 miles west of Fort Laramie and approximately twelve miles east of Guernsey, Wyoming. Guernsey is home to Camp Guernsey Joint Training Center, WY, that covers over 78,000 Acres of training areas. The Camp also supports over 240,000 personnel on an annual basis from all branches of the Department of Defense, other federal agencies, Wyoming state and local agencies and civilian entities.

IMPROVEMENTS



The Heritage modular home sits on a full walk-out basement with 1,512 sq ft on each level. The fully finished upper level has two bedrooms one and 3/4 bathrooms and a master suite.

The home is in immaculate condition both, inside and out. The exterior has the best in cement siding and 50 year Markley Shingles. The home is heated with electric heat and a pellet stove which, according to the owners the pellet stove is capable of heating the entire home. The appliances are included consisting of refrigerator, range, dishwasher, washer and dryer.

The home has a 20x20 attached garage with a garage door opener. A built on deck and an open faced storage/windbreak help to make this home a unique property.

A metal/pole shed measuring 40X64 with 5" thick concrete floor, large sliding and overhead doors, 220 v electrical service provides ideal work space and storage. This building also has a three sided wind shield protecting the walk-thru door.



A new domestic/stock well was installed at the Ranch this winter providing water to the home and four Woodruff frost-free hydrants located in the yard and corrals.

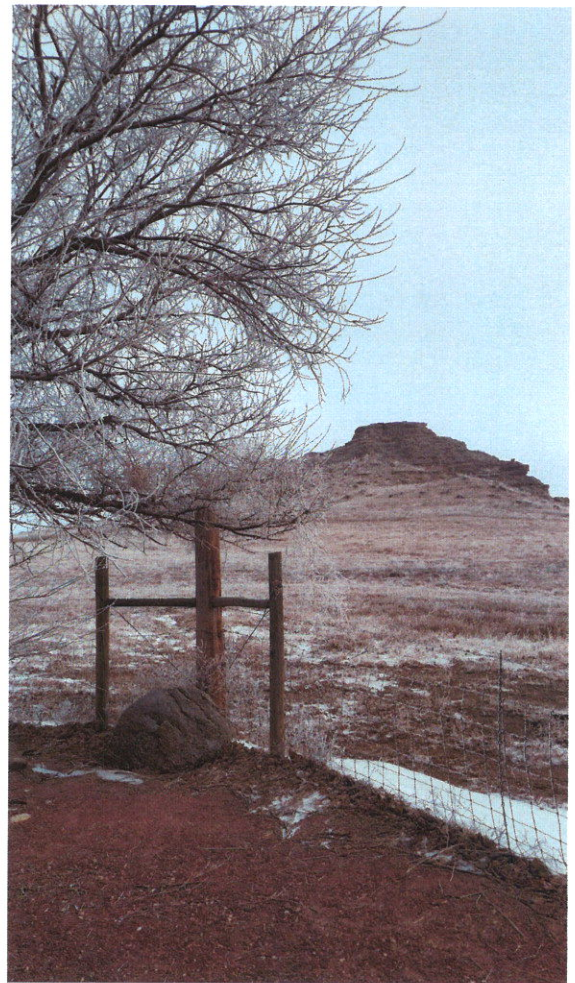
Attractions

Grayrocks Reservoir formed from a dam on the Laramie River is located approximately four miles from the Ranch. This reservoir supplies cooling water for the Laramie River Power Plant. Not only is electrical power produced here but through a cooperative agreement between the Wyoming Game & Fish Commission and the Missouri River Basin Power Project these lands are being managed for a variety of recreational activities and to maintain and improve area wildlife.

The average elevation around the Stienmetz Ranch is 4,500 feet and gradually raising in elevation to the west and then abruptly raising to elevations of 9,000 feet with Laramie Peak, the highest in the Laramie range, being 10,272 feet.

The 3,500 Acre Grayrocks Reservoir provides opportunities for fishing, boating, swimming and water skiing.

Grayrocks Reservoir, Camp Guernsey, Fort Laramie Historical Site, Laramie Peak, the Platte and Laramie Rivers are major attractions to this beautiful part of Western Americana.



**Stienmetz Ranch
Fort Laramie, Wyoming**

Ranch: Consists of a total of 440 Deeded Acres and is located between Fort Laramie and Guernsey, Wyoming.

Legal Description:

GOSHEN COUNTY LANDS

TOWNSHIP 26 NORTH, RANGE 65 WEST OF THE 6TH P.M. GOSHEN COUNTY, WYOMING

Section 22: S2NW, SW

Section 27: NENW

[280 Ac M/L]

PLATTE COUNTY LANDS

TOWNSHIP 26 NORTH, RANGE 65 WEST OF THE 6TH P.M. PLATTE COUNTY, WYOMING

Section 21: SENE, E2SE,

Section 28: NENE

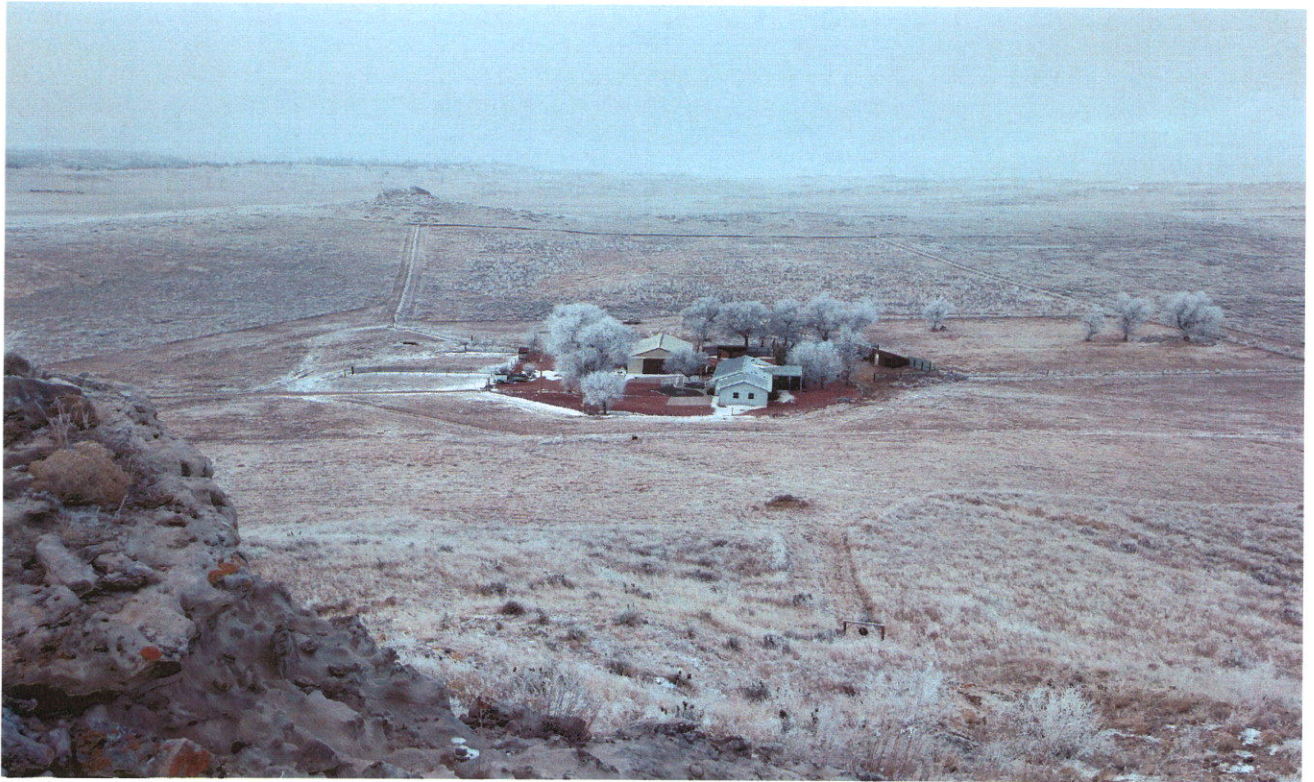
[160 Ac M/L)

Goshen County, Wyoming Real Estate Taxes: \$113.21

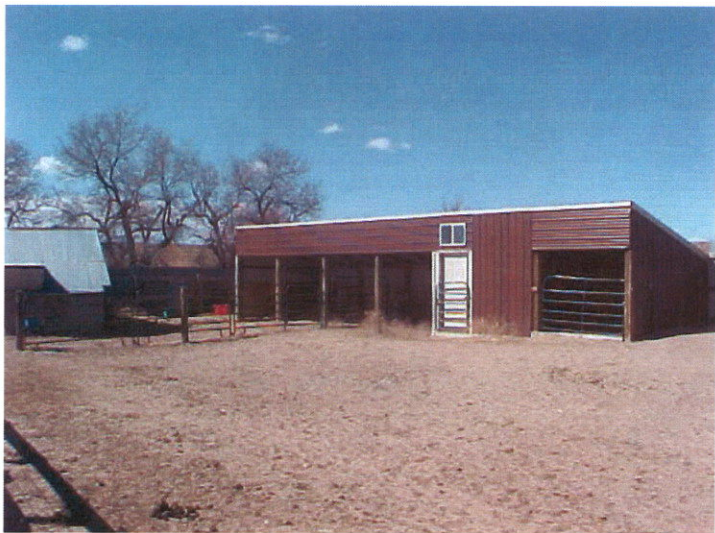
Platte County, Wyoming Real Estate Taxes: \$1,169.73

Listing Agent: : Bob Van Newkirk 307-532-1596

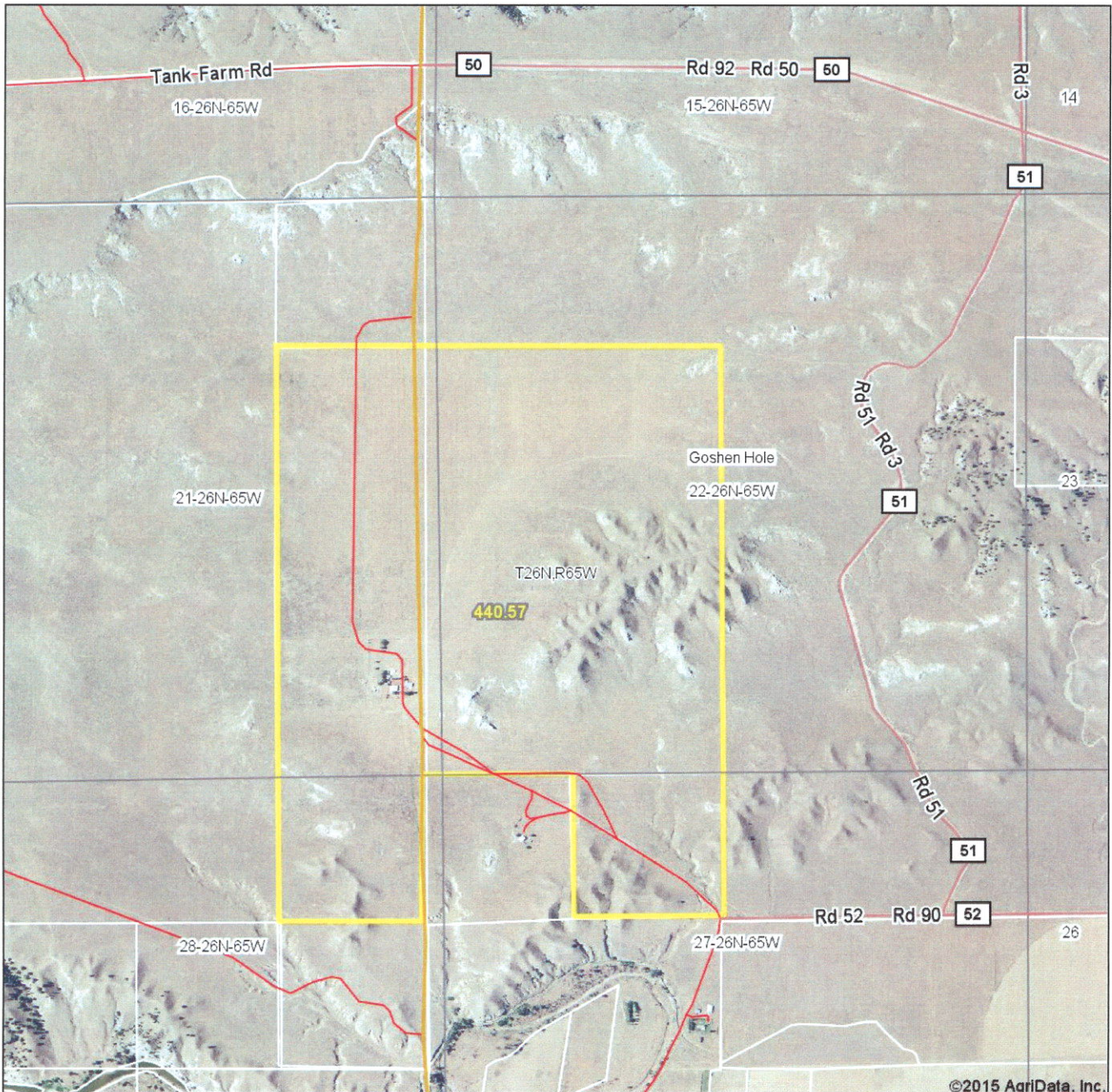
Listing Price: \$585,000.00







Aerial Map



Premier Properties

1942 East D Street
 Torrington, Wyoming
 888-532-4447
 www.wyo-realestate.com

Maps Provided By:



22-26N-65W
Goshen County
Wyoming

map center: 42° 12' 39.32, 104° 39' 1.17

scale: 16375



3/24/2015