

Luman Creek Cabin

40 Acres

Albany County, WY

\$575,000



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Activities & Amenities

ATV/Off Road
House/Cabin
Hunting - Predator/Varmint
Hunting - Turkey
Wooded
Hiking/Climbing
Hunting - Big Game
Hunting - Small Game
Natural Spring

Land Details

Closest Town: Wheatland
Total Acres: 40.00
Deeded Acres: 40.00
Estimated Taxes: \$1,573.98 - 2022
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 1584
Unfinished Sq. Ft.: 1056
Bedrooms: 1
Full Bathrooms: 1
Basement: Partial finished
Heating Systems: Forced Air



Escape the hustle and bustle of city living and find inspiration in the peace and tranquility of the Luman Creek Cabin! The Cabin is a very private and secluded end of the road destination that sits at the top of the mountain with breathtaking views and enchanting scenery! This gem is hidden away and waiting for you to discover and enjoy in the Laramie Mountains of Albany County, Wyoming!

Land

The parcel consists of 40 deeded acres of Wyoming high country in the famed elk hunt area 7 just south of Laramie





Peak. The property is dotted with ponderosa pines, numerous rock formations and outcroppings, as well as tall grass meadows, that are all watered by a natural spring. The spring provides plenty of water for the Cabin as well as watering the property with ample overflow that attract a host of Wyoming critters from Elk and Deer to Wild Turkey along with many more of their friends that roam the neighborhood!

Improvements

The well-appointed log Cabin has 1584 finished sq ft with a main floor bedroom and full bath with a loft that provides enough space for a second bedroom or office combination. The open 1/2 loft area also presents a pleasing visual or could be finished to create even more functional square footage with amazing views of the surrounding Laramie Mountains! The partial finished basement has 1056 sq ft with two walkout entry doors and is waiting for your ideas. The covered patio and wrap around deck provide for a relaxing morning or a captivating evening in one of nature's most peaceful settings!







Region & Climate

The Luman Creek Cabin is just a short drive back into the town of Wheatland for all the necessary supplies one might need or want and an additional hour to the Wyoming State Capitol in Cheyenne. From there another hour south gets you into the Colorado front range and all it has to offer. The Luman Creek Cabin is an exceptional opportunity to own a beautiful piece of the vanishing last frontier in the great State of Wyoming!

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Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

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- RICK STEINER, SELLER/BUYER

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 Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



HAYDEN OUTDOORS

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