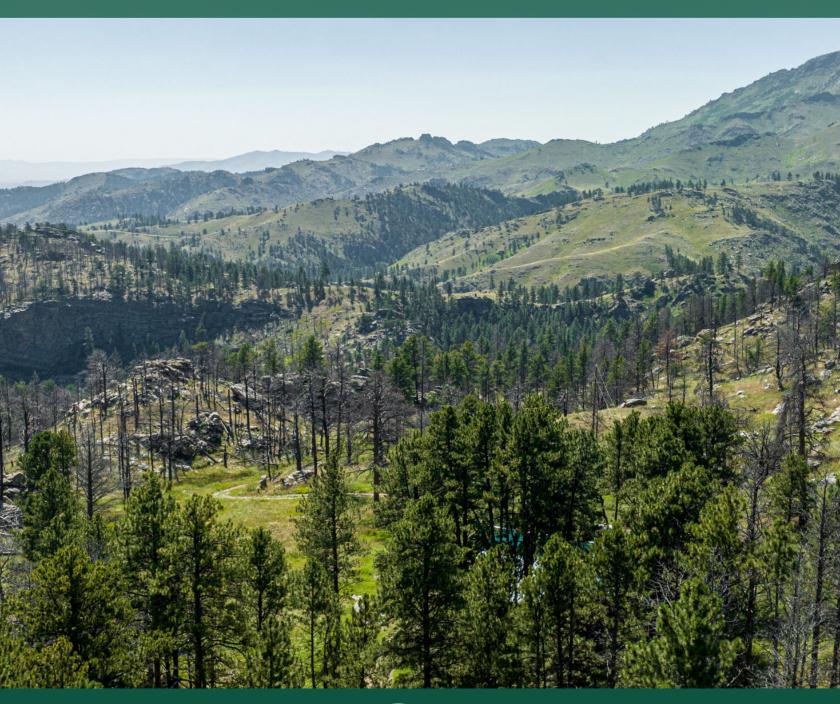
Luman Creek Cabin

40 Acres Albany County, WY \$575,000









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!







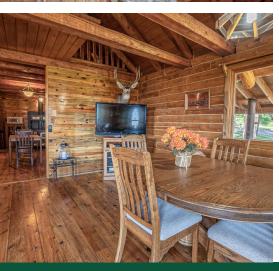
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Region & Climate

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!

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.











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.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

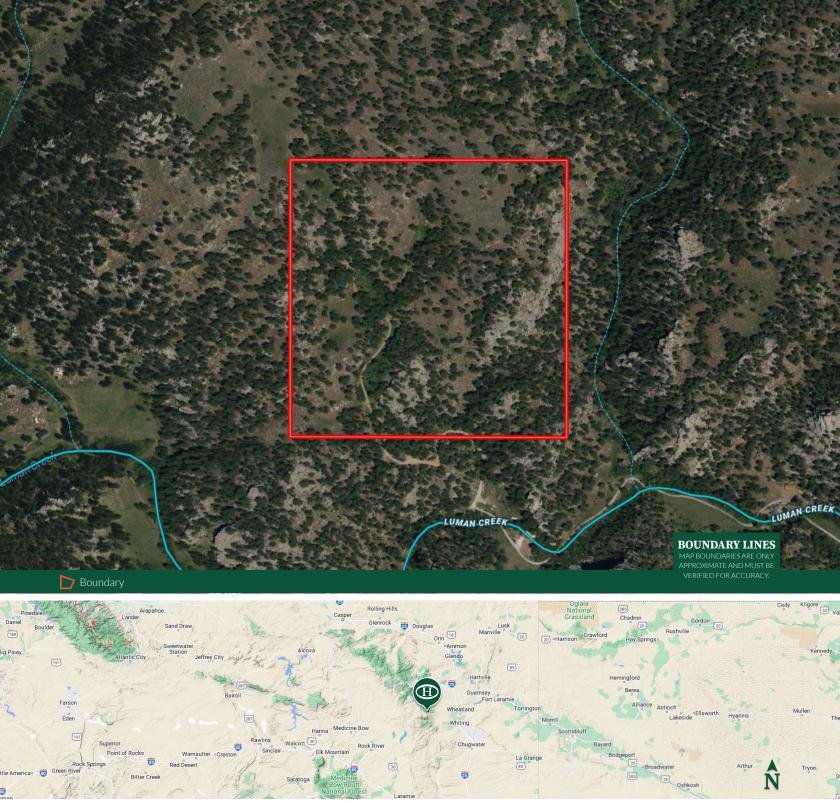


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more testimonials







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