

Stillwater Trail

71 Stillwater Trail, Rock River, WY

\$99,000



Presented Exclusively by
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Property Information

Acres: 71.27

Taxes: \$ 650.00 (2020)

Legal: LAR RVR RNCH PH2 TR 18;19

Power: Close

Well: Buyer to install

Fencing: Partial

Executive Summary

Welcome to the wide-open spaces of Wyoming! With excellent access and power to the property, this 71+ acre property is the ideal location for a cabin or a home. You'll love the amazing views of the Wheatland Reservoir #2 that provides exceptional fishing opportunities. The Laramie River is just north of the property hydrating the valley drawing big game to the area for hunting. What an exciting prospect for those looking to get out of the city and have some land to roam around on! A concrete slab already exists on the property with a building that could be used as storage. Some of the best fishing in the state takes place at Wheatland Reservoir #2 and #3! Call this property home where you can recreate until the sun sets on that beautiful Wyoming horizon!

Local Area

Situated northwest of Laramie, Wyoming on Highway 30 alongside the Union Pacific Railroad is the community of Rock River. This area is in the heart of the Wyoming High Plains with rugged territory and plains that support herds of antelope. The primary economic activity here includes cattle ranching and farming wheat, corn, and sunflowers. Dinosaurs once roamed this vast state and there is much proof at Como Bluff nearby east of Medicine Bow. Como Bluff was the site of one of the first major discoveries of dinosaur remains in the world! The area received notoriety because of the immense number of bones found and their near perfect preservation.



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.

Hunting and Fishing

Calling all hikers, campers, fishers, and hunters! The Laramie River Ranch properties are in a terrain that supports masses of wildlife for viewing or hunting and reservoirs to hook various species of fish. The property is in Unit 7 for elk hunting, a unit that is considered a top trophy bull unit. Antelope tags are easily accessible for residents for Unit 42. Get your deer tags just as easily; residents will be general tags and non-residents Region J. The Laramie River just to the northeast of the property serves as an excellent river valley attracting the big game. The Laramie Mountains and Shirley Mountains are also nearby as well state land.



Wheatland Reservoir 2 is just in sight from this property. Fishing is excellent in all the surrounding reservoirs, said to be some of the best in the state. The reservoir is 6,441 acres and anglers can expect to catch different species such as Channel Catfish, Lake Trout, Small Mouth Bass and Yellow Perch.



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