

**Chugwater 313 Dryland Acreage: 316.36± Acres with
Highway Frontage in Goshen County, Wyoming
TBD
Chugwater, WY 82210**

\$525,000
316.36± Acres
Platte County



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Chugwater, WY / Platte County

SUMMARY

Address

TBD State Highway 313

City, State Zip

Chugwater, WY 82210

County

Platte County

Type

Farms, Undeveloped Land

Latitude / Longitude

41.743599 / -104.588659

Acreage

316.36

Price

\$525,000

Property Website

<https://www.ranchandrecreation.com/property/chugwater-313-dryland-acreage-316-36-acres-with-highway-frontage-in-goshen-county-wyoming/platte/wyoming/113576/>



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PROPERTY DESCRIPTION

Chugwater 313 Dryland Acreage: 316.36± Acres with Highway Frontage in Goshen County, Wyoming

Here is a clean, wide-open canvas in southeastern Wyoming: 316.36± acres of dryland grass fronting Highway 313 in Goshen County, a short drive east of Chugwater. Not farmed in recent years and currently resting in grass, this parcel offers size, productive soils, and highway frontage in one straightforward package, whether you are looking to graze it, return it to dryland cultivation, or simply hold a substantial piece of Wyoming.

The Land and Soils

This is honest dryland farm and grazing ground. The soils are led by Norka and Colby loams, which make up about 67 percent of the parcel, complemented by Goshen-Kuma loams and the Colby-Tassel complex. These are the deep loam soils this region is known for, and because the ground has been farmed before and is now resting in grass, a buyer gets real optionality: keep it in grass for cattle, or bring it back into dryland cropland on soil that has proven it can grow a crop. Gently rolling and open, it is easy to work and easy to enjoy.

Highway 313 Frontage

Frontage on a state highway is the standout feature here. It means dependable, year-round access and visibility that raw land tucked back on a two-track simply cannot offer. For agricultural, recreational, investment, or development purposes, that access is both a convenience and a long-term value driver.

A True Blank Canvas

This parcel is offered as raw land. There is no electricity and no water currently on site, so a buyer should plan to bring their own infrastructure and vision. For many buyers, that blank slate is exactly the appeal: open ground, highway access, and room to build the operation or retreat they have in mind.

Location

You are a short drive east of Chugwater, a historic Western community known for the Chugwater Soda Fountain, Wyoming's oldest operating soda fountain, its annual Chili Festival, and a local ranch mercantile. The parcel is within reach of Cheyenne, Wheatland, and Torrington, in a region drawing growing interest for agriculture, energy, and development. Wyoming's lack of a state income tax and its landowner-friendly climate add to the long-term appeal.

Additional Acreage Nearby

Want more scale? A neighboring tract of 312.73± acres is available less than a quarter mile away, giving buyers the option to assemble more than 625 acres in the same stretch of Goshen County. Purchase this parcel on its own, or pair the two.

Property Highlights

- 316.36± acres of open dryland grass, not farmed in recent years
- Direct frontage on Highway 313 for dependable, year-round access
- Productive loam soils (Norka-Colby, Goshen-Kuma, Colby-Tassel)
- Previously farmed, now resting in grass, with dryland cropland potential
- Raw land: no electricity or water currently on site
- Located in Goshen County, a short drive east of Chugwater
- Within reach of Cheyenne, Wheatland, and Torrington
- No state income tax in landowner-friendly Wyoming
- Neighboring 312.73± acre tract also available nearby

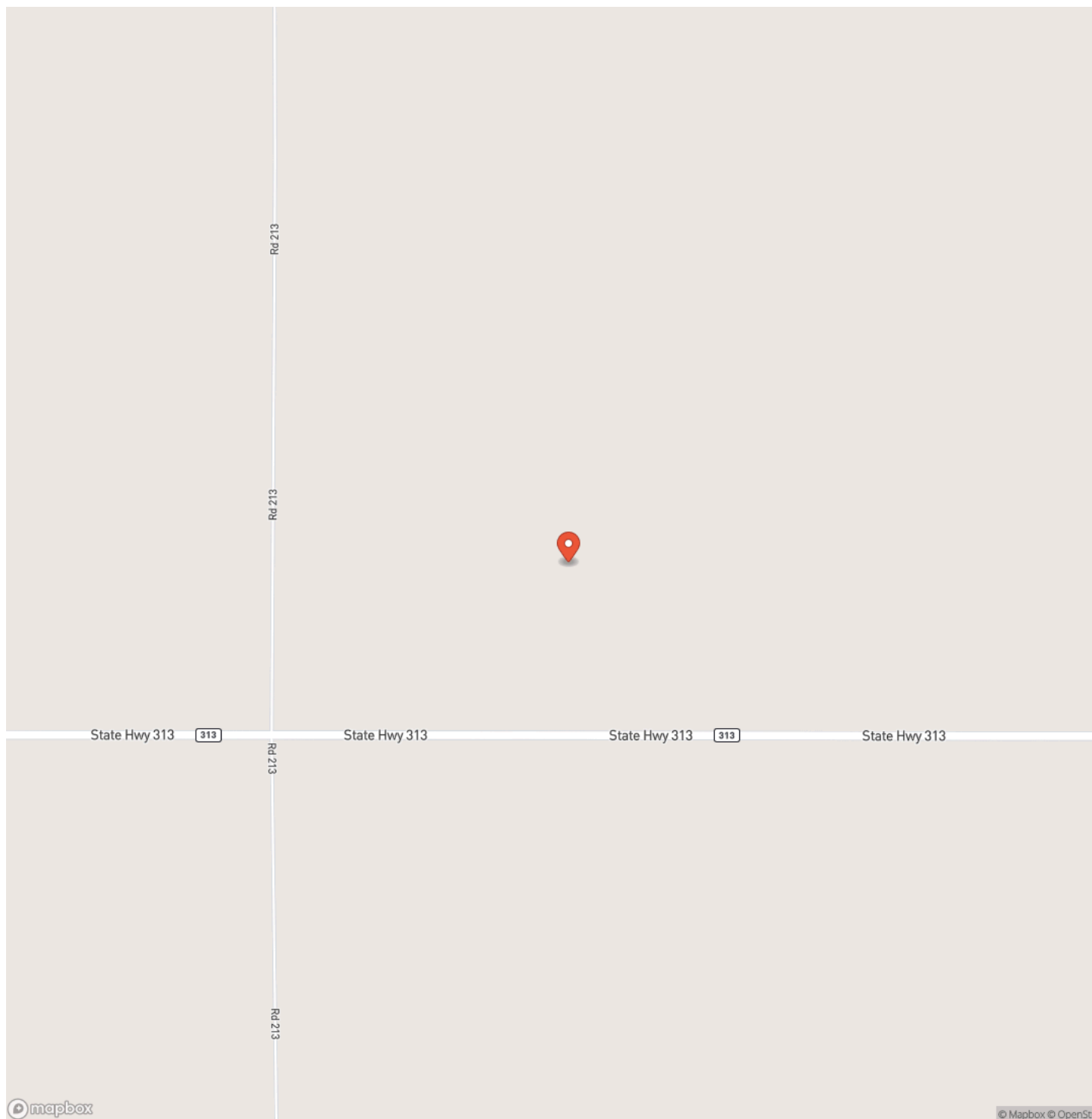
MORE INFO ONLINE:

<https://www.ranchandrecreation.com/>

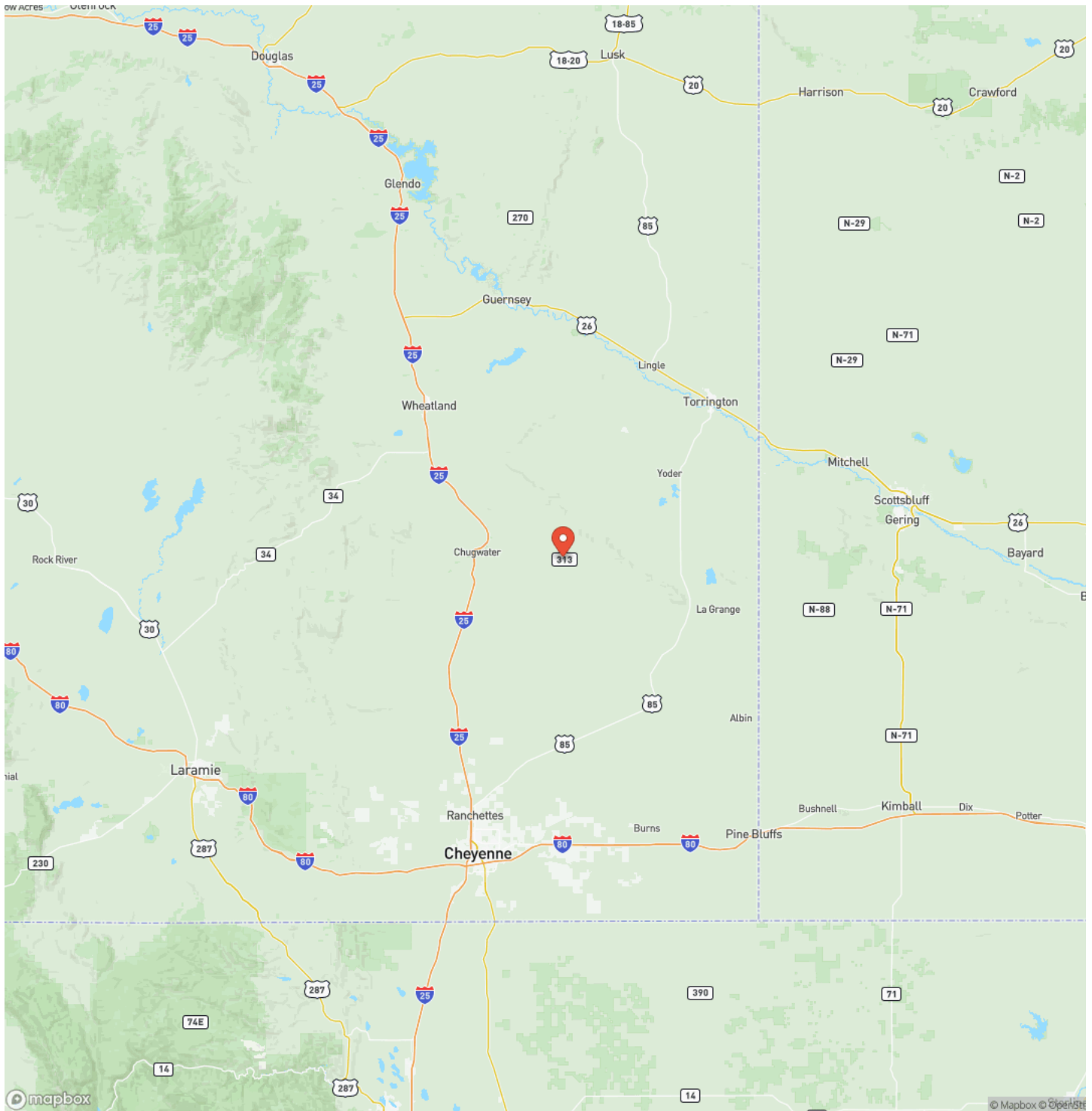
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

#1 Properties Ranch & Recreation LLC uses reasonable efforts in collecting and preparing materials and information regarding properties. While the information is believed to be reliable, due to the rapidly changing nature of the real estate market and our reliance on information provided by outside resources, the information is not guaranteed. Information is also subject to change, withdrawal, or correction.

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