

SOUTHEAST WYOMING

Spacious Rural Charm



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE* 5.39± | OFFERED AT \$780,000

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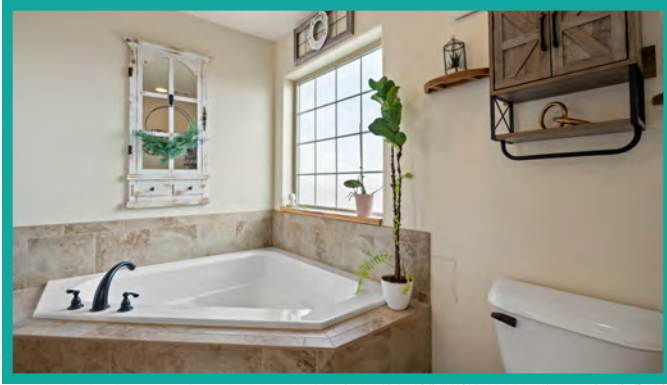


3754 RIATA LOOP CHEYENNE, WYOMING

This distinguished five-bedroom, three-bathroom residence presents an exceptional opportunity for discerning buyers seeking spacious country living. Encompassing over 3,000 square feet of thoughtfully designed living space, the home features vaulted ceilings that enhance the sense of space and scale. The generously proportioned family room serves as the heart of the residence, offering ample space for comfortable gatherings and daily living activities. The property includes a well-appointed shop featuring a game cooler, ideal for hunting enthusiasts, as well as a dedicated hobby space complete with a woodstove for year-round enjoyment.

The established grounds showcase mature landscaping, providing immediate privacy and aesthetic appeal without the lengthy wait associated with new plantings. The property's location offers the tranquility of country living while maintaining convenient access to Cheyenne, situated merely 15 minutes away. This residence seamlessly combines rural charm with practical accessibility.





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CHEYENNE AT A GLANCE

Cheyenne offers the perfect balance of Western heritage and modern convenience. As Wyoming's capital and largest city, it serves as a regional hub for government, healthcare, education, and commerce - while still maintaining a friendly, small-town feel. Residents enjoy a strong sense of community, a steady economy, and a pace of life that values both productivity and quality of living.

LOCATION & LIFESTYLE

Located along the Front Range near the Colorado border, Cheyenne provides easy access to Fort Collins, Denver, and the I-25 corridor. The city is known for its wide-open skies, abundant sunshine, and proximity to outdoor recreation including hiking, fishing, hunting, and trail systems. With low traffic, short commutes, and year-round access to nature, Cheyenne appeals to those seeking space without sacrificing connectivity.

CULTURE & COMMUNITY

Cheyenne's culture blends authentic Western roots with a growing arts, dining, and events scene. Home to the world-famous Cheyenne Frontier Days, the city also features local breweries, museums, historic districts, parks, and family-friendly amenities. Excellent schools, a regional airport, and a lower cost of living compared to many Front Range cities make Cheyenne an attractive place to live, work, and invest.



ROWAN BENNETT 970-215-7002

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LARRY SUTHERLAND

970-215-7002

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