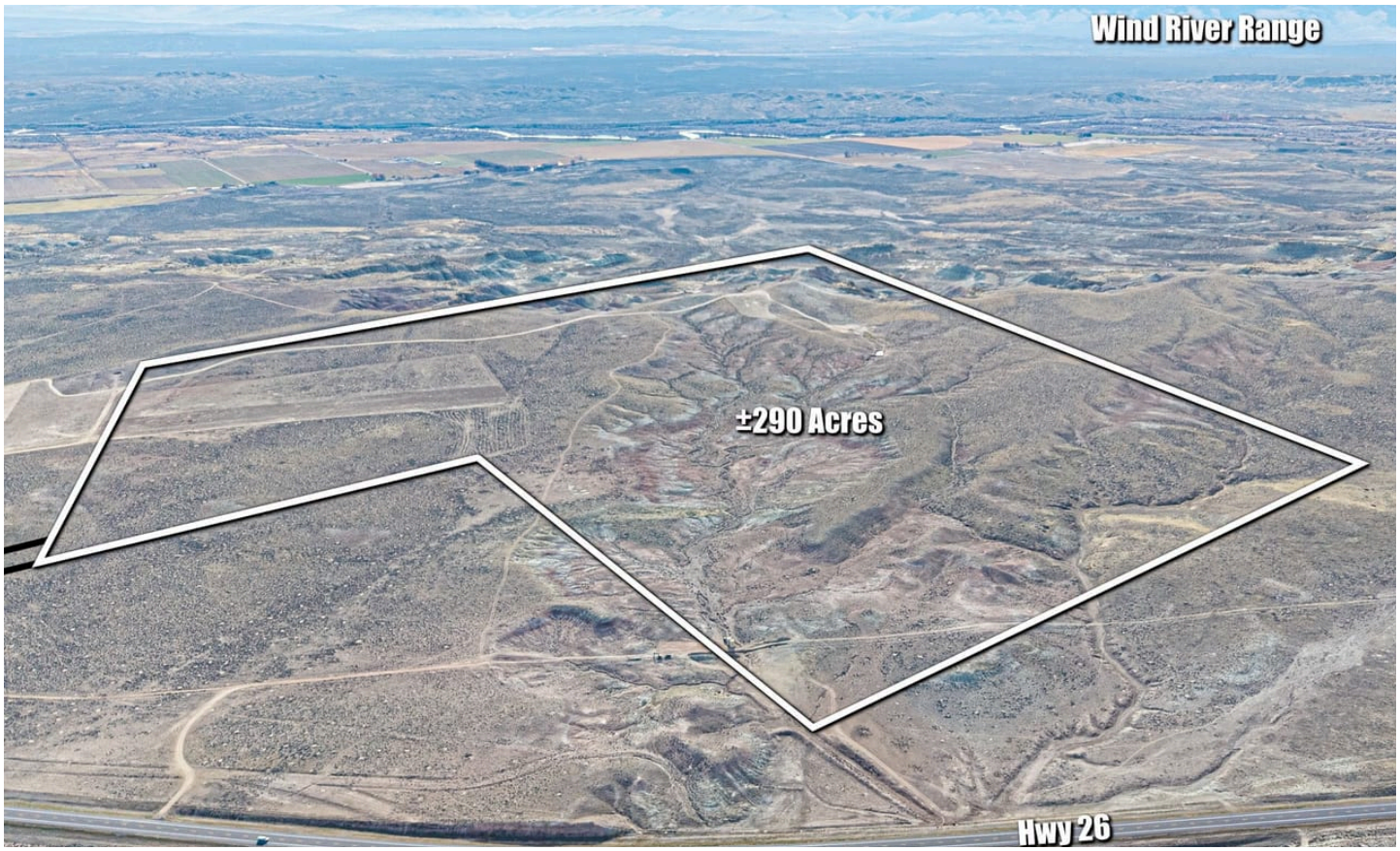
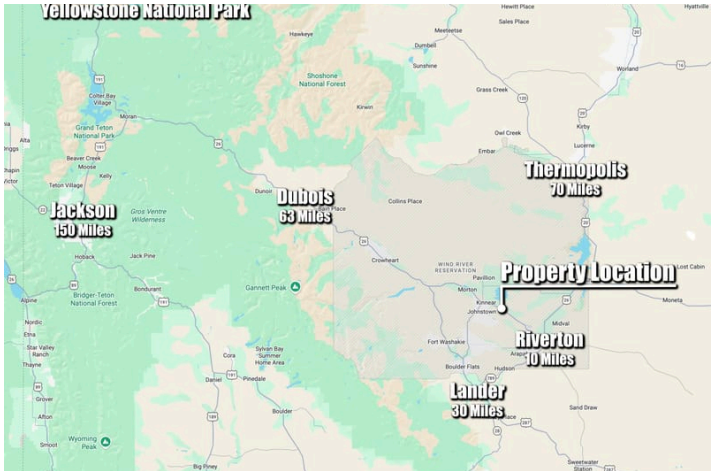
Hwy 26 - 290 Acres
0 US Highway 26
Riverton, WY 82501

$724,900
290± Acres
Fremont County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
0 US Highway 26

City, State Zip
Riverton, WY 82501

County
Fremont County

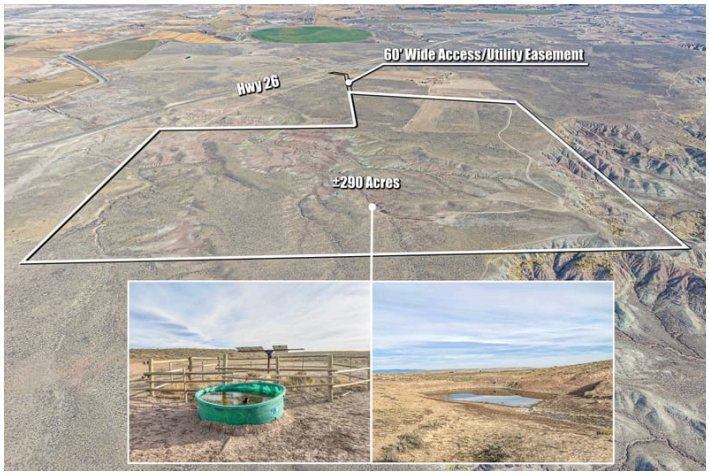
Type
Ranches, Recreational Land, Horse Property, Undeveloped Land

Latitude / Longitude
43.117294 / -108.596666

Acreage
290

Price
$724,900

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Grazing and recreational land for sale in Fremont County, Wyoming. Located off Highway 26, this 290 acre property is approximately 10 miles west of Riverton and the Central Wyoming Regional Airport. Gently rolling pasture covers the majority of the property, offering grazing for livestock and views of the Wind River Range. In the southwest corner, the land gives way to approximately 18 acres of colorful badland breaks, with exposed rimrock overlooking the basin below. The property is partially fenced, and a solar-powered well supplies water to a stock tank and a small stock pond. The well is permitted for stock and domestic use, with a 15 GPM appropriation under a Wyoming State Engineer permit. A 40-foot easement provides access from Highway 26, and a 20-foot utility easement offers options for future development. Mule deer and antelope frequent the property, providing good hunting opportunities. Elk also pass through on occasion. The property overlooks the 6,000-acre Ocean Lake, where anglers can fish for walleye, perch, crappie, and trout. The Ocean Lake Wildlife Habitat Management Area offers duck and pheasant hunting in season. Shoshone National Forest, state land, and BLM land offer thousands of acres for public use in the area. Highway 26 leads northwest through Dubois and over Togwotee Pass toward Jackson and Yellowstone National Park. The property adjoins the Wind River Reservation. An additional 70 contiguous acres may also be available for purchase. The seller will provide a new survey. No deed restrictions. Annual property taxes are approximately $640. Don't miss this opportunity to own a well-priced tract of grazing and recreational land in the Cowboy State!













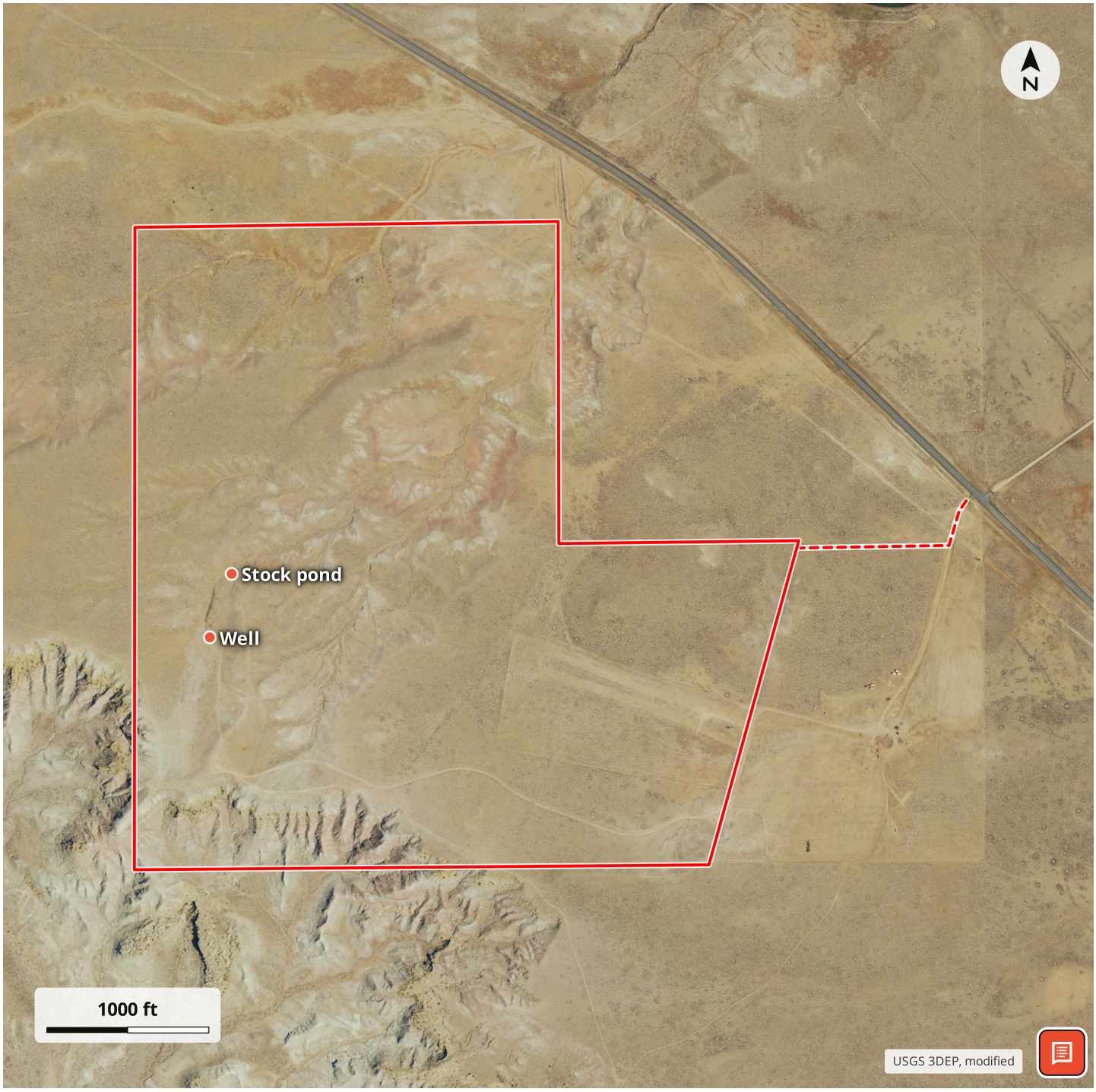
Regional Map



Locator Map

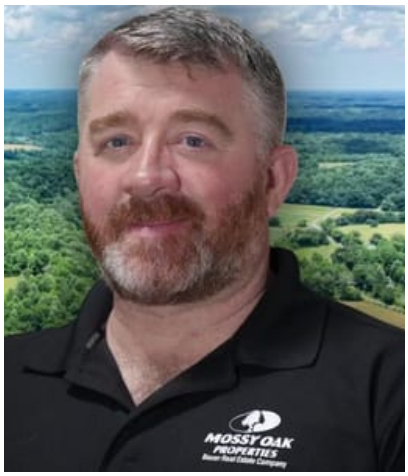

US Hwy 26
N
Stock pond
Well
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Brian Bauer

Mobile
(614) 949-6764

Email
bbauer@mossyoakproperties.com

Address
PO BOX 896

City / State / Zip
Pickerington, OH 43147

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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