CHEYENNE, WYOMING

Roundtop Crossing



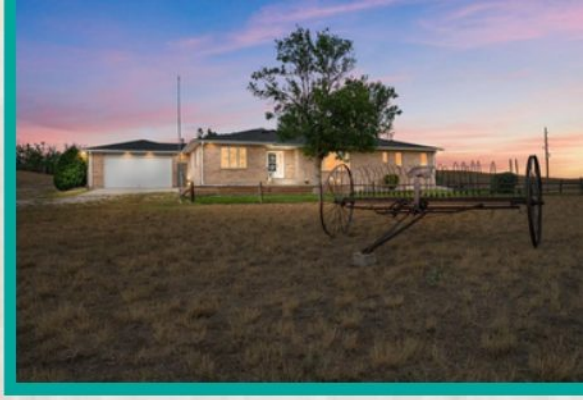
#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE 262± | OFFERED AT $2,800,000

RANCHANDRECREATION.COM



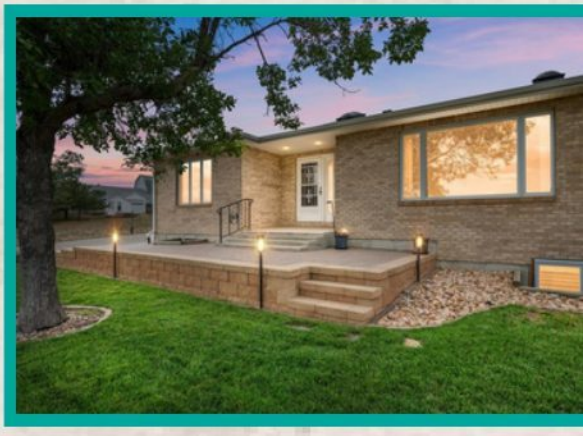


WELCOME

Roundtop Crossing is 262 contiguous acres on the northwest edge of Cheyenne, offered as a whole. The property is addressed and accessed off Roundtop Road, with two established entrances, and the north boundary carries a second frontage on paved Wyoming Highway 211, known locally as Horse Creek Road. Platted subdivisions press against the property on three sides.

This is ground with a rare combination: scale, two road frontages including a paved state highway, and a position directly in the path of Cheyenne's established growth. Arabian Hills was carved out of this neighborhood in 1979, and Roundtop Ranch Estates followed on the old south pasture. Roundtop Crossing is what those developments have not reached yet.

What comes with the land is a farmstead that has been here far longer than the subdivisions. A gambrel barn raised in 1930. A brick silo. A windmill. A chicken house now kept as dry storage. A 1992 brick residence set inside a mature shelterbelt at the road junction.



LOCATION

Primary access is off Roundtop Road, county maintained, with two established entrances. The north boundary carries a second frontage on paved Wyoming Highway 211, known locally as Horse Creek Road. From there it is paved state highway east to Interstate 25 at Exit 16, roughly four miles, with no gravel in between.

I-25, Exit 16	~4mi	F.E. Warren AFB	~10mi
Downtown Cheyenne	~11mi	Cheyenne Airport	~12mi
Fort Collins, CO	~53mi	Denver, CO	~110mi



CLIMATE & ELEVATION

	CHEYENNE WY	US AVG
	17 inches	38 inches
	233 sunny days	205 sunny days
	59 inches	28 inches

Roundtop Crossing sits at approximately 6,200 feet above sea level on the high plains northwest of Cheyenne. The area averages 17 inches of precipitation and 59 inches of snowfall, with 233 days of Wyoming sunshine each year. Climate figures are for the 82009 zip code.





Cheyenne

262 Acres.
Two Road Frontages.
One Owner Away from Everything.

Arabian Lane, Martingale Loop, Smoking Oak Road, and Avid Street are all platted to the boundary. The precedent for rural residential development here is already on the ground.







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THE RESIDENCE

- Built in 1992: brick residence set inside a mature shelterbelt at the road junction, oriented west to catch the long view across open grass.
- Size: 2,370 square feet on the main level and 1,778 finished square feet on the lower level, 4,148 total finished.
- Garage: 584 square foot attached garage.
- Cooling: Central air conditioning with dedicated cooling ductwork.
- Utilities: Private well and septic, plus a standby generator.
- Heating: Propane hydronic boiler in the garage, primary heat, serving baseboard registers throughout.
- Hot Water: Separate propane water heater in the basement for domestic hot water, giving continuous supply.
- Roof: Malarkey shingles installed September 2025

Interior Highlights

- Kitchen: Oak raised panel cabinetry with tile backsplash, solid surface counters, and an island.
- Rooms:
  - Vaulted living room with skylight, recessed lighting, and a picture window framing open pasture
  - Dining area with built in oak china hutch and two window walls
  - Primary suite with walk in closet, double vanity, and separate shower compartment
  - Three bedrooms, plus a separate den or office off the main hall
  - Two full baths and one half bath, including a skylit hall bath
  - French doors from the den directly to the rear patio and lawn
  - Finished lower level with a large recreation room, two additional finished rooms, and unfinished storage and utility space
  - Square footage and year built are taken from the Laramie County Assessor.







Scan for Virtual Tour





Kitchen and dining

Scan for FloorPlan





Den with patio doors



Recreation room

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THE FARMSTEAD~ Gambrel Barn | 4,259 sq ft









The Barn

- Heavy timber truss construction, standing square
- Floor is part concrete and part gravel
- Active electrical service
- Automatic garage door
- Roof in good condition
- Sold as is; buyer encouraged to inspect

Period Structures

- Brick silo, still upright beside the barn
- Windmill over the old stock water
- Original chicken house, kept as dry storage
- Hand well dated to 1891
- 416 sq ft detached garage and tool sheds
- Working corrals and cattle pens, in use

SHELTERBELT & YARD

A mature shelterbelt encloses the yard on three sides, with cottonwoods over the house.



THE LAND

262± total acres in two parcels conveying together as a whole: R0030404 (9901 Roundtop Road) and R0030358 (9905 Roundtop Road).

Open rolling grassland with long views west and northwest, and an operating wind farm on the far horizon. The improved yard sits in the northeast corner inside a triangular shelterbelt; the balance runs open, in grass, with the corral system in active use.

Zoning is agricultural on the 257 acre parcel and residential on the residence parcel. Black Hills Energy serves both electric and gas. Annexation is not required for a rural subdivision.

**Acreage is approximate, from the County Assessor and not verified by survey; sold by legal description. Zoning, subdivision, utility and annexation statements are general. Buyer to verify with Laramie County.*

FENCES & BOUNDARY

Perimeter and interior cross fencing, working corrals and cattle pens, two established access points off Roundtop Road, and existing wells serving the farmstead.

The seller and buyer acknowledge that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties regarding location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations regarding specific acreage 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.



MINERAL RIGHTS

Mineral rights have been reserved by the Seller and do not convey. Wind rights, solar rights, and all surface rights convey with the property. Buyer is advised to review the title commitment regarding severed mineral interests and any associated surface access. Water rights, well permits, and permitted uses are subject to verification with the Wyoming State Engineer's Office.

PROPERTY TAXES

2025 taxes were $2,495.43 combined ($1,982.94 residence parcel, $512.49 land parcel)





$2,800,000

All offers shall be in writing and accompanied by an Earnest money deposit and proof of funds and/or financing sufficient to complete the transaction. All earnest money deposits shall be deposited in the Listing Broker's trust account. The Seller agrees to provide and pay for an Owners title insurance policy in full satisfaction of the purchase price. Both buyers and seller shall be responsible for their respective closing costs. Both parcels convey together; showings by appointment, with proof of funds requested prior to access.

1031 EXCHANGE @: This contract contemplates an exchange of real property under 1031 of the IRS Code. All parties are hereby advised and have been advised to seek competent legal, accounting, and such other advice as they in their own discretion determine to be advisable. Brokers and salespeople do not and have not offered any legal, tax, or accounting advice with regard to this or any other transaction.



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Please note: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. All information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc, are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their complete satisfaction.