

JAMES

— LAND CO. —

Kennaday Peak Vista Ranch Saratoga, Wyoming



Creed James
Office: (307)326-3104
Cell: (307)399-7973
creed@jameslandco.com

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SARATOGA • WYO

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Price: \$735,000.00

Features: Outstanding Mountain Views, Easy County Road Access, Great Building Sites, Power on Property, Borders State & BLM Land

Improvements: None

Location: Saratoga, Wyoming

Acreage: 245 Acres +/-

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The Kennaday Peak Vista Ranch is located in the Upper Platte River Valley, just 9 miles east of Saratoga, Wyoming. With outstanding views of Kennaday Peak, this 245 acre +/- ranch features numerous building sites and is easily accessed via maintained county road. Bordering the property along the southern end are 1,000s of acres of BLM and State land, making it feel much larger in size and offering countless recreational opportunities.



The unobstructed views from the Kennaday Peak Vista Ranch must be seen to be truly appreciated. From the property, you are overlooking a number of other larger ranches, that are nestled at the base of the Snowy Range mountains. There are a number of ideal building sites on the property that could easily be accessed from the maintained county road. There are multiple op-



tions to connect to power either from the line running through the northern end of the property or you could connect to a line that runs to the top of the ridge on the southern end of the property that used to power tv & radio towers from a bygone era.

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For the outdoorsman the Kennaday Peak Vista Ranch provides an ideal homebase to start each morning regardless of the season. Beyond the 1,000's of acres of BLM and State ground that border the ranch to the south, the Upper Platte River Valley is well known for its abundance



of outdoor recreation. The avid anglers will enjoy its close proximity to the North Platte and Encampment Rivers, both blue-ribbon fisheries, or they may prefer to try their luck in the countless mountain streams and lakes in the Medicine Bow National Forest that encompasses both the Snowy Range & Sierra Madre mountain ranges. The quick and easy access to the national forest will also be loved for those that enjoy hiking, horseback riding, AT-



Ving, cross country skiing, snowmobiling, outdoor photography, wildlife viewing and hunting. The Upper Platte River Valley and surrounding mountain ranges are well known for their abundance of wildlife including elk, deer, antelope, moose, black bear and mountain lion.

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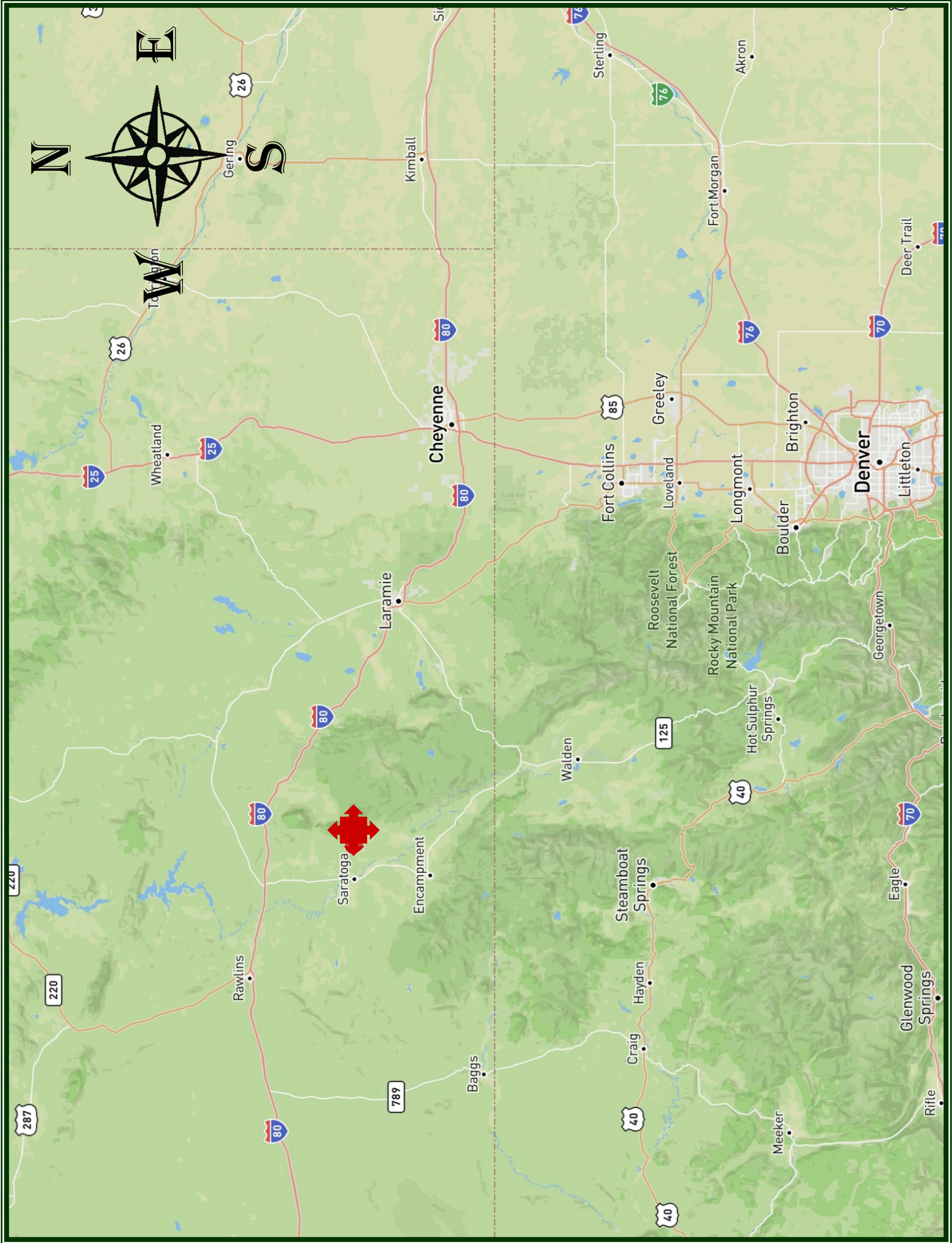
The Kennaday Peak Vista Ranch is a unique offering given its size and proximity to Saratoga that seldom comes available. Saratoga features numerous dining options, a brewery, stores for shopping, a grocery store, hardware store, lumberyard and a newly built hospital. If you are looking for a peaceful setting with outstanding mountain views in a recreation paradise the Kennaday Peak Vista Ranch is definitely worth your consideration. To learn more about this scenic property or to arrange a time to take a tour contact James Land Company today at 307-399-7973.

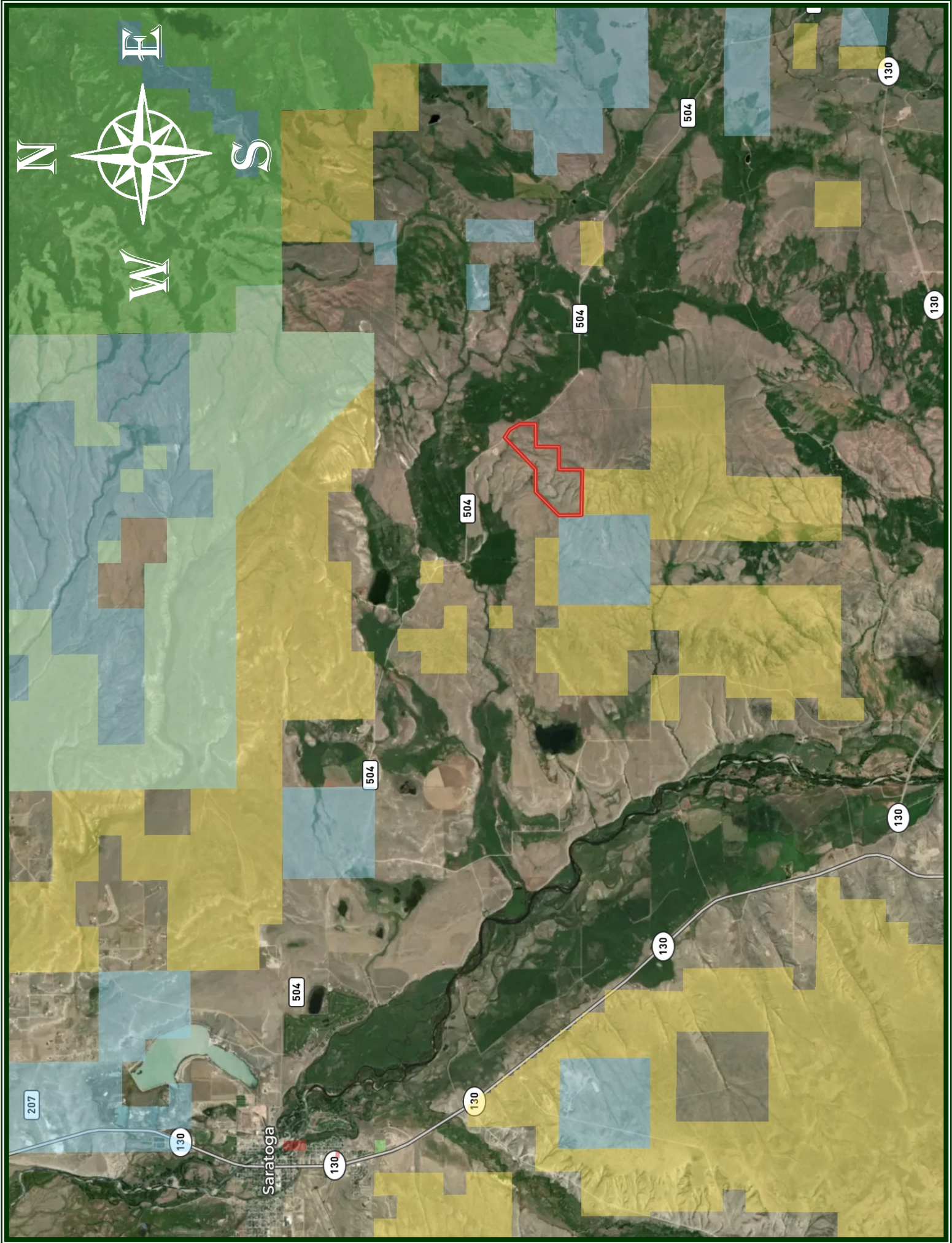


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Contact Information

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**Licensed in Wyoming, Nebraska & Colorado*

Note: The Seller is making known to all potential purchasers 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 with regard to location of fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to 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.

Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are visual aids only. Their accuracy is not guaranteed.

This Information and any other information presented by James Land Company, LLC has been obtained from sources deemed to be reliable, but is not guaranteed to be warranted by the sellers or by James Land Company, LLC. Prospective buyers are responsible for conducting their own investigation of the property and for analysis of productions.

Agency Disclosure: James Land Company, LLC and its sales staff are agents of the sellers in the sale of this property. It is also James Land Company's policy to have all potential buyers read and understand an Agency Disclosure form before viewing this or any other property.

*****Buyer, please read the following form prior to engaging in discussion or written agreement on the enclosed property. Know that James Land Company, LLC is an agent for the seller.***

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116 South 1st Street
Saratoga, WY 82331



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