

4,504 Sq. Ft. Home on 80 AC at base of Baggott Rocks (Encampment, WY)



Location **Wyoming**
<https://www.genclassifieds.com/x-370042-z>



Located approximately 6.5 miles northeast of Encampment, Wyoming and 14 miles south of Saratoga is a rare opportunity to own a very private retreat in the heart of the Platte Valley. Set on the south end of Baggott Rocks and bordering the BLM, this 80 acre +/- parcel features a spacious 4 bedroom, 2 1/2 bath home and a large pole barn. The setting and location of this property have made it a must see.

The home is approximately 5,064 square feet +/- that consists of 4,504 square feet of living area and 560 square feet of a garage/shop area. The house's floor plan lends itself as an ideal situation for those looking to run a business out of their home. The southern portion of the home has 5 rooms that have been set up in a manner as to have a reception area, 3 offices and a conference room. The middle portion of the home has a large dining area, game room, laundry room and living room. The kitchen and all but one of the bedrooms are located in the northern portion of the house, including the master bedroom and master bath.

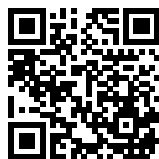
Located just southwest of the home is a newer 64'X40' pole barn that was built in 2002. There are two 16'X9.5' sliding doors on the north and south ends of the barn, and an 8'X8.5' door on the west side of the barn allowing for an easy way to move equipment and livestock in and out. The enclosed feed room features a concrete floor and storage boxes while the remainder of the barn has a dirt floor. For homeowners who may have horses, a few cows, sheep or other animals, the property is fenced and there is roughly 60+ acres of pasture. Conveniently located along the main road to the house and barn, are three frost-free hydrants. There is a groundwater permit for potable water use, as well as irrigation for some livestock. The primary groundwater well is situated near the southwest corner of the property; a

second groundwater well is located immediately adjacent to the east side of the house. The southern end of Baggott Rocks, the back of the property, is a very steep hillside above the valley and contains more than 200 acres of land. This is a property that every hunter and angler would love. To the south of the property is an unobstructed view of the Sierra Madre mountain range. And to the east, this scenic location is a part of a wildlife refuge with occasional elk and herds of mule deer and antelope.

Perhaps one of the best features of the property is its location. Less than a mile west of the property is a public access for fishing on the Encampment River. Within a short drive from the property you can also access the North Platte River which offers excellent fishing and floating opportunities or you can be in the Sierra Madres or Snowy Range and enjoy the thousands of acres of the Medicine Bow National Forest as to offer. For the person who enjoys hunting, fishing, hiking, ATVing, camping, horseback riding, cross country skiing or snowmobiling, this property sits in the middle of a recreational paradise. To see more



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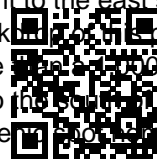
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details including a video tour of the property go to our website www.jameslandco.com. To arrange a private tour call James Land Company today!