



High Country Property

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Four Corners, Wyoming

2.43± Acres – \$185,000

Maps and Brochures

[Aerial Map](#)

[Topo Map](#)

[Black Hills Area Map](#)

[Black Hills Forest Map](#)

[Northeast Wyoming Map](#)

[Interactive Map](#)

Interactive maps are for a visual aid only, the accuracy is not guaranteed

Property:

Unique parcel located in a good Black Hills location on Highway 85 between Buckhorn and Four Corners. The property includes 2.43 acres.

Terrain:

The property sits at an elevation of 5,920 feet. It includes an open meadow edged with scattered pine and aspen trees. The Soldier Creek drainage runs through the property. At this location the creek is seasonal.

Buildings:

A Morton building, which has previously been used for commercial purposes, sits on the north side of the property. It was built in 1993 and is 36' x75' with cement floor and forced air heat. It includes a kitchen area with dining and rec area on one side and shop space with $\frac{1}{2}$ bath on the other side.

Situated on the south portion of the property is a two bedroom, one bath mobile home. It's a 2001 single wide home with a covered porch and a deck. There are also 2 storage sheds and 5 RV hookups with electricity and water available.

Water:

A water well that is reported to be 60 feet deep is located next to the Morton building. The mobile home is also connected to this well.

Utilities:

Electricity and telephone are installed on the site.

Covenants:

The Sellers plan to place covenants on the property at

closing. A copy of the proposed covenants is available upon request.

Recreation:

The Black Hills is a year round outdoor recreational destination with over one million acres of National Forest. Trail #3 on Black Hills Snowmobile Trail System is just 2.7 miles from the property at Buckhorn.

Access & Location:

The property is on Highway 85. The access to the buildings is via Old Highway 85, which intersected with the current highway and comes into the property on the west side. It is within a 30 to 45 minute drive of several Black Hills area towns including Newcastle, WY, Sundance, WY and Deadwood, SD.

Additional property:

Nearby there is another 160 acres available. It sits to the northwest about $\frac{1}{4}$ of a mile. See information on [Whitetail Ridge](#).

Interactive Map

Interactive maps are for a visual aid only, the accuracy is not guaranteed. The boundaries are approximate. Road names and public road locations may not be consistent with public records. Buyers may wish to do further research regarding the actual property boundaries and location of public roads.

To access the 3D maps, click the blue “view full screen” button, then toggle the 3D button.

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