



Steers Pasture

Steers Property

Weston County, Wyoming

640± Acres – List Price: \$336,000

SOLD!

Property:

The property includes 640 acres of pastureland on the plains of northeastern Wyoming. It's located in hard-grass country southwest of Newcastle, Wyoming. The terrain consists of rolling prairie grasslands mixed with deep ravines. The property is at an elevation between 4,260 and 4,400 feet and offers far-reaching views. The property has been leased for

summer grazing for a number of years.

Utilities:

No utilities are currently installed for service to the land.

Covenants:

The property does not have any covenants.

Fences:

There are some fences in place, but the property is not fenced separate from neighboring ranches.

Recreation & Wildlife:

Area big game includes antelope and mule deer. The property is located between the Thunder Basin National Grasslands, which is to the west and Black Hills National Forest to the east.

Access and Location:

The property is accessed from Grieves County Road, which goes through the property, with land laying on both sides of the road. It's approximately 4.5 miles to Highway 450.

Approximate mileage to nearby towns:

Newcastle, WY – 24 miles

Upton, WY – 47 miles

Wright, WY – 57 miles

Gillette, WY – 96 miles

Casper, WY – 149 miles

Rapid City, SD – 106 miles

Remarks:

Here's an affordable rural setting located in the middle of working ranches.

Arnold Realty, Inc.

505 W. Main Street

PO Box 98

Newcastle, Wyoming 82701

www.arnoldrealty.com

Phone 307-746-2083

Fax 307-746-4882

Licensed in Wyoming, South Dakota & Montana



NOTE: Information throughout this site is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which the owner of this site is licensed. Information presented by Arnold Realty, Inc. has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by Arnold Realty, Inc or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker. Maps are provided for illustration purposes only, the accuracy is not warranted.