

**\$177,500**Large Vacant Parcel Excellent Location  
MLS # 49044-55640**MLS#** : 49044-55640**Price** : \$177,500**Type** : Land for Sale**Size** : 12.67 Acres**Address** : Moose Drive (Not Platted) , Wheatland , Wyoming , 82201

## FEATURES

- ✓ Year Round Access
- ✓ Level Topography
- ✓ Nearby Utilities
- ✓ Development Potential
- ✓ Gravel Road
- ✓ Large Lot
- ✓ Excellent View




## ABOUT THE PROPERTY

This property has excellent views and development potential. The usable acreage is approximately 9.97 and the total acreage is approximately 12.67 acres. Water, natural gas, phone, and electric utilities are nearby. This is an excellent location for ranchette style living or for a home with a large shop. Dividing this property into 2-3 parcels will make it an excellent investment opportunity. Water is available through the Y-O Investments Public Water System. (9.97 Acres of Developable Land and 2.7 Acre Wheatland Irrigation District Easement)

## CONTACT US

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