

# Top of the Canyon Ranch

DOUGLAS, WYOMING



**CASPER**  
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**Top of the Canyon Ranch** overlooks the famed La Bonte Canyon. This 200 ± acre parcel is divided into five approximate forty acre lots, ripe to generate excellent tax benefits from a conservation easement grant and boasting at least a dozen fantastic top of the world, south aspect building sites overlooking the central Laramie Mountains and La Bonte Canyon. Nestled between a much larger ranch and the National Forest which adjoins this smaller ranch on three sides, access is completely private. Rock outcroppings, meadows and timber along with varied topography entices exploration by foot, horseback, or ATV. Tens of thousands of adjacent forest acres are available to play, fish and hunt on. There has not been a parcel like this offered in years in this much sought area of the Laramie Mountains, two hours and forty five minutes north of the Front Range of Colorado and thirty five miles southwest of Douglas, WY. The new owner will delight in the much sought after ability to obtain land owner tags in famous Elk Area 7 which surrounds the ranch.



**PRICE:**

**\$465,000** (Four Hundred Sixty-Five Thousand Dollars)

NOTE: INFORMATION ON TOP OF THE CANYON RANCH WAS OBTAINED FROM SOURCES DEEMED TO BE RELIABLE, BUT IS NOT GUARANTEED BY EITHER WESTERN LAND SALES, UNITED COUNTRY TRAILS END LAND COMPANY OR THE SELLER. THIS OFFERING IS SUBJECT TO PRIOR SALE, PRICE CHANGE, CORRECTION OR WITHDRAWAL. IT SHOULD ALSO BE NOTED THAT REID ROSENTHAL IS AN AGENT FOR TRAILS END LAND COMPANY AND HAS AN OWNERSHIP INTEREST IN THIS RANCH.

The Top of the Canyon Ranch is exclusively listed with Western Land Sales and marketed jointly with United Country – Trails End Land Company – Sheridan, Wyoming for additional information contact J.R. Kvenild (307-234-2211), Clay Griffith (307-851-9856), or Jim Kaatz (406-842-5960).



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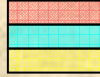
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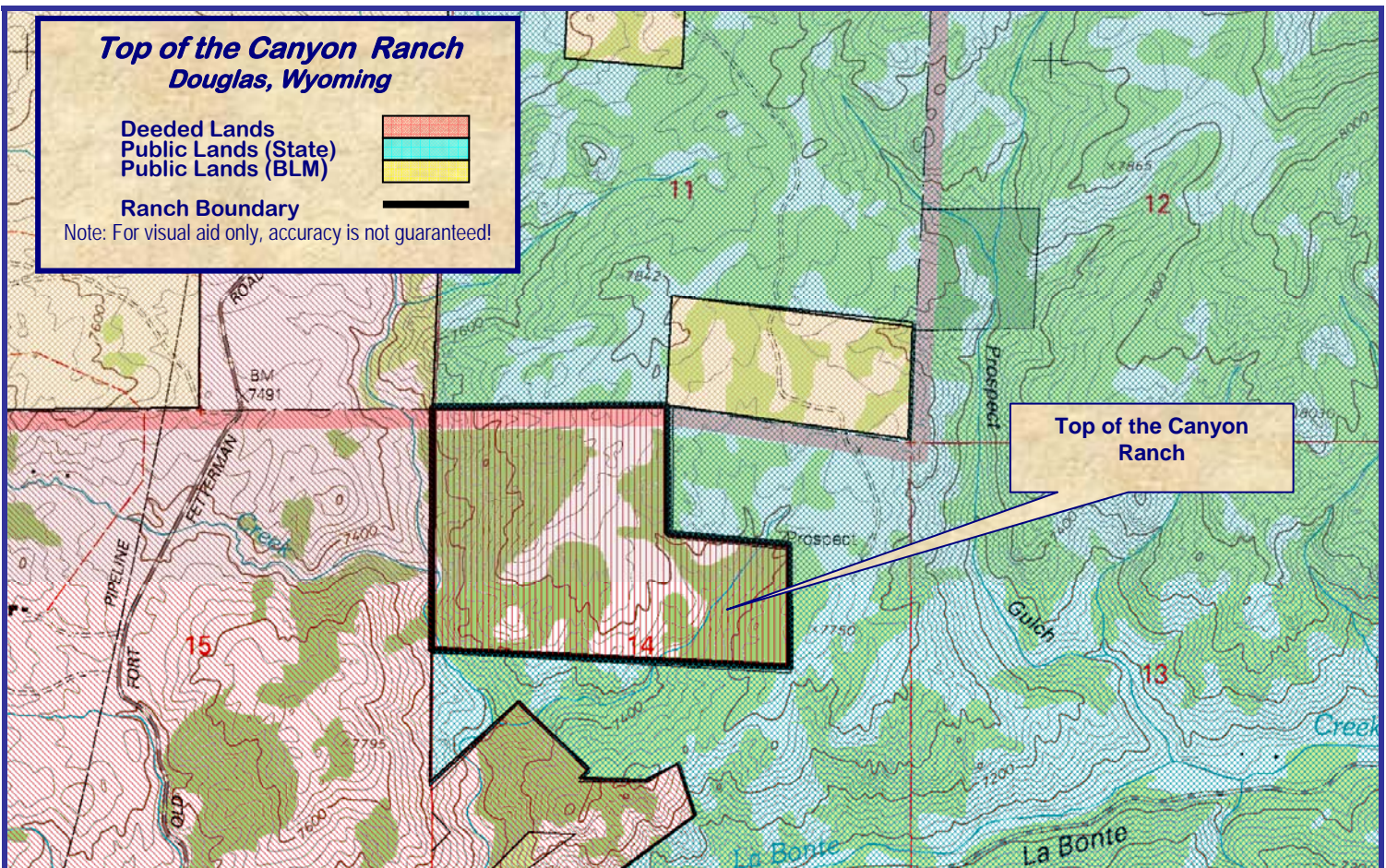
**Top of the Canyon Ranch  
Douglas, Wyoming**

Deeded Lands  
Public Lands (State)  
Public Lands (BLM)

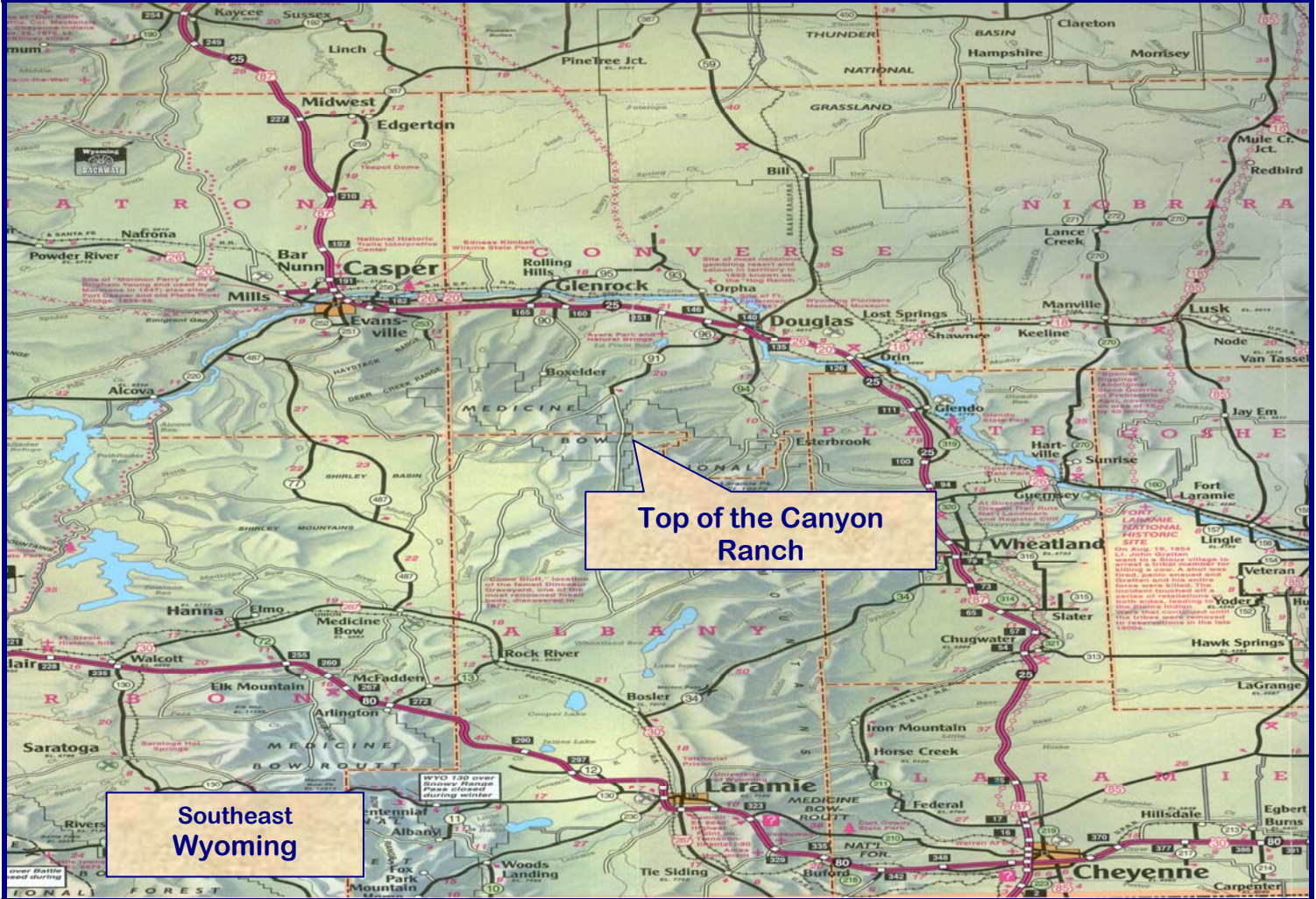


Ranch Boundary

Note: For visual aid only, accuracy is not guaranteed!



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Southeast Wyoming