



OFFERING MEMORANDUM

# FARM & RANCH INVESTMENT PROPERTY

*IN WHEATLAND, WYOMING*

TBD SOUTH ANTELOPE CREEK ROAD  
WHEATLAND, WYOMING

**LISTED BY**

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# PROPERTY SUMMARY

Discover an exceptional opportunity to own a sprawling 410-acre lot on the border of Chugwater and Wheatland, WY, zoned for agricultural use. This stunning property boasts beautiful rolling terrain, offering picturesque views and endless potential for farming, ranching, or investment. It's fully fenced and has a stock well, and electricity through the REA. Strategically located bordering state land and with 4,500 feet of frontage along Interstate 25 to the east, this parcel ensures easy access while maintaining the serene charm of rural Wyoming.

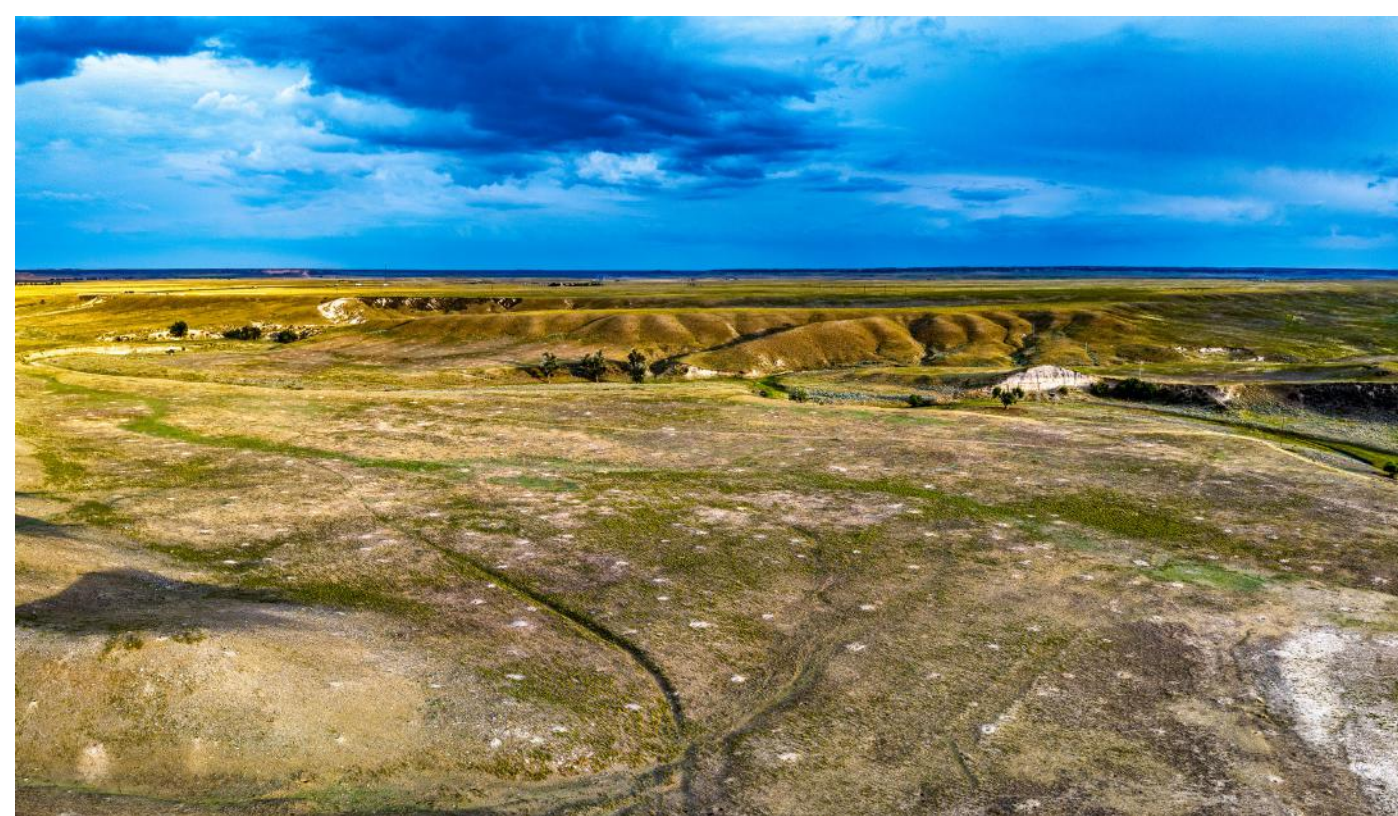
Situated just north of the proposed Chugwater Wind Project by NextEra Energy Resources, this lot is positioned in an area poised for economic growth. The wind project, expected to generate 300 megawatts of clean energy, is anticipated to bring \$133 million in tax revenue over 30 years and create up to 200 jobs, stimulating the local economy in Platte and Goshen counties. While the project has sparked local debate, its proximity highlights the region's forward-thinking development and investment potential.

## PROPERTY DETAILS

Offered At	\$1,150,000
Site Acreage	409.70
Lot Size	17,846,532 SF
Class	Lots/Land
Type	Unimproved Residential
Utilities	Rural Electric, Private Well
Land Characteristics	Rolling terrain, stream
Road Access	Private, unpaved road

PROPERTY PHOTOS

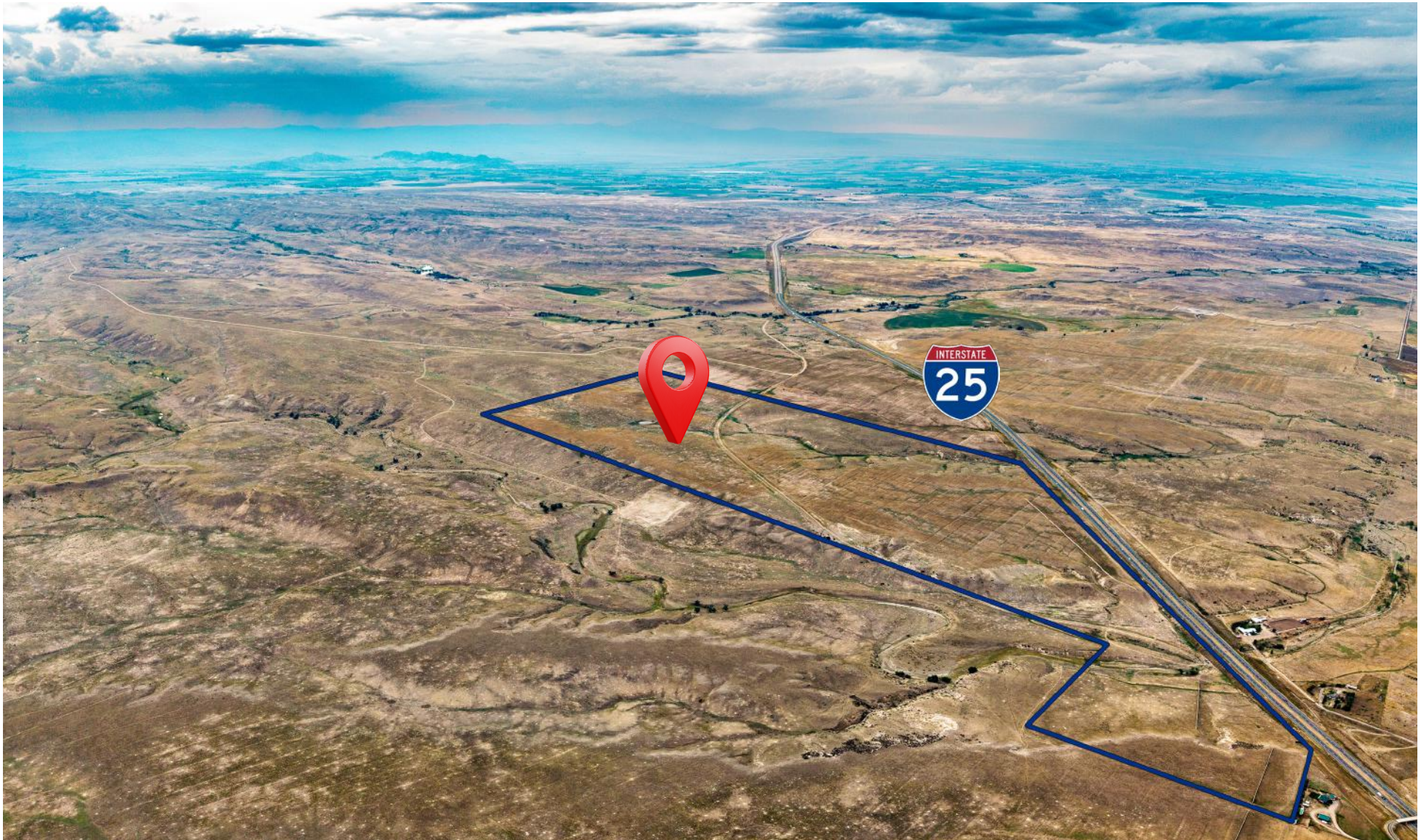




# Area Map



# Aerial – Subject Property



## Wheatland/Chugwater

Home to the nation's first and largest private irrigation district, water is the lifeblood of Wheatland. In the late 1800s, the Wheatland Development Company, headed up by the likes of territorial governor Francis E. Warren, Judge Joseph Carey, and Andrew Gilchrist (to name a few), was organized to entice people to establish homes and businesses in the area. They built a Wheatland Development Company building on Main Street, and today it is still standing.

Historic downtown remains the heart and soul of the community, but 16th Street, which runs parallel to Interstate 25, is home to many hometown businesses. Two beautiful state parks, Glendo State Park and Guernsey State Park, surround the area. Guernsey (just 20 miles northeast) is also home to two state historic sites: Oregon Trail Ruts and Register Cliff, where emigrants carved their name into the soft sandstone. There are mountains to the west, and Gray Rocks Reservoir to the northeast. Wheatland also has easy access to Fort Laramie National Historic Site.

A large-scale wind and solar farm, the Chugwater Energy Project, is proposed for Platte County, with an estimated start date in late 2027 if approved. The project is expected to bring significant economic benefits to the area, including up to 200 construction jobs, millions of dollars in payments to local landowners, and substantial tax revenue for the county.

In a separate development, American Rare Earths has already received approval for its Halleck Creek rare earth mine west of Wheatland. The project is expected to ramp up in 2026 and could have a major economic impact on Wheatland and the surrounding region. Once fully operational, the mine is projected to create hundreds of jobs and bring in millions of dollars in investment, potentially making it one of the largest rare earth deposits in North America.

### WHEATLAND, WY QUICK STATS

Population, 2020 Census	3,588
Population, 2010 Census	3,627
Population Density	3.85 persons/Sq.Mi.
Average Household Income	\$55,908
Per Capita Income	\$35,853
Median Value of Housing, 2023	\$229,900
Unemployment Rate	4.8%

### IN PROXIMITY TO...

Denver, Colorado	165 Miles (124 minutes)
Fort Collins, Colorado	120 Miles (90 minutes)
Laramie, Wyoming	70 Miles (52 minutes)
Casper, Wyoming	110 Miles (83 minutes)
Cheyenne, Wyoming	70 Miles (52 minutes)
Scottsbluff, Nebraska	85 Miles (64 minutes)

## Why Wyoming?

Source: wyo.gov, wyomingbusiness.org, wyo.edu, livability.com, energycapital.com, & travelwyoming.com

Wyoming has long been known for having some of the friendliest income tax and trust laws in the nation. It offers so many places of unspoiled beauty and high-quality recreation. Wyoming is a natural wonderland, filled with open spaces and snow-capped mountains.

 <p><b>±12,000</b> Student Population</p>	 <p><b>8</b> Community Colleges</p>	 <p><b>9</b> Commercial Airports</p>	 <p><b>2</b> Class One Railroads</p>	 <p><b>\$400M</b> State-Wide Scholarships</p>
 <p><b>2 National Parks</b> Grand Teton &amp; Yellowstone</p> <p><b>5 National Forests</b> Bighorn, Bridger-Teton, Medicine Bow-Routt, Shoshone, &amp; Targhee</p> <p><b>12 State Parks</b> &amp; acres of public land to hunt, fish, bike, hike, &amp; climb.</p>	<p><b>580,435</b> State Population</p> <p><b>0%</b> Income Tax</p> <p><b>4%</b> Sales Tax</p> <p><b>2.9%</b> Unemployment Rate</p> <p><b>97,914 Sq.Mi.</b> 9th Largest State</p>	 <p>The majority of Yellowstone National Park lies within the borders of Wyoming. Each year the park receives more than 4 million visitors.</p> <p>Wyoming's advantageous geographic location and ample transportation infrastructure provides reliable access to/from communities statewide.</p>		



### #1 Most Business-Friendly Tax Climate in the Nation for 11 years running.

Wyoming does not have an individual income tax or a corporate income tax. There's a 4.00% state sales tax rate and an average combined state and local sales tax rate of 5.44%. Wyoming has a 0.55% effective property tax rate on owner-occupied housing value.

### Quick Facts

More than just stunning views... the cost of living, the jobs, the numerous ways to get outside and be healthy all make Wyoming a great place to live.

The only University in Wyoming, the University of Wyoming has one of the lowest cost tuition levels among four-year universities nationwide. Students come from all 50 states and 82 countries to attend. 59% of its students are in-state.

# IMPORTANT DISCLOSURES



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Coldwell Banker - The Property Exchange has been engaged as the exclusive financial advisor to the Seller in connection with Seller's solicitation of offers for the purchase of the property. Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final executive of the Purchase Agreement.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property, and it is not to be used for any other purpose or made available to any other person without the express written consent of Seller or Coldwell Banker - The Property Exchange. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Coldwell Banker - The Property Exchange from sources it deems reasonably reliable.

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