



Rivers Edge Ranch

SARATOGA, WYOMING

85 Acres | \$2,795,000 Reduced

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Rivers Edge Ranch is perched on an elevated bench overlooking the North Platte River in the sought-after community of Saratoga, WY. Comprised of 85 acres, this serene Wyoming retreat boasts approximately 1/3 mile frontage on the river with another $\pm 1,500$ ft of a private side channel which separates the majority of the land from a 17-acre island oasis complete with footbridge, solar power and riverside firepit. The 3,700 sqft. home features four-bedrooms and three-and-a-half bathroom and is ideally positioned. Floor to ceiling windows reach to the 25 ft. vaulted ceiling in the living room offering grand views of the river with distant vistas to the Snowy Ranch and Sierra Madre Mountains. In recent years, the current owners have upgraded the home with new windows and doors, new flooring and a complete kitchen renovation with new appliances and granite countertops. Surrounding the home, is a spacious deck and lawn area with close to 100 trees that were planted, all of which are irrigated by a drip system.



In addition to the charming main home the ranch includes a 16,000 ft. indoor riding area, 40x60 heated shop with concrete floors and new garage doors, as well as several loafing sheds. There are three water wells on the deeded acreage. Located less than a mile from the Foote Access Boat launch on the North Platte River, putting on or taking a drift boat out to be first on the water, or last one out for an evening hatch couldn't be easier.





Summary

- 85± acres including 40 acres of sub-irrigated pastures and 17 acres of island accessed by a foot bridge
- 1/3 mile frontage on the North Platte River and a 1,500 ft. private side channel of the river
- 3,700 sqft. four bedroom and three-and-a-half bath home with new windows, renovated kitchen with granite and new appliances, new flooring and an oversized two-car garage
- Approximately 100 trees planted on the property in past 3 years, all on drip irrigation
- 16,000 sqft. indoor horsback riding arena
- 40x60 heated shop with concrete floors and new garage doors
- Three water wells on the property
- Shared boundary with BLM on portion of the property to the east and Wyoming State Land to the north
- Located less than one mile from Foote Access Boat Ramp for convenient drift boat put in/take out on the North Platte River





Rivers Edge Ranch- Location Map

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