

MIDWEST LAND GROUP PRESENTS

5.25 ACRES IN

CAMPBELL COUNTY WYOMING



100 COAL DUST ROAD, GILLETTE, WY 82718

MIDWEST LAND GROUP IS HONORED TO PRESENT

MOVE-IN READY HOME ON PEACEFUL 5.25 +/- ACRES

If you have been searching for a home on a few acres outside of town, take a look at this 3 bedroom, 2 bathroom manufactured home sitting on 5.25 +/- acres in the Rodeo Flats subdivision. This home and property sit along the west boundary of Rodeo Flats and borders a large walk-in hunting area with wide open spaces to view, making for some amazing sunsets.

As you enter the house, you will see the main living space, which is a mostly open-concept living room, dining room, and kitchen area. The master is off to one side of this area, while the other 2 bedrooms, laundry, and additional family room are on the opposite end of the house. The kitchen has a good-sized island and a large corner pantry. The sink overlooks the large 18'x20' ft deck and fenced backyard. All appliances remain with the sale, including the new refrigerator. The large family room allows for flexibility within the home to have 2 living

spaces or could be converted into a 4th bedroom. Two pellet stoves heat the entire house efficiently if desired, or an electric forced-air furnace. The house and a brand-new metal roof were recently installed as well.

Outside the house, there is a fully fenced pasture and corral with a run-in shed for cover for your livestock. The large fenced-in backyard and deck make for an inviting space for friends, and family, or a quiet retreat! There is a large storage shed in the backyard, also for additional storage space. The acreage is mostly level, making for endless options of where you could build your new garage, shop, or barn. With only a 15-minute drive into town, you can enjoy the country life and setting without the cost and time of being too far away. Don't wait, give Karl Ward a call at (307) 387-9677 to schedule your private showing!



PROPERTY FEATURES

PRICE: **\$345,000** | COUNTY: **CAMPBELL** | STATE: **WYOMING** | ACRES: **5.25**

- 3 bedroom, 2 bathroom house
- Separate living and family rooms
- 5.25 +/- acres
- Fenced backyard
- 18'x20' foot deck
- Storage shed
- Fenced pasture
- Level Area for shop or garage
- Bordered by a walk-in hunting area
- 15 minutes to Gillette



3 BED, 2 BATH HOME

This home and property sit along the west boundary of Rodeo Flats and borders a large walk-in hunting area with wide open spaces to view, making for some amazing sunsets.



INTERIOR PHOTOS



18'X20' FOOT DECK



FENCED BACKYARD



STORAGE SHED AND FENCED PASTURE

Outside the house, there is a fully fenced pasture and corral with a run-in shed for cover for your livestock. The large fenced-in backyard and deck make for an inviting space for friends, and family, or a quiet retreat!



AERIAL MAP



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Maps Provided By:



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Boundary Center: $44^{\circ} 12' 57.25$, $-105^{\circ} 22' 19.86$

22-49N-71W
Campbell County
Wyoming

0ft 122ft 243ft



5/13/2025

TOPOGRAPHY MAP



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Source: USGS 10 meter dem
Interval(ft): 5.0
Min: 4,625.6
Max: 4,643.9
Range: 18.3
Average: 4,634.5
Standard Deviation: 4.56 ft

0ft 152ft 305ft

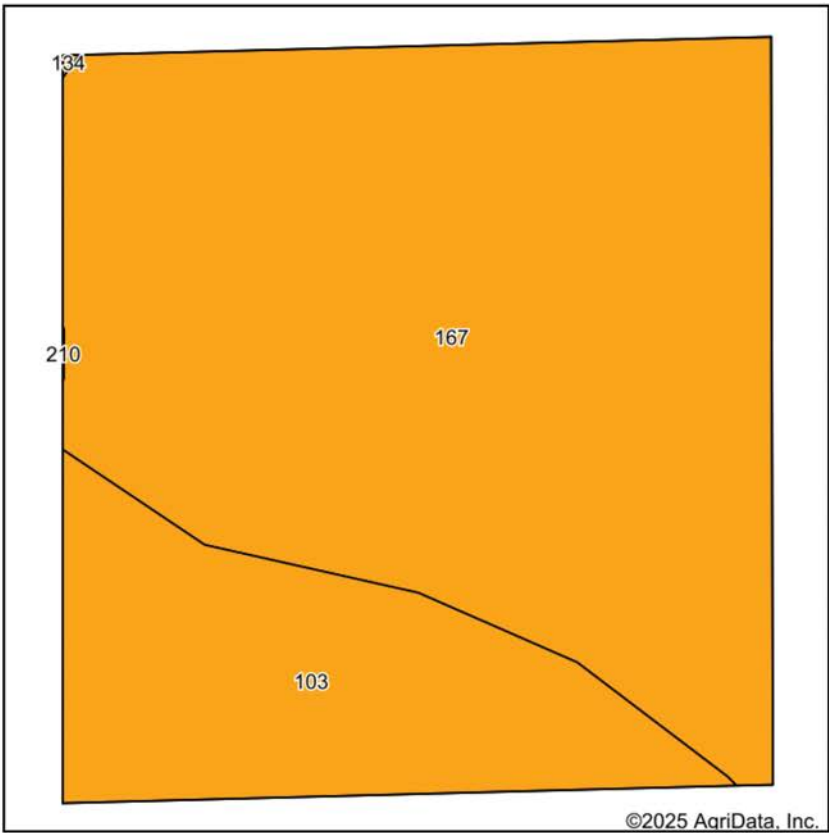


5/13/2025

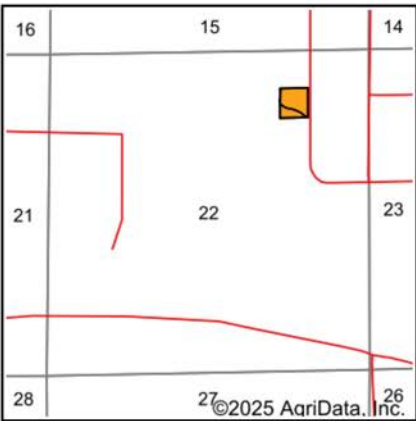
22-49N-71W
Campbell County
Wyoming

Boundary Center: 44° 12' 57.25, -105° 22' 19.86

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Wyoming**
County: **Campbell**
Location: **22-49N-71W**
Township: **Gillette South**
Acres: **5.26**
Date: **5/13/2025**



Maps Provided By:



Area Symbol: WY605, Soil Area Version: 22											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Grass hay Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
167	Jaywest-Moorhead loams, 0 to 6 percent slopes	3.99	75.9%		IIIe	IIIe	1.3	33	13	33	32
103	Arwite fine sandy loam, 0 to 6 percent slopes	1.27	24.1%		IIIe	IIIe		33	12	32	33
Weighted Average					3.00	3.00	1	*n 33	*n 12.8	*n 32.8	*n 32.2

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



BROKER CONTACT

Like most agents at Midwest Land Group, hunting is Karl Ward's passion. However, unlike most agents, Karl was born in a cabin in the woods in Akeley, Minnesota, on a homestead his parents built from the ground up, with no running water or electricity. He grew up in Dallas, Oregon where his love for all things outdoors became a natural part of his life. He served in the U.S. Navy as an in-flight operator for 20+ years and earned his Bachelor's Degree from Liberty University while on active duty. While in the Navy Karl served a recruiting tour in Gillette where he fell in love with Wyoming and made lifelong friends there. After retiring from the Navy, he did some Program Management as a Defense Contractor before ultimately seeking out a career that aligned with his excitement for the outdoors.

A true outdoorsman, Karl enjoys hunting, fishing, camping, hiking, farming, and woodworking. This lifestyle combined with many moves across the entire nation while in the Navy, led him to a firm grasp of the many challenges that can present themselves while buying and selling properties. His ability to combine a business mindset with a personal touch when working with clients is unmatched. As a land agent, Karl is able to combine his experience and knowledge with his love for the outdoors to help both buyers and sellers.

Clients who work with Karl know how determined he is. A master of thinking outside the box, Karl is a problem-solver who will exceed his client's expectations, adapt to their circumstances, and work hard to ensure a smooth transaction. An active participant in his church, the local Chamber of Commerce, and the VFW, Karl is married to his wife, Trinette, of 27 years and, together, they have 4 children and 3 grandchildren.



KARL WARD,

LAND BROKER

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