

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

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# JOHNSON COUNTY WYOMING



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# **BARNDOMINIUM ON 40 +/- ACRES WITH MOUNTAIN VIEWS**

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If you have been looking for some new land with Mountain views in Wyoming, take a look at this beautiful, nearly new barndominium sitting on 40 acres just outside Buffalo, Wyoming! This 1-bedroom, 1-bathroom build is move-in ready with room to expand if you desire. The views of the Mountains are spectacular! Tucked into the rolling buttes of the surrounding foothills, the house is out of sight from the neighbors, creating a private retreat feel.

Just a short 15-minute drive east of Buffalo, this property is easy to access. As you arrive at the property, you will see the building set back off the road, sitting between several small, rocky-topped buttes. The 30'x40' build has an insulated and drywalled shop space with laundry and a half bathroom on the ground level. Up the wide

staircase, you walk into the finished living space. This area holds your living room, dining, and kitchen area with large windows to capture the expansive views of the Bighorn Mountains on one side and the rolling hills on the other. There is one bedroom on one side and the main bathroom on the other. This living space is ready to be lived in or become your recreational getaway. Live in this space while you build a new house or add onto this structure. With ample space outside and room to expand, the possibilities are endless. There are multiple hills surrounding the building, providing some protection from the wind and privacy. Bring your animals and create your small hobby homestead. Give Karl Ward a call at (307) 387-9677 to schedule a private tour.





# PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **WYOMING** | ACRES: **40**

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- Beautiful mountain views
- 1-bedroom, 1.5-bathroom barndominium
- 30'x40' 2-story shop building
- Finished shop space
- Room for expansion
- Remote setting
- Antelope and deer hunting
- 15 minutes to Buffalo, WY
- 30 minutes to Bighorn Mountain recreation





# CUSTOM BARDOMINIUM

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This 1-bedroom, 1-bathroom build is move-in ready with room to expand if you desire. Live in this space while you build a new house or add onto this structure. With ample space outside and room to expand, the possibilities are endless.





## FINISHED SHOP SPACE

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## UPSTAIRS LIVING QUARTERS

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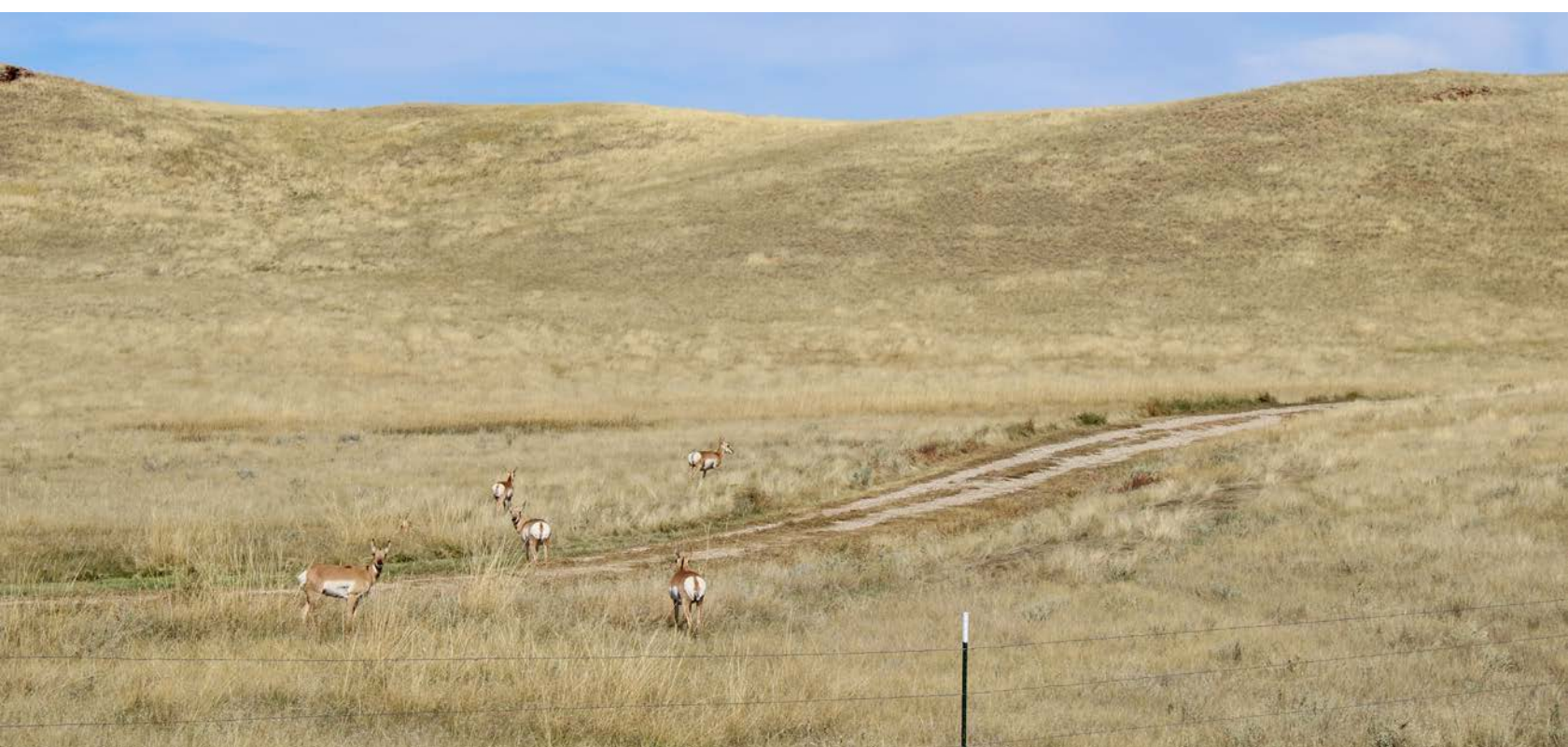




# ANTELOPE AND DEER HUNTING

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The views of the Mountains are spectacular! Tucked into the rolling buttes of the surrounding foothills, the house is out of sight from the neighbors, creating a private retreat feel.





# ROOM FOR EXPANSION

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There are multiple hills surrounding the building, providing some protection from the wind and privacy. Bring your animals and create your small hobby homestead.





# AERIAL MAP



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Boundary Center:  $44^{\circ} 19' 0.28''$ ,  $-106^{\circ} 33' 43.91''$

**11-50N-81W**  
**Johnson County**  
**Wyoming**

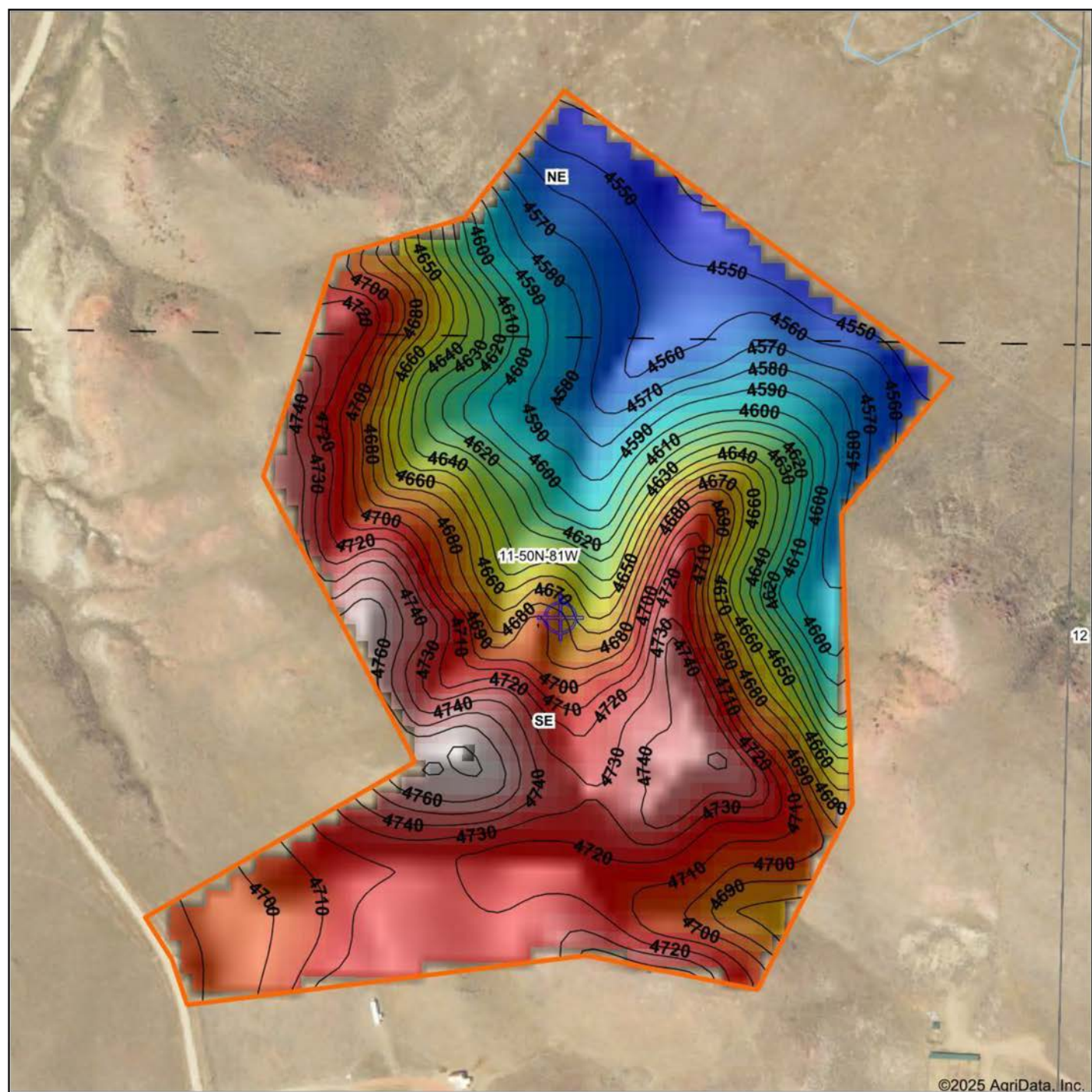
0ft 308ft 617ft



9/17/2025



# HILLSHADE MAP



Low Elevation High



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem

Interval(ft): 10

Min: 4,540.1

Max: 4,773.7

Range: 233.6

Average: 4,664.6

Standard Deviation: 65.72 ft

0ft 312ft 624ft



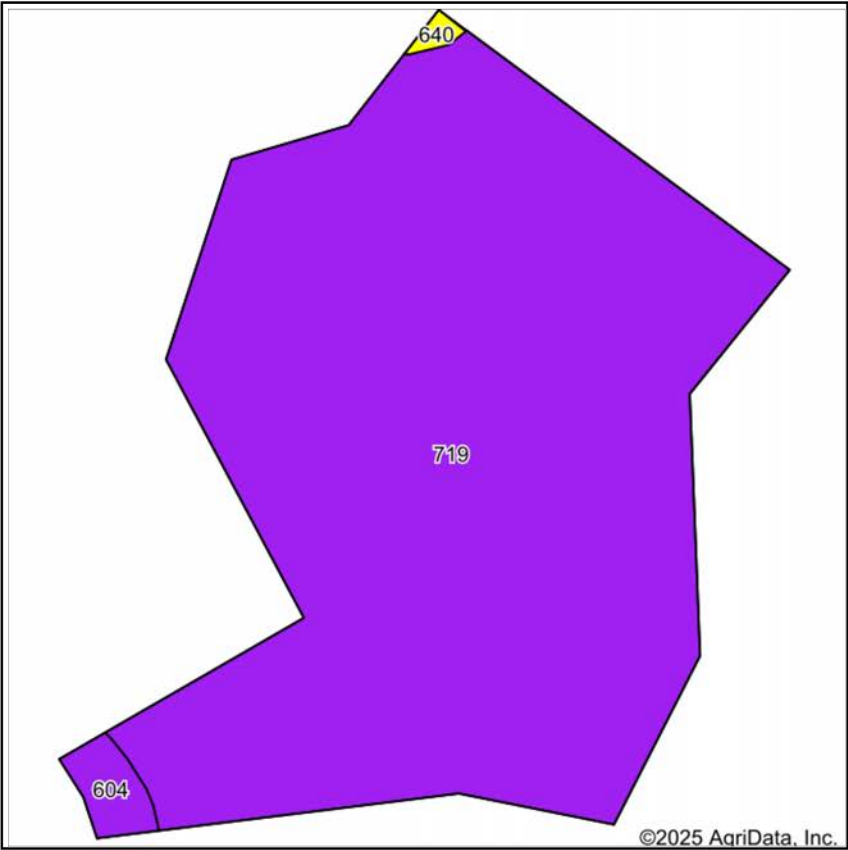
9/17/2025

**11-50N-81W**  
**Johnson County**  
**Wyoming**

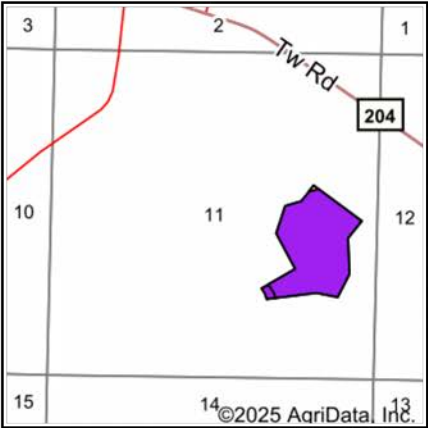
Boundary Center: 44° 19' 0.28, -106° 33' 43.91



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Wyoming**  
County: **Johnson**  
Location: **11-50N-81W**  
Township: **Buffalo**  
Acres: **40.03**  
Date: **9/17/2025**



Maps Provided By:



Area Symbol: WY719, Soil Area Version: 18

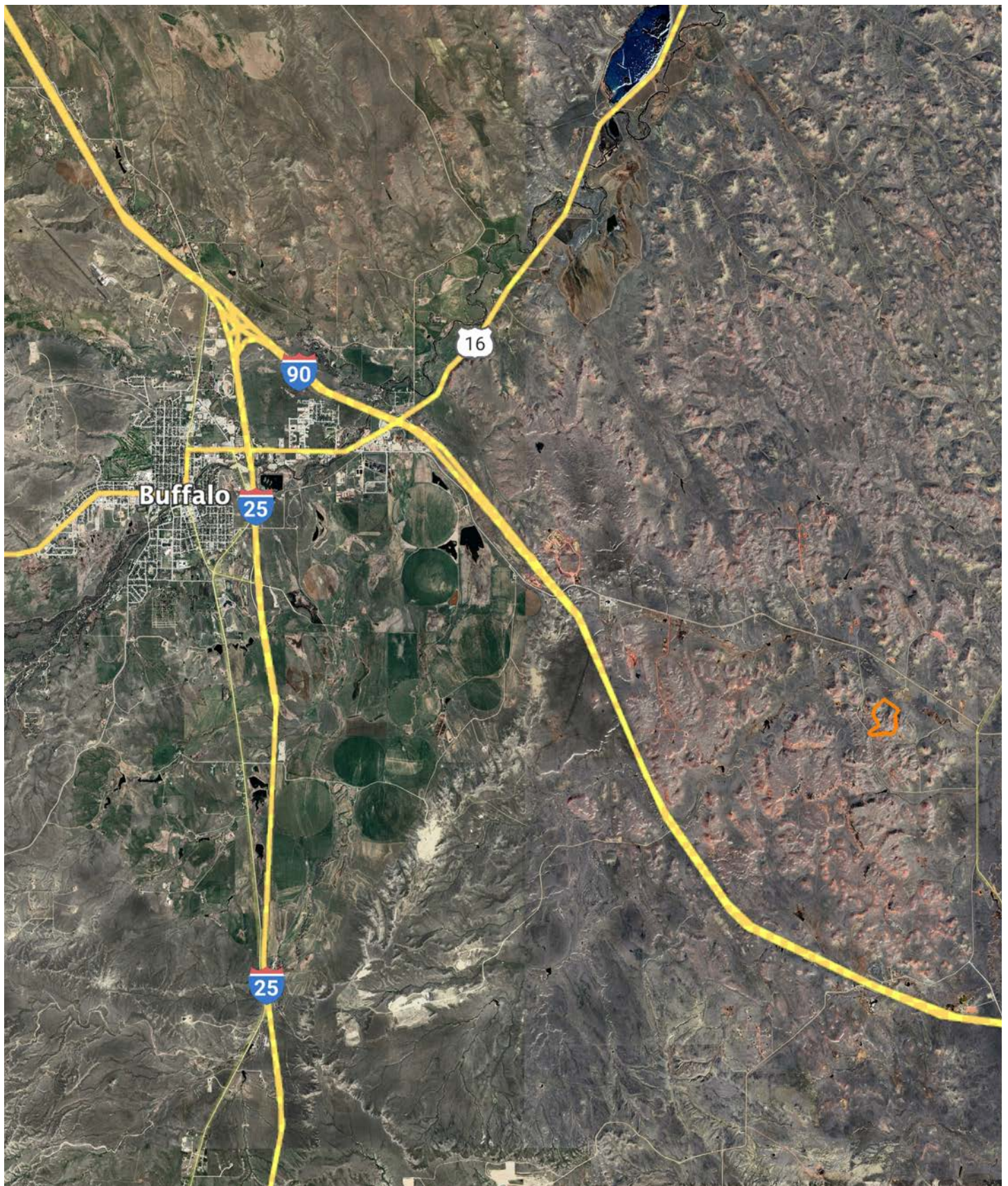
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
719	Shingle-Wibaux complex, 0 to 60 percent slopes	39.21	98.0%		VIIe	VIIIe	3		3	
604	Wibaux-Rock outcrop complex, 25 to 60 percent slopes	0.68	1.7%		VIIIs	VIIIs	2		2	
640	Forkwood-Cushman loams, 6 to 15 percent slopes	0.14	0.3%		IVe	Vle	19	1	19	6
Weighted Average					6.99	7.98	*n 3	*n *-	*n 3	*n *-

\*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

**307.387.9677**

[KWard@MidwestLandGroup.com](mailto:KWard@MidwestLandGroup.com)



## MidwestLandGroup.com

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