

MIDWEST LAND GROUP PRESENTS

41.5 ACRES IN

CAMPBELL COUNTY WYOMING



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

3 BEDROOM, 2 BATH HOME ON 41.5 +/- ACRES

If you have been searching for a great home on acreage, take a look at this 3 bedroom, 2 bathroom home on 41.5 +/- acres sitting in Rozet, Wyoming. This 1,728 square foot modular home was built in 2022 and boasts a large open concept living space. Surrounded by other larger tracts of land, you are surrounded by pastures and great views of the pine-covered hills to the west and south, making this property what could be your new retreat!

As you arrive at the property, you will enjoy the well-maintained gravel roads used to get to this home. Set up slightly on a small rise, you have a great view of the surrounding area. There is plenty of space around the home that provides a peaceful setting for soaking in the scenic vistas. Inside the house, you step into the laundry/mudroom. Along the short hallway, you will find 2 bedrooms, each a good-sized room with good-sized closets. Opposite the bedrooms is the secondary

full bathroom. From here you move into the large open living/dining/kitchen space. The kitchen is a welcoming gathering place with a large island to use for both food preparation and entertaining. Tucked out of the way behind the kitchen wall, you will find a large pantry space that accommodates all the kitchen gadgets and storage you could desire! Through the living room, you will find the large master suite with walk-in closet and large private bathroom with a large walk-in shower.

Outside the house, there is ample parking for as many vehicles as you can dream, plus a small chicken coop to start your hobby farm off right. The land is fenced on 3 sides and with minimal effort can be ready to support livestock. No matter what you are looking to do with your new home and acreage, this one is ready to go! Give Karl Ward a call at (307) 387-9677 to schedule your private showing.



PROPERTY FEATURES

COUNTY: **CAMPBELL** | STATE: **WYOMING** | ACRES: **41.5**

- 3 bedroom, 2 bathroom house
- 1,728 sq. ft. home
- Open-concept floor plan
- Newer roof
- Chicken coop
- Fenced on 3 sides
- Good water well
- Multiple water spigots
- Well-maintained roads
- 20 minutes to Gillette



1,728 SQ. FT. HOME

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3 BEDROOMS, 2 BATHROOMS



SCENIC VISTAS



WELL-MAINTAINED ROADS



FENCED ON 3 SIDES



AERIAL MAP



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Maps Provided By:



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Boundary Center: 44° 14' 23.53, -105° 11' 52.86

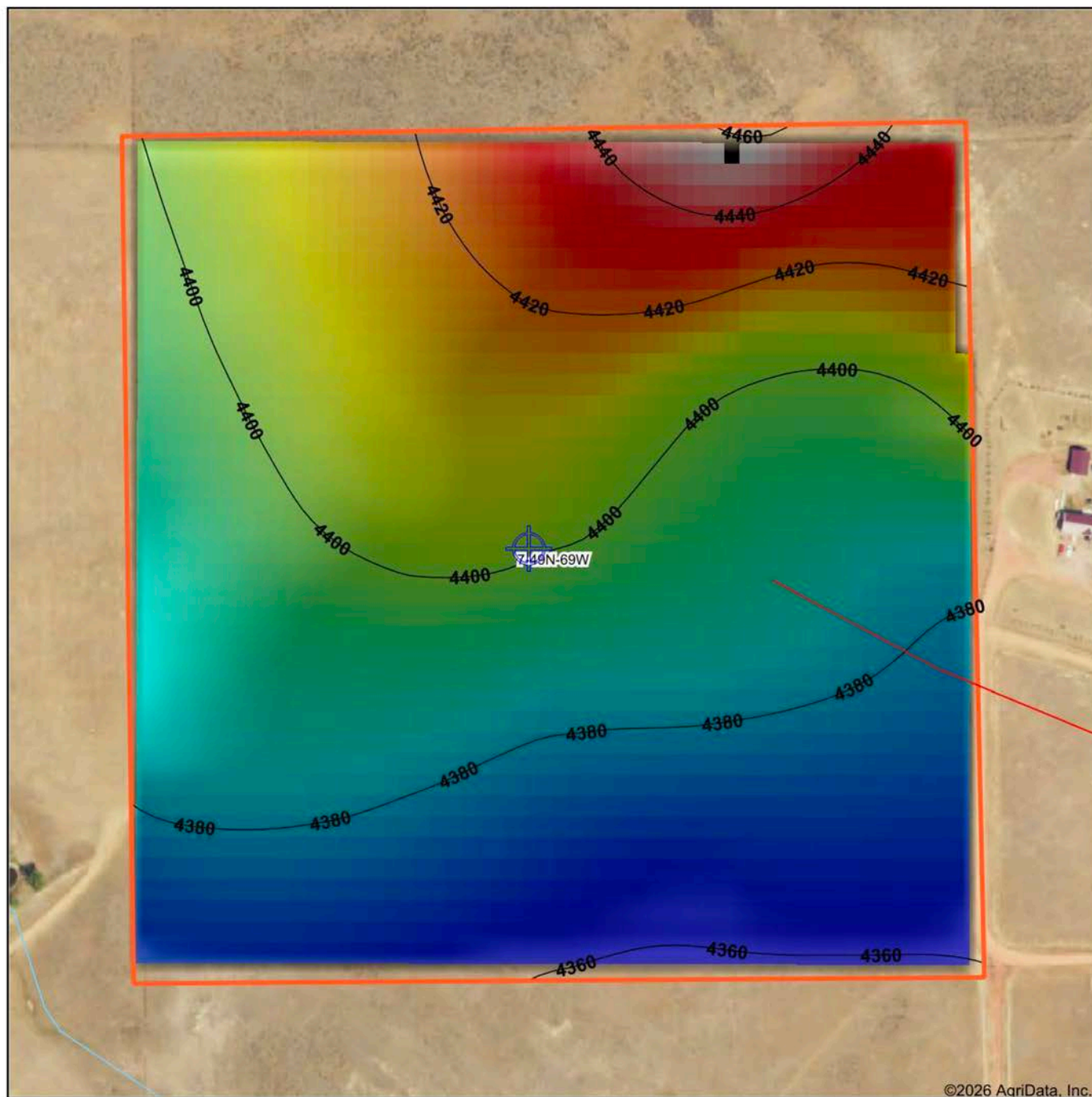
7-49N-69W
Campbell County
Wyoming

0ft 249ft 498ft



10/1/2026

HILLSHADE MAP



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Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 20
Min: 4,359.5
Max: 4,456.8
Range: 97.3
Average: 4,393.7
Standard Deviation: 20.34 ft

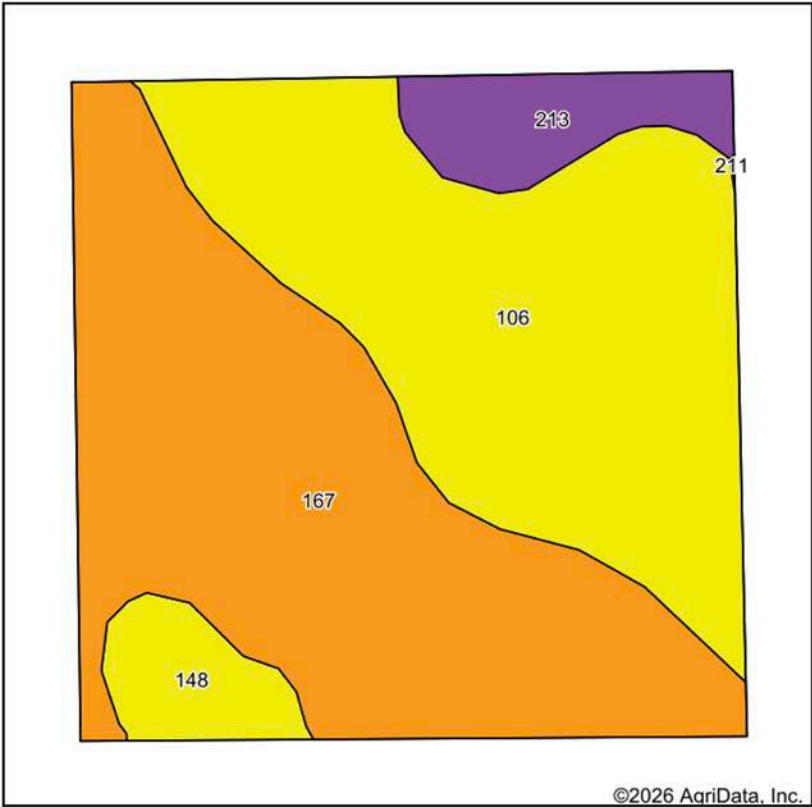


10/1/2026

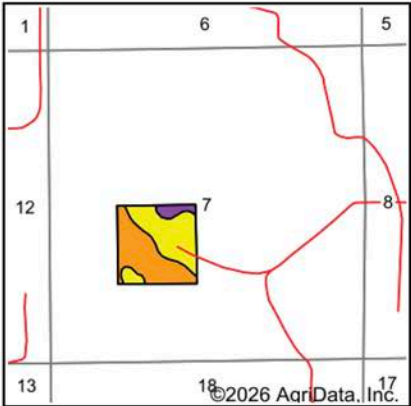
7-49N-69W
Campbell County
Wyoming

Boundary Center: 44° 14' 23.53, -105° 11' 52.86

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Wyoming**
County: **Campbell**
Location: **7-49N-69W**
Township: **Gillette South**
Acres: **41.5**
Date: **10/1/2026**



Maps Provided By:



Area Symbol: WY605, Soil Area Version: 23										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class	Grass hay Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
167	Jaywest-Moorhead loams, 0 to 6 percent slopes	19.50	47.0%		Well drained	IIIe	1.3	33	13	32
106	Arwrite-Elwop fine sandy loams, 6 to 15 percent slopes	17.34	41.8%		Well drained	IVe		29	11	27
213	Terro-Taluce sandy loams, 6 to 30 percent slopes	2.65	6.4%		Well drained	VIe		11	1	3
148	Forkwood-Ulm loams, 0 to 6 percent slopes	2.01	4.8%		Well drained	IVe		21	1	7
Weighted Average						3.66	0.6	*n 29.3	*n 10.8	*n 26.8

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

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, Trinetta, of 27 years and, together, they have 4 children and 3 grandchildren.



KARL WARD,

LAND BROKER

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