

MIDWEST LAND GROUP PRESENTS

41.5 ACRES IN

CAMPBELL COUNTY WYOMING



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WELL-MAINTAINED 7 BEDROOM, 4 BATH HOME ON 41.5 +/- ACRES

If you are in need of space, take a look at this meticulously maintained large home on 41.5 +/- acres sitting in Rozet, Wyoming. This 3,712 square foot modular home was built in 2008 and boasts a large, well-thought-out finished basement with a walk-out mudroom area. Surrounded by fenced pastures and a few trees along the side of the home, this property could become 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 timbered ridges and wide-open prairies. There is a sturdy steel-framed deck on the south side of the home that allows a peaceful setting for soaking in the scenic vistas. Inside the house, you step into a large open combination living/dining/kitchen space. With a large master suite with walk-in closet and large private bathroom with soaking tub and shower on one side of the home, and two additional bedrooms on the opposite end with a main floor bathroom. 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!

Downstairs, you are greeted by a large family room and mud room with a walk-out door. With 9 foot ceilings in the basement, all of the rooms feel larger than most! Off of the living space, there are 4 bedrooms and 2 more full bathrooms. So no matter your living needs, there is ample room in this well-planned floor plan to accommodate everyone! There are dual hot water heaters for the two floors, as well as dual climate HVAC so this home is very efficient and extremely well-kept.

Outside the house, there is ample parking for as many vehicles as you can dream of, plus a 26'x36' shop building with 3 car capability, a concrete floor, and electric service. There is an in-ground sprinkler system between the shop and the house as well. With some trees planted in the yard and good landscaping surrounding, this property is move-in ready! The land is fully fenced and cross-fenced to support livestock from day one. The smaller pasture has field fencing for smaller livestock if desired. There are ample water spigots around to keep animals and plants watered as needed. No matter what you are looking to do with your new home and acreage, this one checks all the boxes and 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**

- 7 bedroom, 4 bathroom house
- 3,712 sq. ft. home
- Walk-out basement
- 2 living spaces
- Solid steel decks
- Newer metal roof
- 26'x36' shop building
- Fenced & cross-fenced
- Good water well
- Deer & antelope
- Well-maintained roads
- 20 minutes to Gillette



3,712 SQ. FT. HOME

This 3,712 square foot modular home was built in 2008 and boasts a large, well-thought-out finished basement with a walk-out mudroom area.



7 BEDROOMS, 4 BATHROOMS



SOLID STEEL DECKS



26'X36' SHOP BUILDING



FULLY-FENCED ACREAGE

The land is fully fenced and cross-fenced to support livestock from day one. The smaller pasture has field fencing for smaller livestock if desired. There are ample water spigots around to keep animals and plants watered as needed.



AERIAL MAP



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Boundary Center: 44° 14' 23.95, -105° 11' 34.48

0ft 248ft 495ft

7-49N-69W
Campbell County
Wyoming



Maps Provided By:



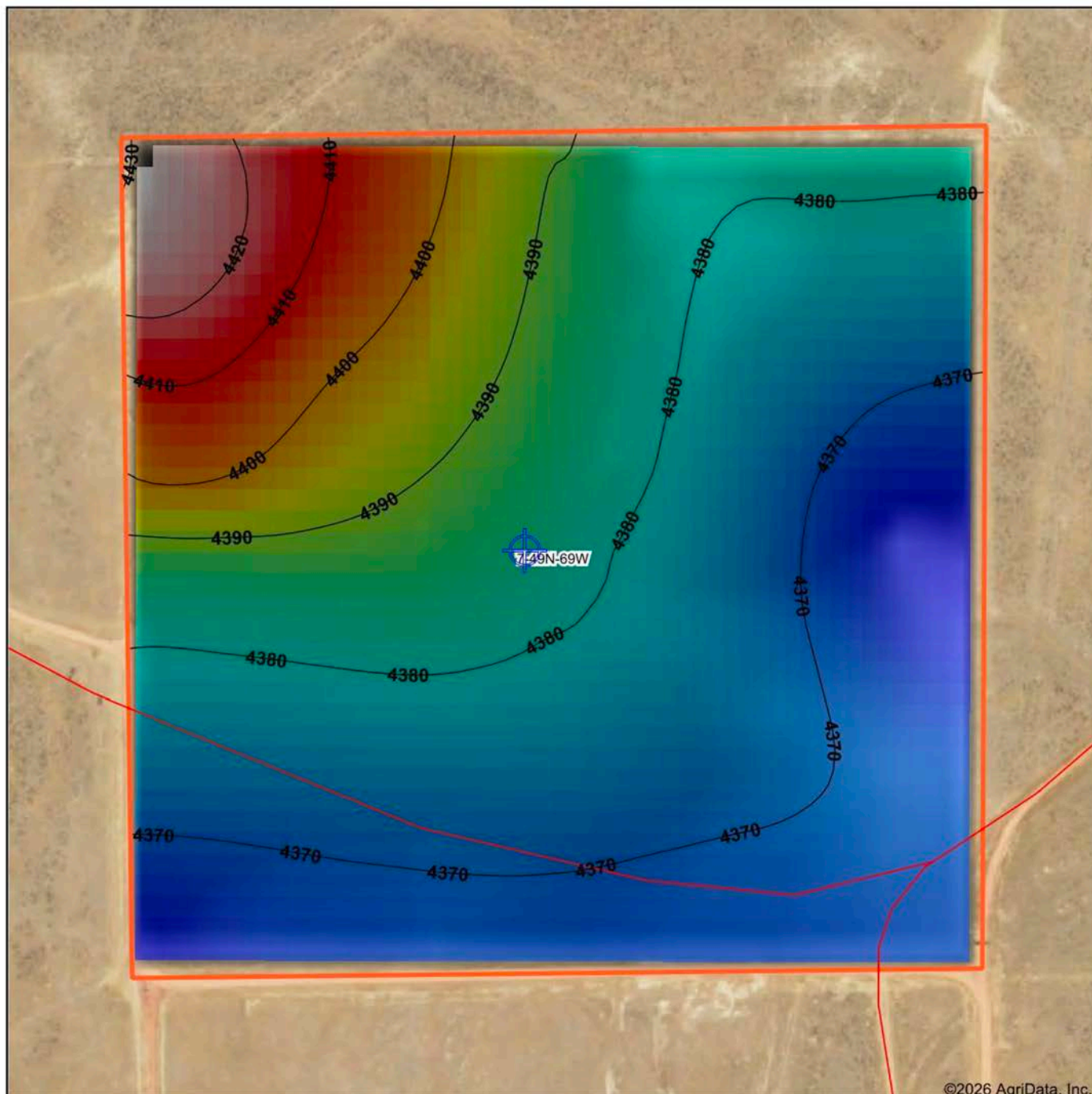
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8/3/2026

HILLSHADE MAP



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Source: USGS 10 meter dem

Interval(ft): 10

Min: 4,361.2

Max: 4,429.4

Range: 68.2

Average: 4,380.6

Standard Deviation: 14.47 ft

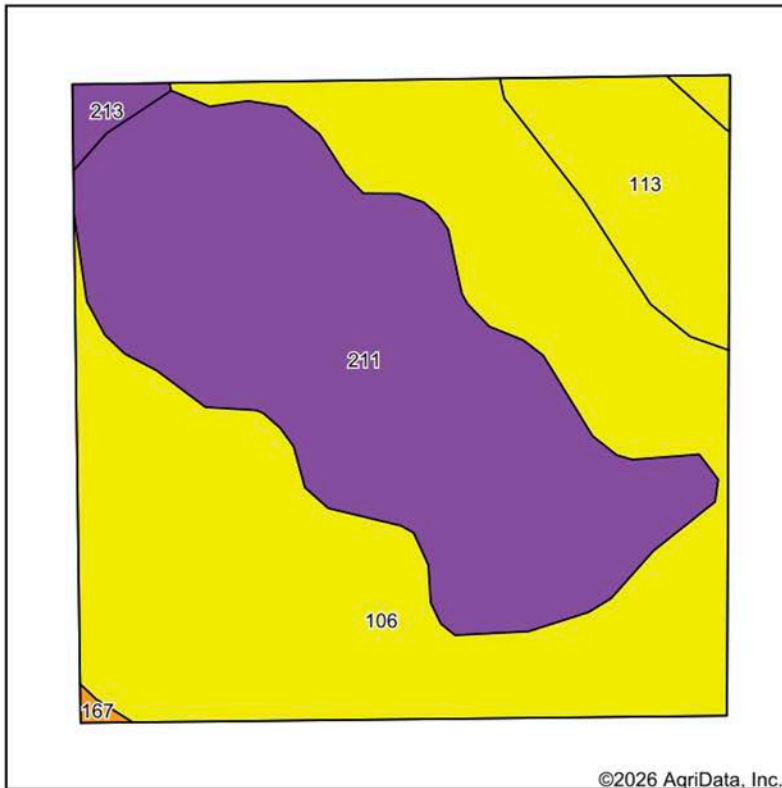


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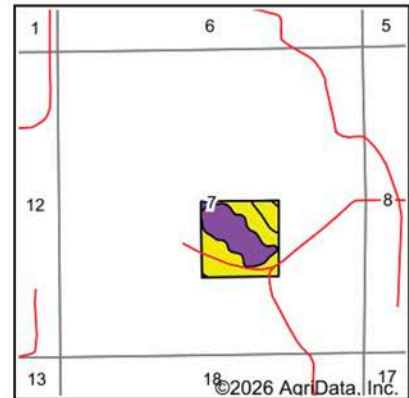
7-49N-69W
Campbell County
Wyoming

Boundary Center: 44° 14' 23.95, -105° 11' 34.48

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Wyoming**
 County: **Campbell**
 Location: **7-49N-69W**
 Township: **Gillette South**
 Acres: **41.5**
 Date: **8/3/2026**



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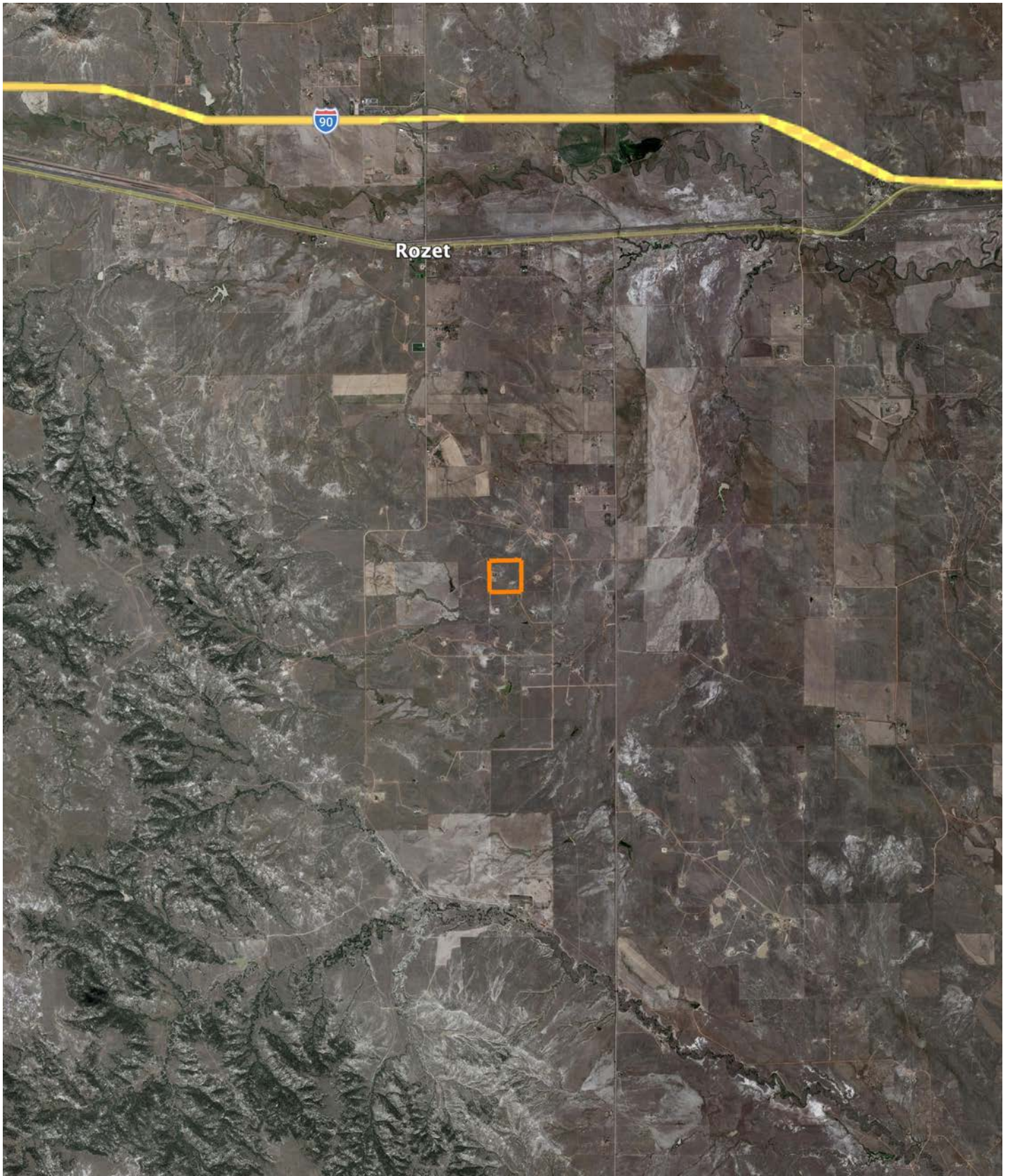


Area Symbol: WY605, Soil Area Version: 23

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
106	Arwite-Elwop fine sandy loams, 6 to 15 percent slopes	20.97	50.5%		Well drained	IVe		29	11	27
211	Shingle-Worf loams, 3 to 30 percent slopes	16.46	39.7%		Well drained	VIe		8		2
113	Bidman-Ulm loams, 0 to 6 percent slopes	3.57	8.6%		Well drained	IVe		20	1	6
213	Terro-Taluce sandy loams, 6 to 30 percent slopes	0.41	1.0%		Well drained	VIe		11	1	3
167	Jaywest-Moorhead loams, 0 to 6 percent slopes	0.09	0.2%		Well drained	IIle	1.3	33	13	32
Weighted Average						4.81	-	*n 19.7	*n 5.7	*n 15.1

*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

307.387.9677

KWard@MidwestLandGroup.com



MidwestLandGroup.com

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