



HEMMERT Drive, Thayne, WY 83127		25-2095 Land Active \$4,950,000	
<div><div></div><div><div>Provided as a courtesy of</div><div><b>Clarissa Millard</b></div><div>Keller Williams Jackson Hole</div><div>174 Emerger Ave</div><div>Alpine, WY 83128</div><div>Mobile - (435) 680-4050</div><div>clarissamillard@gmail.com</div></div></div>		<div></div>	
Non-Public:	No	Start Showing Date:	
Acres:	115.82	Lot Size:	Senior Community
Horses Allowed:	Yes	# Horses Allowed:	YN:
Sold Price Per SqFt:			List Price Per SqFt:
Common Name:		County:	Lincoln
Subdivision:	None	Lot #:	
Flood Zone:		Flood Class:	
Association Fee	Annually	Taxes:	915.84
Frequency:		Latitude:	42.924790
Possession:	Upon Recording	Longitude:	-111.001442
In-House Listing #:			
<b>Legal Description:</b> T34 R119 S13 SE4SW4 PT SW4SW4 PT TOTAL 42.91 ACRES and T34 R119 S14 SE4SE4 SW4SE4 TOTAL 72.91 ACRES			
<b>Public Remarks:</b> Hemmert Ranch is a 115.81-acre fully entitled residential development located in the picturesque town of Thayne, Wyoming. This expansive property offers a rare opportunity to build within a setting of natural beauty, with rolling green hills, open skies, and sweeping mountain views. Thoughtfully planned to balance residential growth with the surrounding landscape, the project integrates community living with quiet, scenic surroundings. The development has received final engineering approval and subdivision permits for a total of 275 residential units. This includes 91 single-family home lots and 92 duplex lots, allowing for 184 duplex units. The property is zoned and ready for phased construction, with a seven-phase site plan in place to support flexible build-out strategies for developer			
<b>Water:</b> None <b>Sewer:</b> None		<b>Property Features:</b> Electric to Property; Fenced; No CC&R's <b>View:</b> Canyon; Mountain View; Scenic; Valley	
<b>Agent Owned:</b>		<b>Lifestyle:</b> Cattle Ranch; Country Living; Hunting; Mountain; Outdoor Recreation; Pets Allowed; Ranch/Farm	
N			
Seller Concessions:			
Listing Price:		4,950,000	
LO: Keller Williams Jackson Hole			

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