

THE TAYLOR PLACE

ESTERBROOK, WYOMING



RANCH OVERVIEW

Only a short drive from the famed Oregon Trail in east-central Wyoming lies the Taylor Place, an unspoiled chunk of the Laramie Range with remarkable potential as a hunting and backcountry recreation base camp. The views of nearby 10,272-foot Laramie Peak and its foothills are exceptional and give the sense that this is country with plenty of room to breathe. With State Land on one side and the Medicine Bow National Forest on two sides, the 160-acre Taylor Place virtually defines "elbow room".

HUNTING, FISHING, AND RECREATION OPPORTUNITIES



The Taylor Place lies at about 6500 feet and includes outstanding mule deer habitat, with a native mix of sagebrush, grass and ponderosa pines. The adjacent National Forest supports large herds of elk and antelope as well, not to mention black bear, mountain lions, coyotes and bobcats. Only a mile away on State land flows Horseshoe Creek, a wild trout stream filled with brook trout.

An intermittent stream runs through the acreage itself. With several fine building site options, the Taylor Place could be developed into an ideal hunting lodge or retreat, or could be kept undeveloped as a seasonal hunting camp. The property may qualify for two landowner deer tags.





LOCATION

Although it has the feel of being remote, the Taylor Place is remarkably accessible by a year-round gravel road. The small resort community of Esterbrook is but 3 miles away, Glendo and Interstate 25, 17 miles and the bustling city of Douglas, 30 miles. Cheyenne is a little over two hours' drive, and Denver slightly under four.





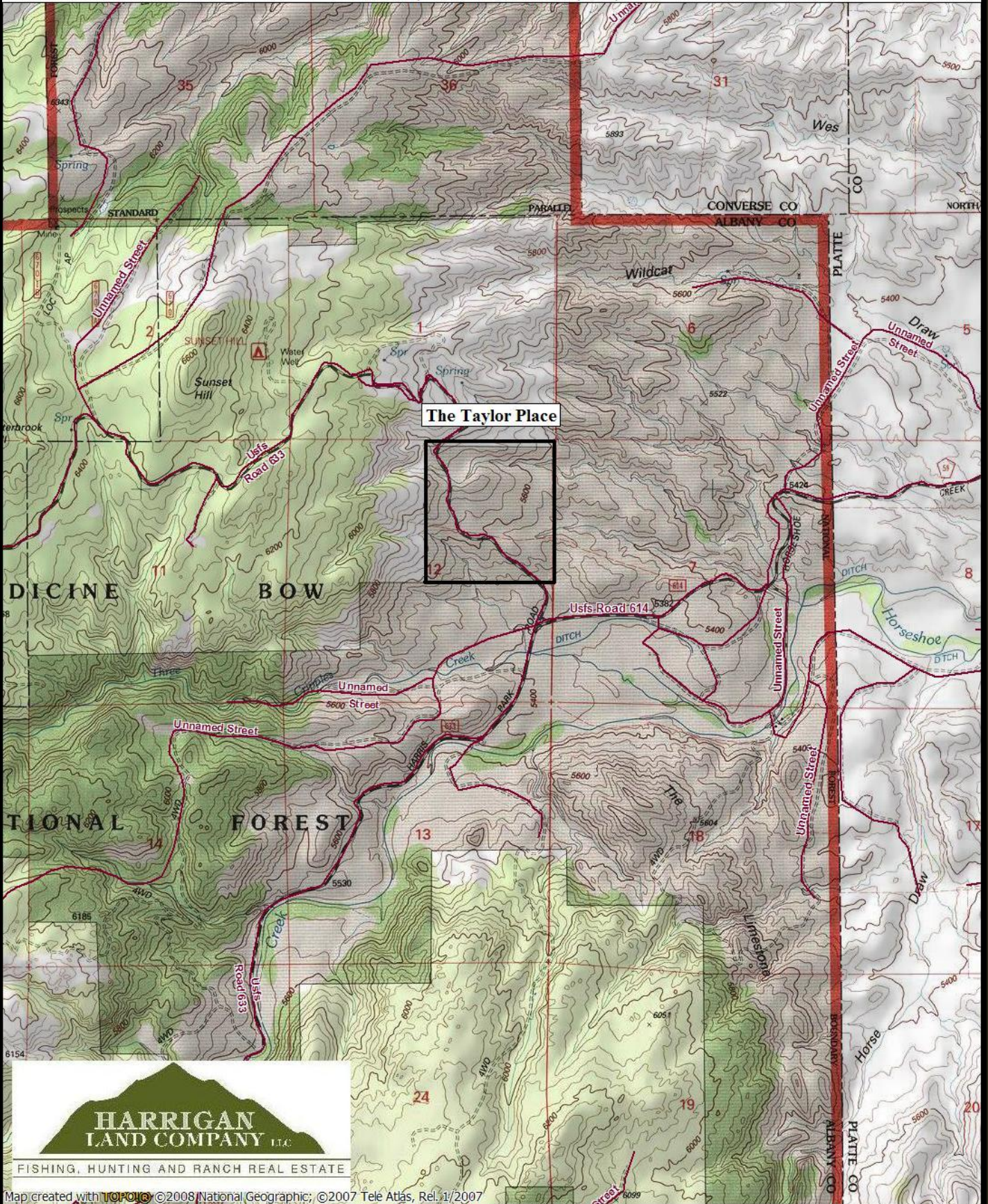
PRICE

In the 1840s, thousands of Oregon Trail pioneers passed by Laramie Peak on their way to Oregon Territory. We think they missed something by not stopping here for good. Let Harrigan Land Company show you this piece of mountain paradise that shouldn't be overlooked.

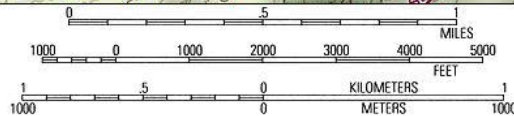
\$200,000



The Taylor Place: Boundary Map

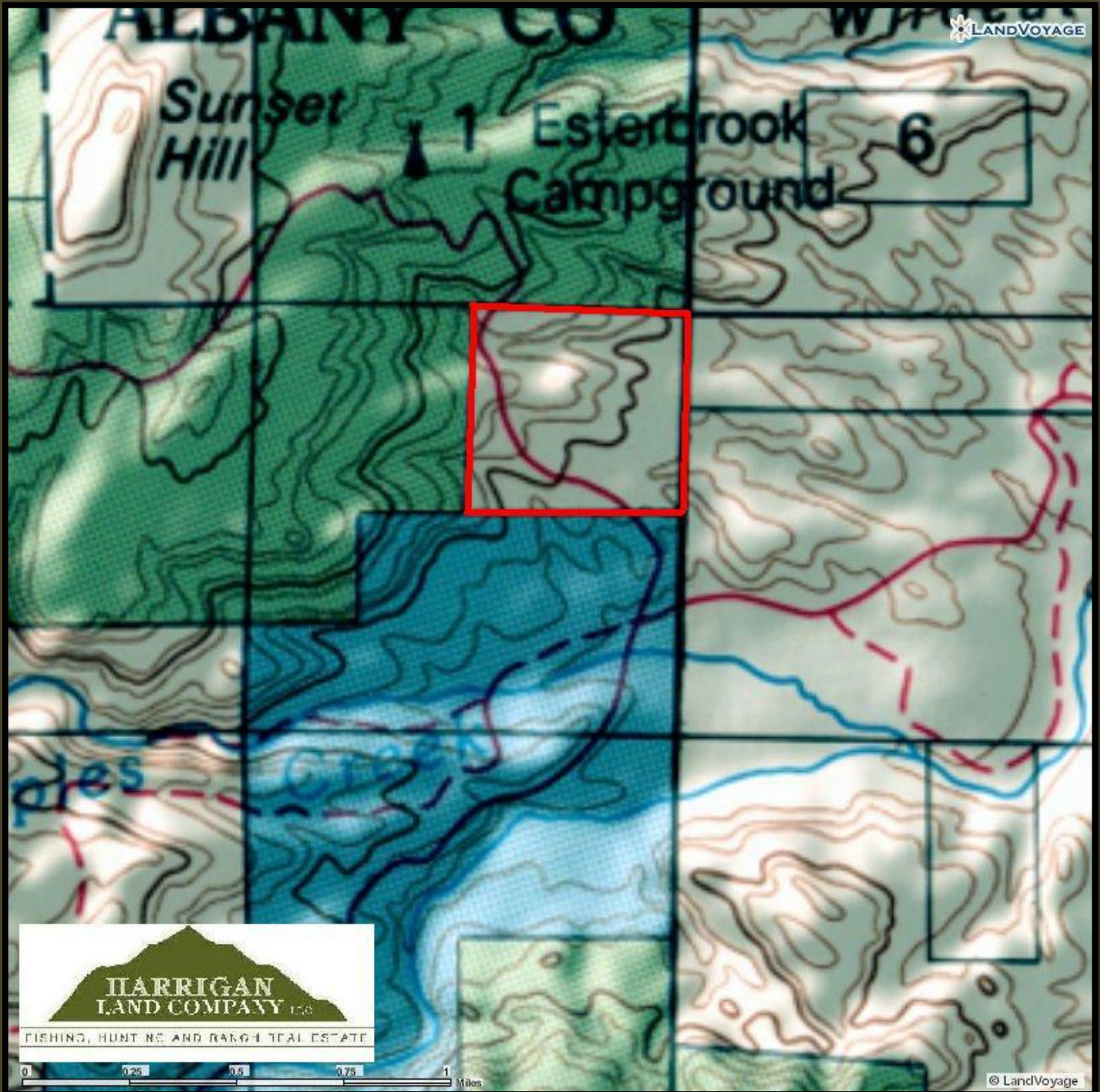


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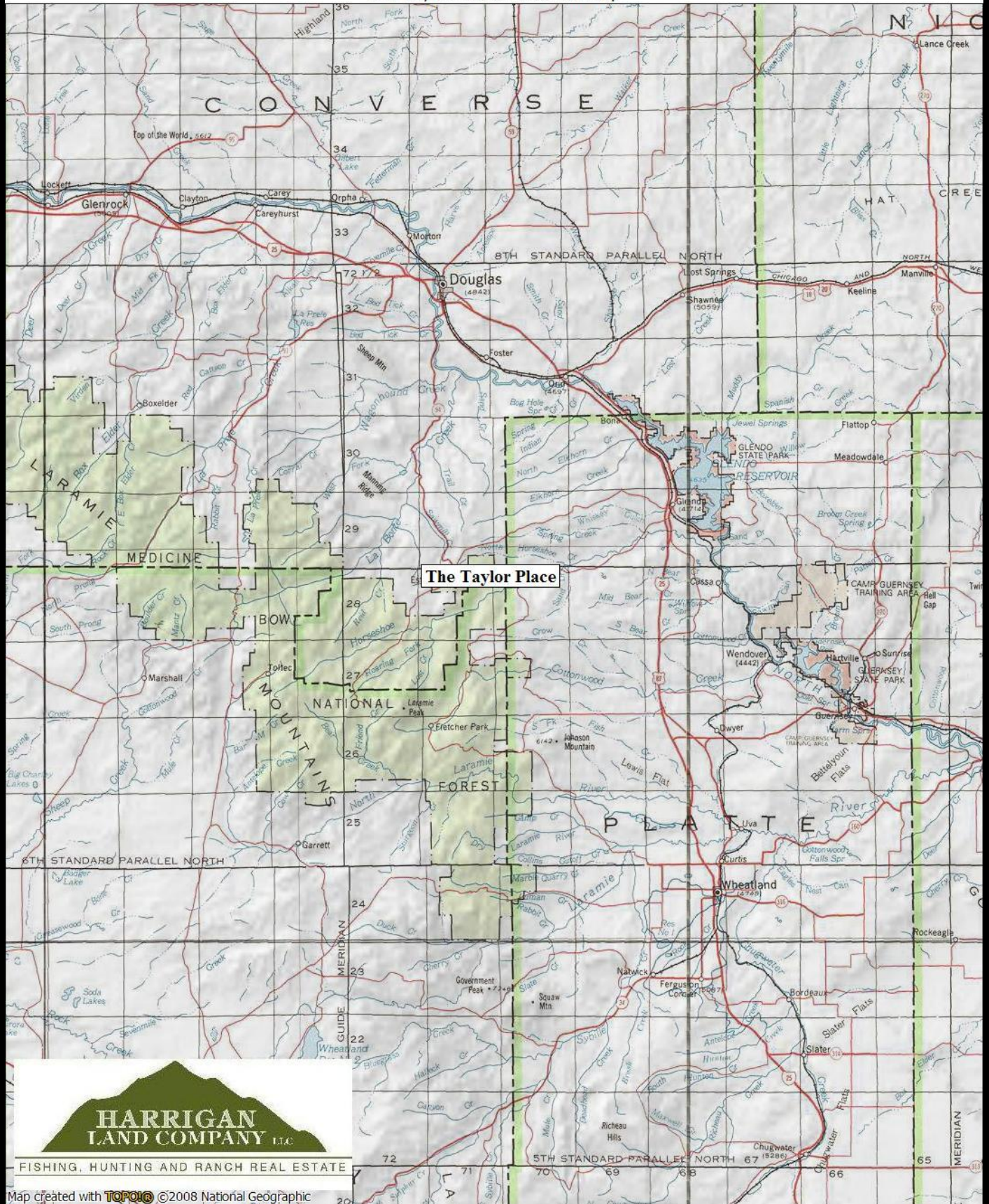


TN MN
91°2'
03/25/09

THE TAYLOR PLACE BLM MAP



The Taylor Place: Location Map



**HARRIGAN
LAND COMPANY LLC**

FISHING, HUNTING AND RANCH REAL ESTATE

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0 5 10 15 20 25 miles
0 5 10 15 20 25 30 35 40 km

TN MN
9 1/2°
03/25/09