

Alexander Lexington
Realtor, eXp Realty

446± ACRES
BORDERS GUERNSEY STATE PARK
& 1,000+ ACRES OF BLM LAND
\$3,499,000

CEDAR LIGHTS RETREAT

HARTVILLE, WYOMING



Cedar Lights Retreat

446± Acres of Wyoming Freedom

Some properties offer acreage. Others offer a custom residence, access to public land or an established income-producing business.

Cedar Lights Retreat brings all of it together.

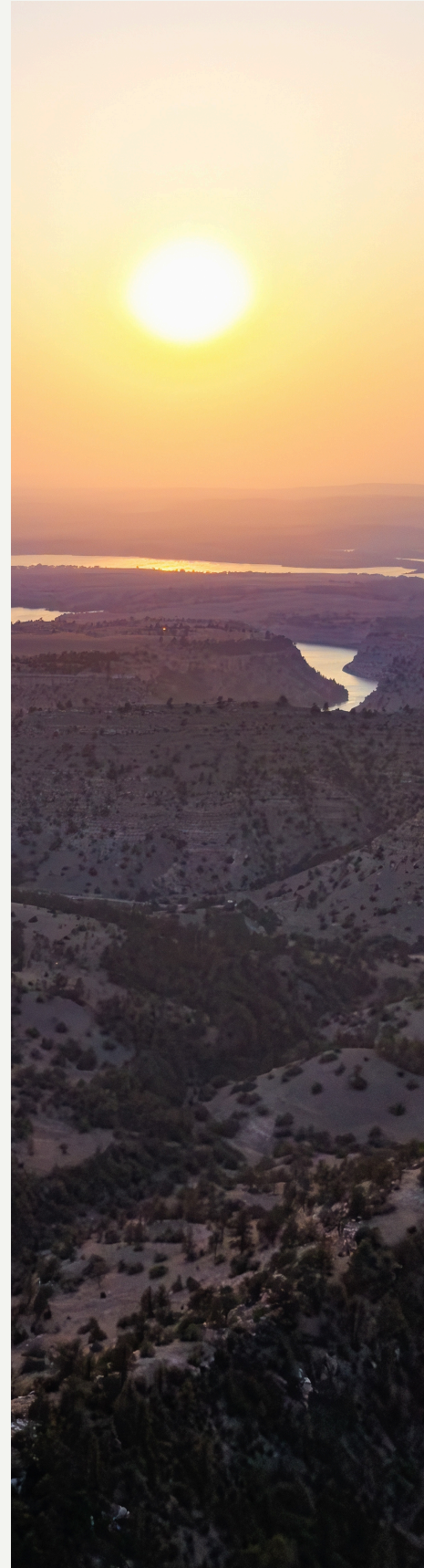
Set across 446± deeded acres, the property includes a custom log residence, three established luxury geodesic dome rentals, an extensive private trail system and direct access to thousands of acres of public land. Cedar Lights borders more than 1,000 acres of BLM land and approximately 8,566 acres of Guernsey State Park, placing an extraordinary amount of Wyoming recreation directly beyond the property line.

This is not raw land waiting for someone to create a vision. The residence is built. The trails are established. The domes are operating. The guest experience is already in place. The infrastructure for living, hosting, earning and exploring is already in place.

This offering represents far more than the purchase of 446± acres. It is the chance to take ownership of one of Wyoming's most distinctive recreational and income-producing properties, with the foundation already established for a private estate, luxury retreat, hunting property, corporate destination or continued hospitality business.

Cedar Lights Retreat
243 Pleasant Valley Road
Hartville, Wyoming 82215
Offered at \$3,499,000

Presented by: Alexander Lexington, Realtor | eXp Realty | 307-998-3650



Property Overview

Set across 446± deeded acres near Hartville, Wyoming, the property combines a custom log residence, three established luxury geodesic dome rentals and direct access to an extraordinary amount of public land.

The main residence offers approximately 4,874 total square feet with five bedrooms, three full bathrooms, one half bathroom and a walkout lower level. Inside, vaulted wood ceilings and expansive arched windows frame the surrounding landscape, filling the main living area with natural light and bringing the views into the home. A separate apartment area with a private entrance creates additional flexibility for guests, extended family, on-site staff or potential rental use.

Beyond the residence, three luxury geodesic domes are already being operated as short-term rentals. The infrastructure, accommodations and guest experience are already in place, allowing a new owner to continue the existing operation or adapt the property to an entirely new vision.

Miles of trails wind through rolling hills, timbered draws, pine and cedar canyons and rocky outcroppings. Cedar Lights Retreat directly borders more than 1,000 acres of BLM land and approximately 8,566 acres of Guernsey State Park, providing immediate access to thousands of additional acres for recreation.

This is a rare opportunity to own a private Wyoming retreat where the land, residence, recreational access and income-producing component are already established.

At a Glance:

- Offered at \$3,499,000
- 446± deeded acres
- Custom log residence
- Approximately 4,874 total square feet
- Five bedrooms | Three & a half bathrooms
- Walkout lower level
- Separate apartment area and entrance
- Three luxury geodesic domes
- Established short-term rental operation
- Private well with production of approximately 35 gallons per minute
- Propane
- Heating and air conditioning in the domes
- Internal trail system
- Wire fencing
- No HOA or covenants
- Direct access to 1000+ acres of BLM land
- Borders Guernsey State Park
- Abundant mule deer and wild turkey
- Elk Hunt Area 3
- Deer Hunt Area 15
- Antelope Hunt Area 11
- Near Hartville, Guernsey and Guernsey Reservoir





The Main Residence

At the heart of Cedar Lights Retreat is a custom log home designed to complement the surrounding Wyoming landscape.

Natural wood finishes, vaulted ceilings and expansive windows create a connection between the interior and the land outside. The main living area is anchored by large arched windows that bring in natural light and frame the surrounding views.

The kitchen offers a large center island, granite counters and room for everyday living or entertaining larger groups. An open loft overlooks the main living space, while the walkout lower level provides additional finished and unfinished space that can be adapted to the next owner's needs.

The residence offers five bedrooms, three full bathrooms and one half bathroom, providing enough room for a primary residence, family retreat or lodging operation.

A separate apartment entrance creates additional flexibility. Depending on the owner's plans, this area may be used for extended family, guests, an on-site manager, staff accommodations or additional rental potential.

Residence Highlights:

- Custom log construction
- Approximately 4,874 total square feet
- Five bedrooms
- 3 ½ bathrooms
- Vaulted wood ceilings
- Dramatic arched windows
- Large kitchen island
- Granite surfaces
- Open loft
- Walkout lower level
- Separate apartment area with private entrance
- Natural wood finishes
- Expansive views
- Flexible finished and unfinished areas

An Established Guest Experience



AnywhereAnytimeAdd guests

Become a host

•Private Dome Under the Stars! Guernsey St Park•

[Share](#) [Save](#)



Dome in Hartville, Wyoming

4 guests · 1 bedroom · 2 beds · Half-bath

 Guest favorite

One of the most loved homes on Airbnb, according to guests

4.97
★★★★★

388
Reviews

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS	

Cedar Lights Retreat includes three luxury geodesic domes as well as a walk out apartment already operating as short-term rentals.

EXISTING RENTAL OPERATION:
WWW.CEDARLIGHTSRETREAT.COM

These are not undeveloped campsites or an idea waiting to be built. The accommodations, infrastructure and guest experience have already been created.

Each dome provides a distinctive stay that combines the privacy and scenery of remote Wyoming with modern conveniences. The domes are equipped with heating, air conditioning, refrigeration and internet access. Private hot tubs further enhance the guest experience.

The current operation gives a future owner multiple options:

- Continue operating the existing short-term rentals
- Expand the lodging concept, subject to applicable approvals
- Create a private family retreat
- Offer guided recreational experiences
- Develop corporate or wellness retreats
- Host small group gatherings
- Use the domes as guest accommodations
- Incorporate the property into a hunting or recreational operation

Financial performance, booking history and operating information may be made available to qualified prospective purchasers subject to seller approval and appropriate confidentiality arrangements.

The Land

The land at Cedar Lights Retreat is an experience in itself.

Across 446± acres, the landscape changes between open hillsides, protected draws, rocky formations and pine- and cedar-covered canyons. The topography creates natural privacy throughout the property and gives each area its own distinct character.

A developed trail system crosses the acreage, providing opportunities for:

- ATV and off-road recreation
- Hiking
- Horseback riding
- Mountain biking
- Wildlife viewing
- Hunting
- Photography
- Exploring directly from the property

The land has not been intensively hunted or grazed by the current ownership, leaving future recreational and agricultural possibilities for the next owner.

The natural topography creates multiple vantage points, broad views and areas naturally sheltered from prevailing winds.

“Where 446± acres, an established luxury retreat and direct access to thousands of acres of public land come together in one extraordinary Wyoming property.”



Direct Public-Land Access

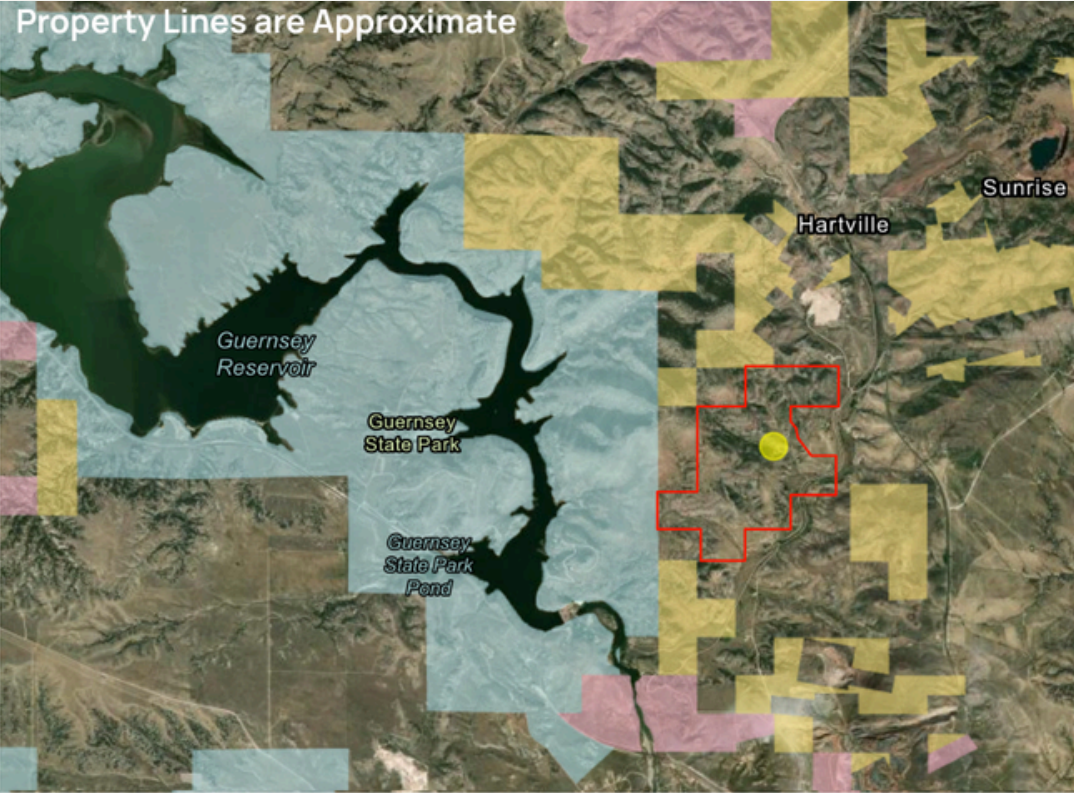
One of Cedar Lights Retreat’s defining advantages is its direct connection to public land.

The property directly borders more than 1,000 acres of BLM land and approximately 8,566 acres of Guernsey State Park. Together, these public lands dramatically expand the recreational experience beyond the property’s 446± deeded acres.

An owner or guest can leave the property and access additional country for hiking, horseback riding, mountain biking, wildlife viewing and other permitted recreational activities.

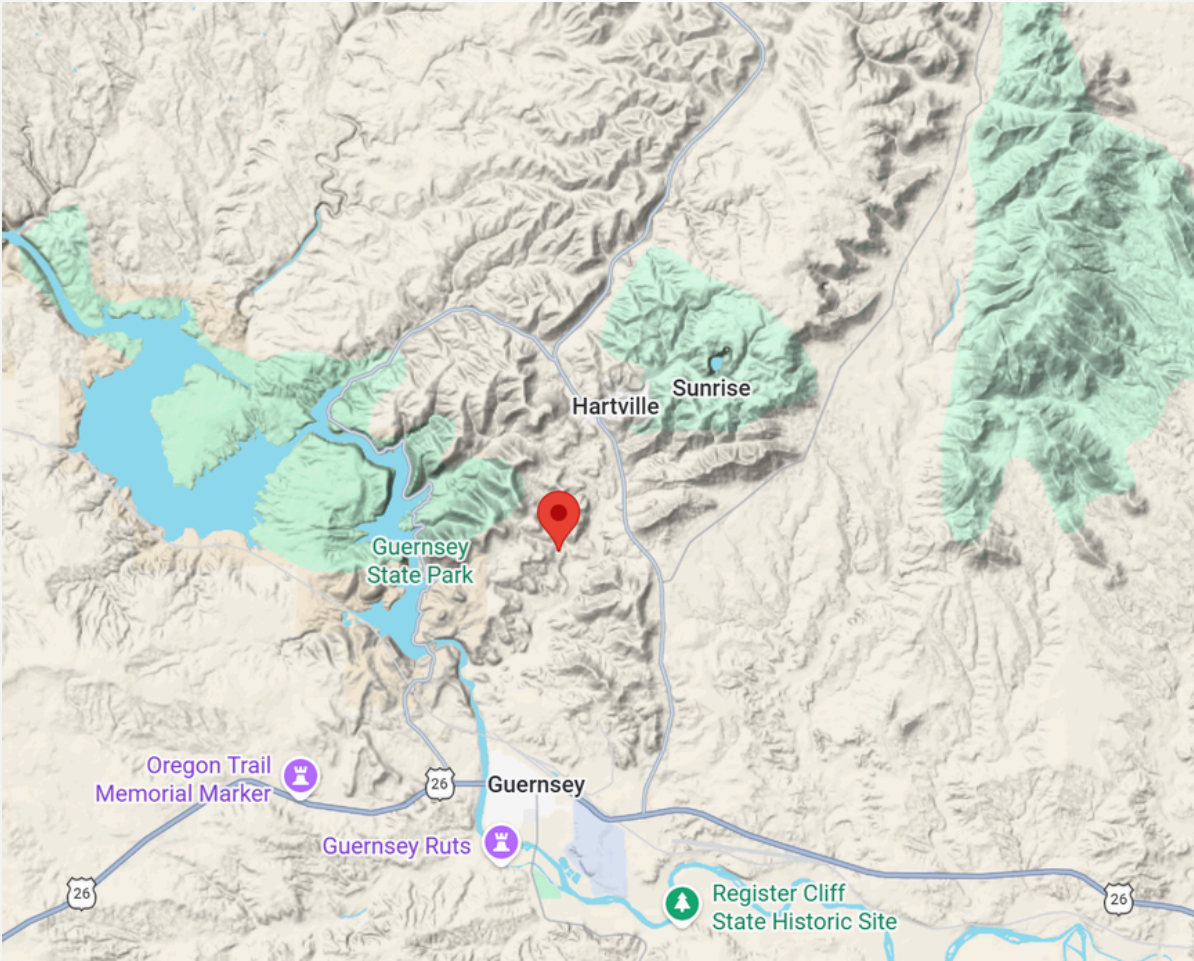
This combination is increasingly difficult to find:

- Substantial privately owned acreage
- Direct public-land access
- An established trail system
- A custom residence
- Existing guest accommodations
- Proximity to a state park and reservoir
- No HOA or private covenants



MAP LEGEND

- GUERNSEY STATE PARK / STATE LAND
- BUREAU OF LAND MANAGEMENT (BLM)
- CEDAR LIGHTS RETREAT



Recreation



On and Around the Property:

- Hiking
- ATV riding
- Mountain biking
- Horseback riding
- Hunting
- Wildlife viewing
- Stargazing
- Photography
- Boating nearby
- Fishing nearby
- Guernsey Reservoir nearby
- Guernsey State Park access
- BLM access

Cedar Lights Retreat is positioned near some of southeastern Wyoming's best-known recreation. Guernsey State Park offers boating, fishing, hiking and camping, along with historic stone overlooks and structures built by the Civilian Conservation Corps during the 1930s. Grayrocks Reservoir and the North Platte River provide additional regional fishing and water-recreation opportunities.

The property itself supports a wide range of outdoor activities without leaving the land. Mule deer and wild turkey are regularly found throughout the property.

Wyoming Hunt Areas:

- Elk Hunt Area 3
- Deer Hunt Area 15
- Antelope Hunt Area 11

The “Banana Belt” of Wyoming

The Hartville and Guernsey area is commonly referred to as part of Wyoming’s “Banana Belt,” a region known locally for its comparatively mild microclimate and longer growing season.

Cedar Lights Retreat’s varied topography provides another layer of natural protection. Hills, timbered draws and canyon areas create sheltered pockets throughout the property while preserving the open views and rugged landscape that define this part of Wyoming.

The setting offers four-season recreation while remaining within reach of everyday services in Guernsey, Wheatland and other regional communities.

Climate, precipitation, wind conditions and growing seasons vary and should be independently evaluated for a purchaser’s intended use.

Location

Cedar Lights Retreat is located near Hartville, Wyoming, the state’s oldest incorporated town. Hartville is home to Miners and Stockmen’s Steakhouse and Spirits, home of Wyoming’s oldest bar and a destination known for its steaks, wine and whiskey selection. Nearby Guernsey provides everyday services and access to Guernsey State Park and the North Platte River corridor.

The property feels private and removed, but it is not disconnected from the rest of Wyoming.

Regional Access

- Minutes from Hartville
- Near Guernsey
- Near Guernsey State Park
- Approximately 1 hour 30 mins from Cheyenne
- Approximately 1 hour 30 mins from Casper
- Access to the Interstate 25 corridor



“Set within Wyoming’s Banana Belt, Cedar Lights offers a more temperate climate, a longer growing season and natural protection from the wind.”

Potential Uses

Cedar Lights Retreat can support several very different ownership visions.

Private Wyoming Estate

Use the property as a full-time residence or private family compound with room for guests, recreation and future generations.

Established Short-Term Rental Operation

Continue operating the three luxury geodesic domes and evaluate opportunities to expand or reposition the existing business.

Recreational Retreat

Create a base for hunting, hiking, mountain biking, horseback riding, ATV use and public-land exploration.

Corporate or Wellness Retreat

The combination of a large residence, separate lodging and private acreage could support leadership retreats, wellness experiences or small group gatherings.

Hunting Lodge

The acreage, wildlife, trail system and proximity to public land create potential for a private hunting property or lodge operation.

Event or Experience Property

The landscape and existing accommodations may support intimate weddings, photography retreats, outdoor workshops or other curated experiences, subject to governmental approvals and infrastructure requirements.

Multigenerational Property

The main residence, separate apartment area and three domes provide several options for family members and guests.



Offering Summary

Property: Cedar Lights Retreat

Address: 243 Pleasant Valley Road, Hartville, Wyoming 82215

Price: \$3,499,000

Acreage: 446± deeded acres

Residence: Custom log home

Total Area: Approximately 4,874 square feet

Bedrooms: Five

Bathrooms: Three full and one half

Additional Accommodations: Three luxury geodesic domes

Business Component: Established short-term rentals

Public Land: Direct access to 1,000+ acres of BLM land and Guernsey State Park

HOA: None

Covenants: None

Water: Private well

Heat: Propane and forced air

Hunting: Elk Area 3, Deer Area 15 and Antelope Area 11

Hot Tubs: Three

Well Production: Reported at approximately 35 gallons per minute

Trail System: Established internal trails

Property Websites:

Complete property information:

www.cedarlights.com

Existing dome rentals and guest experience:

www.cedarlightsretreat.com

Contact:

To request additional property information, financial documentation or a private showing:

Alexander Lexington

Realtor | eXp Realty

307-998-3650

Alexander.Lexington@exprealty.com

