



## **Realities of Rural Living**

***"The good Lord is making more people but He ain't making any more land", said by Will Rogers exemplifies rural residential growth in Laramie County. You may have your land and home. It's where you hang your hat. Horseshoes are hung properly to hold the luck. It's your permanence on the eastern Wyoming plains. Other people desire the same. And have the right to pursue their dream.***

***It is important for you to know that life in the country is different from life in the city. County governments are unable to provide the same level of service that city governments provide.***

Please consider;

1. Emergency response times may vary dependent upon location.
2. Laramie County maintains 1251 miles of roads. Most rural subdivisions are served by private and public roads which are not maintained by the county - no grading or snow plowing.
3. School buses travel only on maintained county roads that have been designated as school bus routes by the school district. You may need to drive your children to the nearest bus stop.
4. Unpaved roads generate dust and mud dependent upon weather conditions. If your road is unpaved, it is highly unlikely that Laramie County will pave it in the foreseeable future.
5. Permits for water wells are granted by the state engineer. The cost for drilling and pumping can be considerable and quality or quantity of water is not guaranteed.
6. It can be very expensive to extend power lines to remote areas. It is important to make sure that the proper easements are in place to allow lines to be built to your property.
7. Trash removal is your responsibility to arrange with a service provider. It is good to know the cost for trash removal as you make the decision to move into the country.
8. Some of the rural land in Laramie County is leased for oil and gas exploration. Permitting and regulations for oil and gas extraction is under the control of the Wyoming Oil & Gas Commission.
9. A survey of the land is the only way to confirm the location of your property lines.
10. Laramie County does not enforce covenants.
11. Never assume that undeveloped land in your neighborhood will always remain so. Unless you own it, there is potential for multiple forms of development.
12. Wyoming has "Right to Farm" legislation that allows farmers and ranchers to conduct associated activities in operating their business.
13. Wyoming has an open range law. This means if you do not want cattle, sheep or other livestock on your property, it is your responsibility to fence them out.

***This information is by no means exhaustive. There are other issues that you may encounter and we encourage you to be vigilant in your duties to explore and examine those things that could cause your move to be less than you expect.***

***Laramie County has enjoyed a steady growth rate of about 1% over the past 60 years. Our economy, geographic location along the Front Range, the connective interstate highways, and being the capital county of Wyoming have, and will contribute to future growth. Our land area won't grow, but more people are coming to call Laramie County their home.***