



1327 Rumsey Ave., Cody, Wyoming 82414
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BUILDING LOT IN WAPITI VALLEY



\$69,900

Nice corner building lot with fantastic mountain views. Utilities are to the lot line and this property has a good producing established well. Easy access from County gravel road. Enjoy all of the wildlife this area has to offer. Endless recreational opportunities include fishing, hunting, camping, hiking, skiing. Just about 30 miles from the East Entrance to Yellowstone National Park. Also nearby is the Sleeping Giant Ski Lodge and Zip Line. Come build your dream home!!

INFORMATION ON THIS PROPERTY WAS OBTAINED FROM SOURCES OTHER THAN THAT OF CANYON REAL ESTATE, LLC, AND IS DEEMED TO BE RELIABLE, BUT IS NOT GUARANTEED BY EITHER THE SELLER OR THE SELLER'S AGENT. THIS OFFERING IS SUBJECT TO CORRECTION, WITHDRAWAL, PRIOR SALE, OR PRICE CHANGE WITHOUT PRIOR NOTICE.





*Mountain
Views*





*Views
From
Property*



MLS #: L10011567A (Active) List Price: \$69,900

TBD Green Creek Rd Cody, WY 82414



Potential Uses: Residential
Apx Deeded Acres: 2.05
Apx Irrigated Acres: 0
Apx Lot SqFt: 89298
River/Stream Front: No
Topography: Rolling

Unit # or Lot #: Lot 10
Area: Cody Out of Town
Neighborhood: Northfork
Subdivision: Green Creek #4
County: Park
School District: Park County District #6
Apx Miles from Town: 24

Natural Gas Company: None

Sewer: Septic

Special Assessments: No

Description of Structures: none

Inclusions: none

Exclusions: none

Irrig Co: 0

Tax Year: 2015

Property Rights: Fee Simple

Mobiles Allowed: No

Seller Fin: No

Disclosures: Yes

Legal Description: Green Creek Sub. #4, Lot 10-TT (2.05 AC.)

Property Features: Corner Lot, Mountain View, Rolling Terrain

Has Structure: No

Electric Company: To Lot Line

Primary Water Type: Well

Irrigation Fees \$: 0

HOA: No

IrgCo\$: 0

Total Tax \$: 273.42

IrgCoYr: 0

Taxed w/Other Land: No

Adj to Public Land: No

Parcelable: No

Modulars Allowed: No

Detailed Zoning: Park Co - 5 Acres (GR-5)

Type Leased Land: None

Property Access: County Gravel

Comments: Nice corner building lot with fantastic mountain views. Utilities are to the lot line and this property has a good producing established well. Easy access from County gravel road. Enjoy all of the wildlife this area has to offer. Endless recreational opportunities include fishing, hunting, camping, hiking, skiing. Yellowstone National Park is only about 30 miles away.

Directions to Property: West on Hwy 14/16/20 towards Yellowstone to Green Creek Road (Red Barn Gas Station), turn South on Green Creek Road, to the corner of Green Creek Road and Hallingdal Lane, property will be on your left.

Subject to 1031: No

Office Name: Canyon Real Estate, LLC (#:46)

Listing Office: Canyon Real Estate, LLC (#:46)

These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.

MLS #: L10011567A

MONTANA WELL LOG REPORT

Form No. 603 R2-99

Well ID# _____

This log reports the activities of a licensed Montana well driller and serves as the official record of work done within the borehole and casing and describes the amount of water encountered. **This form is to be completed by the driller and filed with DNRC within 60 days of completion of the work. Acquiring Water Rights is the well owner's responsibility and is not accomplished by the filing of this report.**

Well log information is stored in the Groundwater Information Center at the Montana Bureau of Mines and Geology (Butte) and water right information is stored in the Water Rights Bureau records (Helena).

For fields that are not applicable, enter NA. Optional fields have a grayed background. Record additional information in the REMARKS section.

1. WELL OWNER:

Name Phil Campbell

Mailing address 28 Four Bear Rd

Cody Wyo 82414

2. WELL LOCATION:

List 1/4 from smallest to largest

_____ 1/4 _____ 1/4 _____ 1/4 _____ 1/4, Section _____

Township _____ N/S Range _____ E/W County _____

Lot _____, Tract/Blk _____ Subdivision Name _____

Well Address NORTH Fork GREEN CREEK

GPS Yes No

Latitude _____ Longitude _____

Error as reported by GPS locator (± feet) _____

Horizontal datum NAD27 WGS84

3. PROPOSED USE:

Domestic Stock Irrigation
 Public water supply Monitoring Well Other: _____

4. TYPE OF WORK:

New well Deepen existing well Abandon existing well

Method: Cable Rotary Other: _____

5. WELL CONSTRUCTION DETAILS:

Borehole:

Dia. 8 3/4 in. from 0 ft. to 19 ft.

Dia. 6" in. from 19 ft. to 130 ft.

Dia. _____ in. from _____ ft. to _____ ft.

Casing:

Steel: Wall thickness 250 Threaded Welded

Dia. 6 5/8 in. from +2 ft. to 20 ft.

Dia. _____ in. from _____ ft. to _____ ft.

Plastic: Pressure Rating 160 lbs. Threaded Welded

Dia. 4 1/2" in. from 8 ft. to 130 ft.

Dia. _____ in. from _____ ft. to _____ ft.

Perforations/Slotted Pipe:

Type of perforator used SAW

Size of perforations/slots 1/8 in. by 6 in.

60 no. of perforations/slots from 30 ft. to 90 ft.

40 no. of perforations/slots from 90 ft. to 110 ft.

Screens: Yes No

Material _____

Dia. _____ Slot size _____ from _____ ft. to _____ ft.

Dia. _____ Slot size _____ from _____ ft. to _____ ft.

Gravel Packed: Yes No

Size of gravel _____

Gravel placed from _____ ft. to _____ ft.

Packer: Yes No

Type _____ Depth(s) _____

Grout: Material used BENTONITE

Depth from 0 ft. to 18 ft. OR Continuous feed

6. WELL TEST DATA:

A well test is required for all wells. (See details on well log report cover.)

Static water level 52 ft. below top of casing or

Closed-in artesian pressure _____ psi.

How was test flow measured:

Bucket/stopwatch, weir, flume, flowmeter, etc _____

Yellowstone Controlled Groundwater Area - Water Temperature _____ °F

AQUIFER TEST DATA FORM ATTACHED

Test - 1 hour minimum

Drawdown is the amount water level is lowered below static level.

All depth measurements shall be from the top of the well casing.

Time of recovery is hours/minutes since pumping stopped.

Air test*

20 gpm with drill stem set at 130 ft. for 1 hours

Time of recovery 10 hrs/min Recovery water level 52 ft.

OR Bailer test*

_____ gpm with _____ ft. of drawdown after _____ hours

Time of recovery _____ hrs/min. Recovery water level _____ ft.

OR Pump test*

Depth pump set for test _____ ft.

_____ gpm pump rate with _____ ft. of drawdown after _____ hrs pumping

Time of recovery _____ hrs/min. Recovery water level _____ ft.

OR Flowing Artesian*

_____ gpm for _____ hours

Flow controlled by _____

**During the well test the discharge rate shall be as uniform as possible. This rate may or may not be the sustainable yield of the well. Sustainable yield does not include the reservoir of the well casing.*

7. WELL LOG:

Depth, Feet		Material:	
From	To	color/rock and type/descriptor (example: blue/shale/hard, or brown/gravel/water, or brown/sand/heaving)	
0	2	SANDY loam	TAN SOFT
2	17	Clay + gravel	BROWN SOFT
17	44	SANDSTONE	BROWN SOFT
44	56	SHALE	grey med
56	68	SHALE	reddish med
68	71	SANDSTONE	grey med
71	87	SHALE	reddish med
87	103	SHALE	grey med
103	115	SANDSTONE	grey med (H2O)
115	130	SHALE	grey SOFT

ADDITIONAL SHEETS ATTACHED

8. DATE WELL COMPLETED: 2/27/02

9. REMARKS: _____

10. DRILLER/CONTRACTOR'S CERTIFICATION:

All work performed and reported in this well log is in compliance with the Montana well construction standards. This report is true to the best of my knowledge.

Name, firm, or corporation (print) AAQUA DRILLING INC

Address Box 114 JOLIET MONT 59041

Signature Paul Manning

Date 2/28/02 License no. WWC 542



Montana DNRC P.O. BOX 201601 HELENA, MT 59620-1601 444-6610

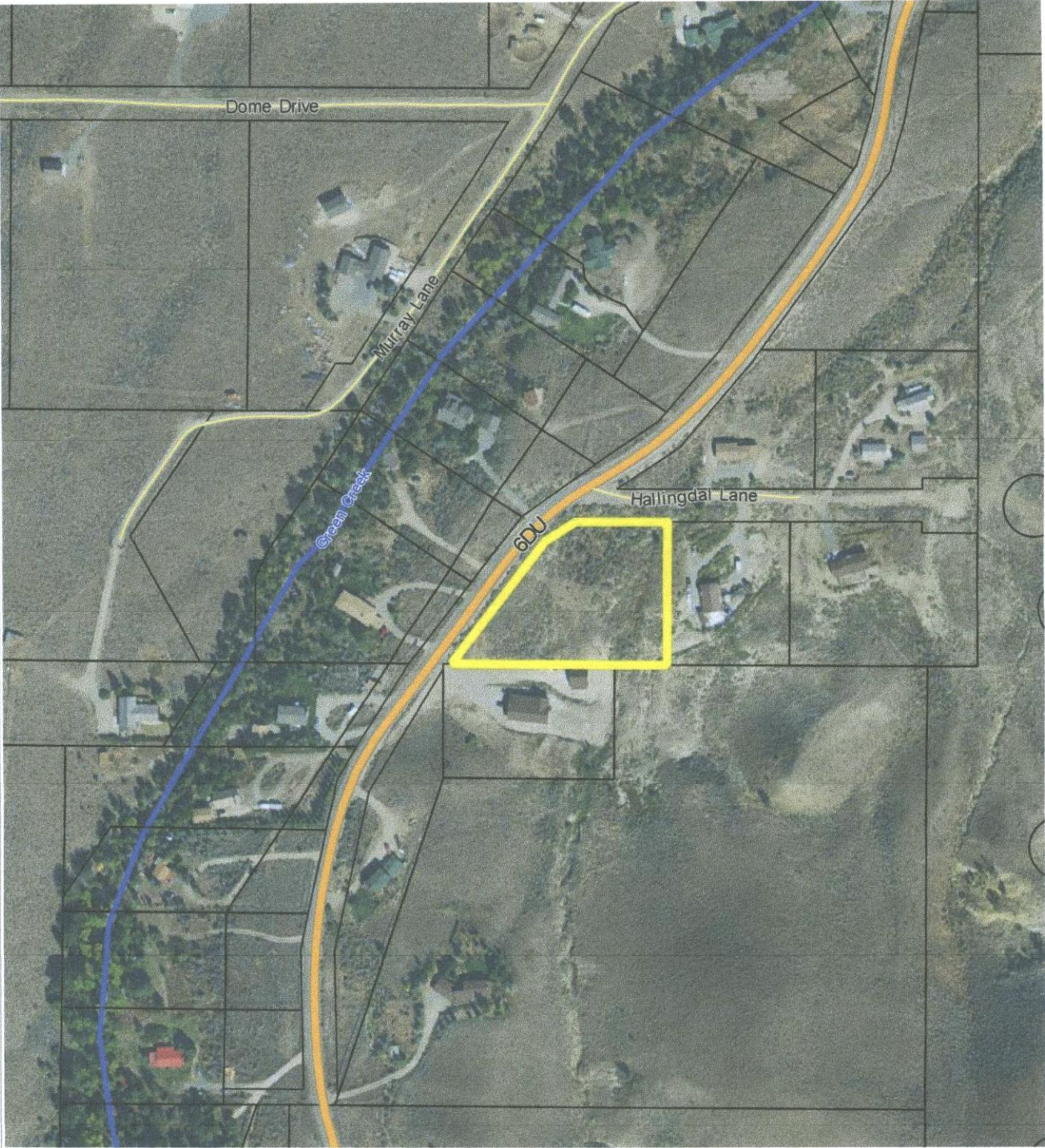
MBMG ID# _____

DEPARTMENT COPY

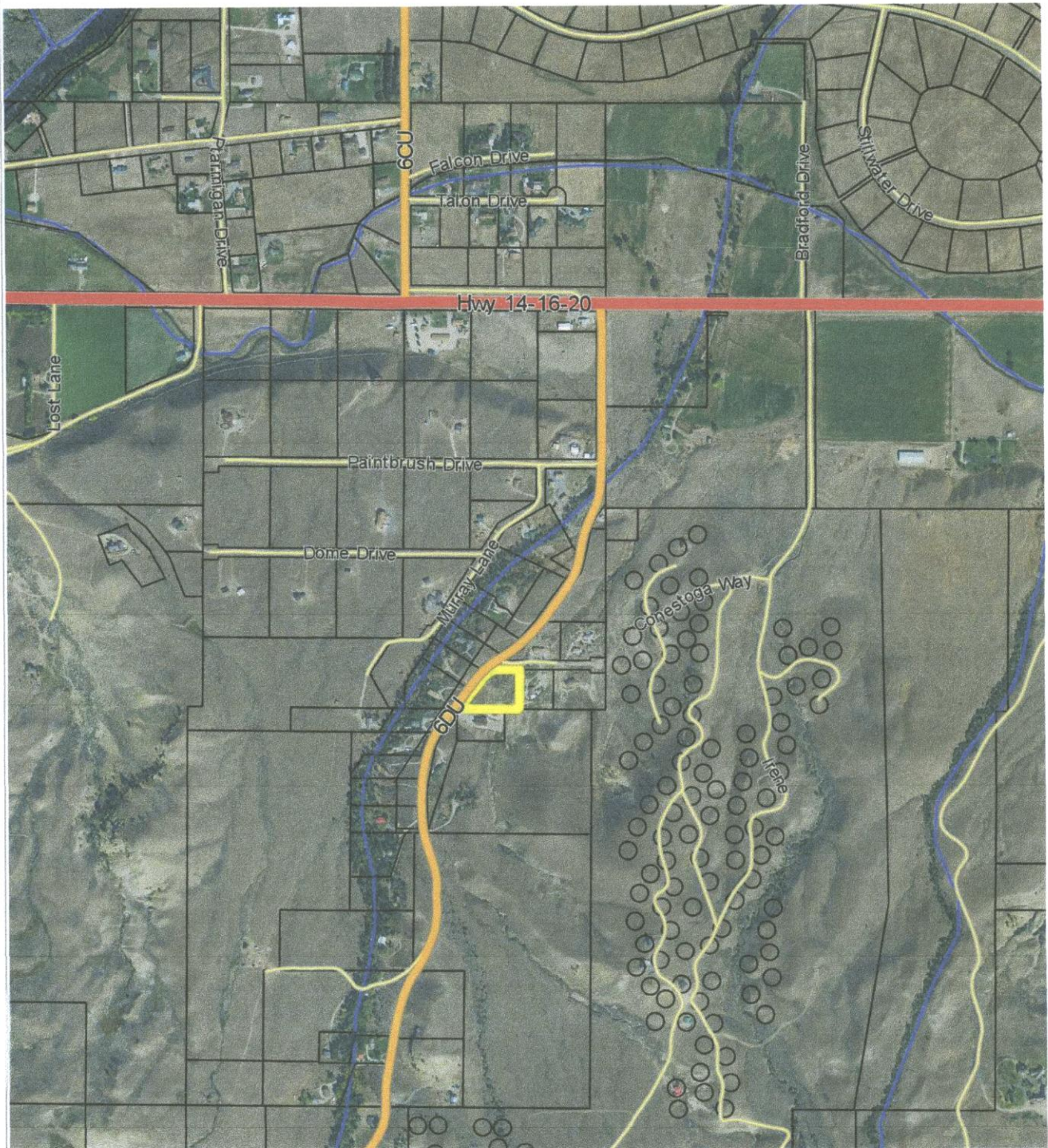
DRILLER: Please give this copy to the well owner to complete reverse side.

OWNER: Complete reverse side and send to DNRC when the well is completed and the water has been used beneficially for the intended purpose.

Park County Wyoming MapServer



Park County Wyoming MapServer





IMPORTANT NOTICE
Canyon Real Estate, LLC
(Name of Brokerage Company)
REAL ESTATE BROKERAGE DISCLOSURE

When you select a Real Estate Brokerage Firm, Broker or salesperson (all referred to as "Broker") to assist you in a real estate transaction, the Broker may do so in one of several capacities. In accordance with Wyoming's Brokerage Relationships Act, this notice discloses the types of working relationships that are available to you.

Seller's Agent/ (Requires written agreement with Seller)

If a Seller signs a written listing agreement with a Broker and engages the Broker as a Seller's Agent, the broker represents the Seller. On properties listed with other brokerage companies, the Broker may work as an agent for the Seller if the Seller agrees to have the Broker work as a subagent. As an agent or subagent for the Seller, the Broker represents the Seller and owes the Seller a duty of utmost good faith, loyalty, and fidelity in addition to the **obligations** enumerated below for Intermediaries. Wyo. Stat. §33-28-303(a). The Seller may be vicariously liable for the acts of the Seller's Agent or Seller's Subagent that are approved, directed or ratified by the Seller.

Customer. (No written agreement with Buyer or Seller)

A customer is a party to a real estate transaction who has established no intermediary or agency relationship with any Broker in that transaction. A Broker may work either as an agent for the Seller treating the Buyer as a customer or as an agent for the Buyer treating the Seller as a customer. Also when a Buyer or Seller is represented by another Broker, a Broker may work with the other Buyer or Seller as a customer, having no written agreement, agency or intermediary relationship with either party. A Broker working with a customer shall owe no duty of confidentiality to a customer. Any information shared with Broker may be shared with the other party to the transaction at customer's risk. The customer should not tell the broker any information which the customer does not want shared with the other party to the transaction. The Broker must treat the customer honestly and with fairness disclosing all material matters actually known by the Broker. The Broker owes the Customer the **obligations** enumerated below for Intermediaries which are marked with an asterisks. W.S. 33-28-310(a).

Buyer's Agent. (Requires written agreement with Buyer)

If a Buyer signs a written Buyer Agency Agreement with a Broker, the Broker will act as an agent for the Buyer. If so, the Broker represents the Buyer and owes the Buyer a duty of utmost good faith, loyalty and fidelity in addition to the **obligations** enumerated below for Intermediaries. The Buyer may be vicariously liable for the acts of the Buyer's Agent that are approved, directed or ratified by the Buyer. As a Buyer's Agent, Wyoming law requires the Broker to disclose to potential Sellers all adverse material facts, which may include material facts regarding the Buyer's financial ability to perform the terms of the transaction. Wyo. Stat. § 33-28-304(c). As a Buyer's Agent, Broker has duties to disclose to the Buyer certain information; therefore, the Seller should not tell Broker any information which the Seller does not want shared with the Buyer.

Intermediary. (Requires written agreement with Seller and/or Buyer)

The Intermediary relationship is a non-agency relationship which may be established between a Broker and a Seller and/or a Broker and a Buyer. A Seller may choose to engage a Broker as an Intermediary when listing a property. A Buyer may also choose to engage a Broker as an Intermediary. An Intermediary shall not act as an agent or advocate for any party and shall be limited to providing those services set forth below. Wyo. Stat. § 33-28-305.

As an Intermediary (Non-Agent), Broker will not represent you or act as your agent. The parties to a transaction are not legally responsible for the actions of an Intermediary and an Intermediary does not owe the parties the duties of an agent, including the fiduciary duties of loyalty and fidelity. Broker will have the following **obligations** to you:

- perform the terms of any written agreement made by the Intermediary with any party or parties to the transaction;
- exercise reasonable skill and care; *
- advise the parties to obtain expert advice as to material matters about which the Intermediary knows but the specifics of which are beyond the expertise of the Intermediary; *
- present all offers and counteroffers in a timely manner; *
- account promptly for all money and property Broker received; *
- keep you fully informed regarding the transaction; *
- obtain the written consent of the parties before assisting the Buyer and Seller in the same real estate transaction as an Intermediary to both parties to the transaction;
- assist in complying with the terms and conditions of any contract and with the closing of the transaction; *
- disclose to the parties any interests the Intermediary may have which are adverse to the interest of either party; *

WAR Form 410-0709, Real Estate Brokerage Disclosure.
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- disclose to prospective Buyers, known adverse material facts about the property;
- disclose to prospective Sellers, any known adverse material facts, including adverse material facts pertaining to the Buyer's financial ability to perform the terms of the transaction; *
- disclose to the parties that an Intermediary owes no fiduciary duty either to Buyer or Seller, is not allowed to negotiate on behalf of the Buyer or Seller, and may be prohibited from disclosing information about the other party, which if known, could materially affect negotiations in the real estate transaction.
- disclose Buyer's intent to occupy property as primary residency.

As Intermediary, Broker will disclose all information to each party, but will not disclose the following information without your informed consent:

- that you may be willing to agree to a price different than the one offered;
- the motivating factors for buying or selling the property;
- that you will agree to financing terms other than those offered; or
- any material information about you, unless disclosure is required by law or if lack of disclosure would constitute dishonest dealing or fraud.

Change From Agent to Intermediary — In-House Transaction

If a Buyer who has signed a Buyer Agency Agreement with Broker wants to look at or submit an offer on property Broker has listed as an agent for the Seller, the Seller and the Buyer may consent in writing to allow Broker to change to an Intermediary (non-agency) relationship with both the Buyer and the Seller. Wyo. Stat. § 33-28-307.

An established relationship cannot be modified without the written consent of the Buyer or the Seller. The Buyer or Seller may, but are not required to, negotiate different commission fees as a condition to consenting to a change in relationship.

Designated Agent. (requires written designation by the brokerage firm and acknowledgement by the Buyer or Seller)

A designated agent means a licensee who is designated by a responsible broker to serve as an agent or intermediary for a Seller or Buyer in a real estate transaction. Wyo. Stat. § 33-28-301 (a)(x).

In order to facilitate a real estate transaction a Brokerage Firm may designate a licensee as your agent or intermediary. The Designated Agent will have the same duties to the Buyer and Seller as a Buyer's or Seller's Agent or Intermediary. The Broker or an appointed "transaction manager" will supervise the transaction and will not disclose to either party confidential information about the Buyer or Seller. The designation of agency may occur at the time the Buyer or Seller enters into an agency agreement with the Brokerage Firm or the designation of agency may occur later if an "in house" real estate transaction occurs. At that time, the Broker or "transaction manager" will immediately disclose to the Buyer and Seller that designated agency will occur.

Duties Owed by An Agent But Not Owed By An Intermediary.

WHEN ACTING AS THE AGENT FOR ONE PARTY (EITHER BUYER OR SELLER), BROKER HAS FIDUCIARY DUTIES OF UTMOST GOOD FAITH, LOYALTY, AND FIDELITY TO THAT ONE PARTY. A BROKER ENGAGED AS AN INTERMEDIARY DOES NOT REPRESENT THE BUYER OR THE SELLER AND WILL NOT OWE EITHER PARTY THOSE FIDUCIARY DUTIES. HOWEVER, THE INTERMEDIARY MUST EXERCISE REASONABLE SKILL AND CARE AND MUST COMPLY WITH WYOMING LAW. AN INTERMEDIARY IS NOT AN AGENT OR ADVOCATE FOR EITHER PARTY. SELLER AND BUYER SHALL NOT BE LIABLE FOR ACTS OF AN INTERMEDIARY, SO LONG AS THE INTERMEDIARY COMPLIES WITH THE REQUIREMENTS OF WYOMING'S BROKERAGE RELATIONSHIPS ACT. WYO. STAT. § 33-28-306(a)(iii).

THIS WRITTEN DISCLOSURE AND ACKNOWLEDGMENT, BY ITSELF, SHALL NOT CONSTITUTE A CONTRACT OR AGREEMENT WITH THE BROKER OR HIS/HER FIRM. UNTIL THE BUYER OR SELLER EXECUTES THIS DISCLOSURE AND ACKNOWLEDGMENT, NO REPRESENTATION AGREEMENT SHALL BE EXECUTED OR VALID. WYO. STAT. § 33-28-306(b).

NO MATTER WHICH RELATIONSHIP IS ESTABLISHED, A REAL ESTATE BROKER IS NOT ALLOWED TO GIVE LEGAL ADVICE. IF YOU HAVE QUESTIONS ABOUT THIS NOTICE OR ANY DOCUMENT IN A REAL ESTATE TRANSACTION, CONSULT LEGAL COUNSEL AND OTHER COUNSEL BEFORE SIGNING.

The amount or rate of a real estate commission for any brokerage relationship is not fixed by law. It is set by each Broker individually and may be negotiable between the Buyer or Seller and the Broker.

On _____ (date), I provided (Seller) (Buyer) with a copy of this Real Estate Brokerage Disclosure and have kept a copy for our records.

Brokerage Company Canyon Real Estate, LLC

By John Mills

I/We have been given a copy and have read this Real Estate Brokerage Disclosure on (date) _____ (time) _____ and hereby acknowledge receipt and understanding of this Disclosure.

Buyer's Signature _____

Buyer's Signature _____

Buyer's Signature _____

Buyer's Signature _____