

SOUTHFORK HAVEN



\$1,295,000



Canyon Real Estate, LLC

1128 12th Street, Cody, WY 82414

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Situated in the tightly held upper valley of the South Fork of the Shoshone River, this superb property is 32 miles southwest of Cody and is surrounded by rugged, towering mountains. The 11.57 acres borders the South Fork River which offers world class brown, rainbow and cutthroat fishing. Shoshone National Forest borders the property. Just minutes from the property, the Ishawooa Trail Head leads you into the Washakie and Teton Wilderness and the Thorofare region. These trails cover some of the most remote wilderness in the lower 48. It is home to the headwaters of the Yellowstone and Snake Rivers.

The log home has the magnetism and charm of the old west. Surrounded by mature trees, the main entrance door is hand carved with a forest scene. Entering into the large great room, you are welcomed by antler chandelier, vaulted ceilings and a river rock fireplace. Off the great room is a bathroom decorated in cowboy décor. There is an office with an additional room that could be used as a bedroom. Off of this room is access to the rear deck overlooking the river. The kitchen is very cozy and efficient with an old style cook stove and windows taking in the magnificent mountain views. The master suite has French doors to deck overlooking the river. A custom mounted antique door leads into the master bath with tile counters and tile shower. The yard is beautifully landscaped and has underground sprinklers.

The Artist's cabin, built in 1910 with large hand hewn logs has been remodeled for comfortable living and has a river rock fireplace and bathroom. An inviting front porch will welcome your guests.

A log sided steel building encompasses an oversized shop area with automatic garage door opener. Attached to the rear of the shop is a cozy cabin overlooking the river. There is a full bath and small kitchenette unit.

A log barn has a horse shelter, 2 storage rooms and lean to on the back. There is also a hay barn/garage that holds 12 ton of hay and two insulated storage buildings.

Splendor, solitude, and dramatic mountain views only begin to describe this special retreat in the South Fork Valley. This area is rich in history and lavish in beauty. Cody, the rodeo capital of the world, is a scenic 45 minute drive from this property and is home to the Buffalo Bill Historical Center and many western cultural events.





Southfork Log Home





Southfork Log Home



*Main House &
Artist Cabin*





*Front Entrance
of Main House*



Front Door with Carving



Front Yard



Front Yard



Back Yard



Back View of Main House



Great Room



Great Room





Great Room

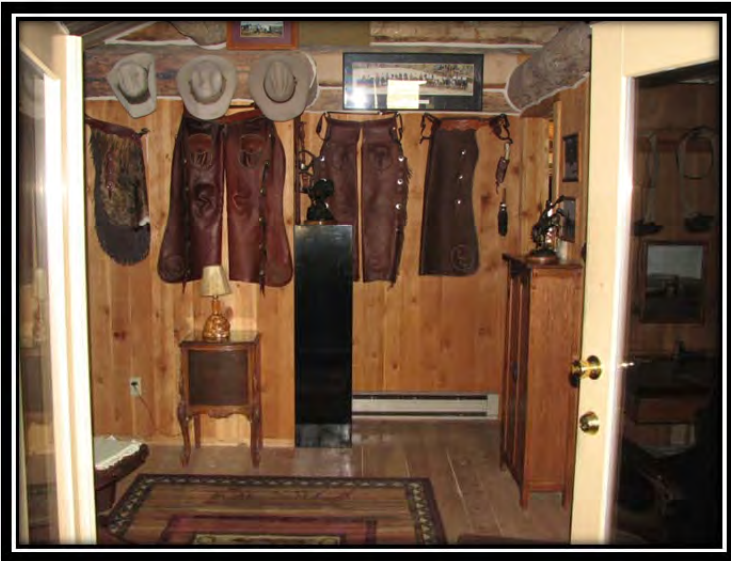


Kitchen

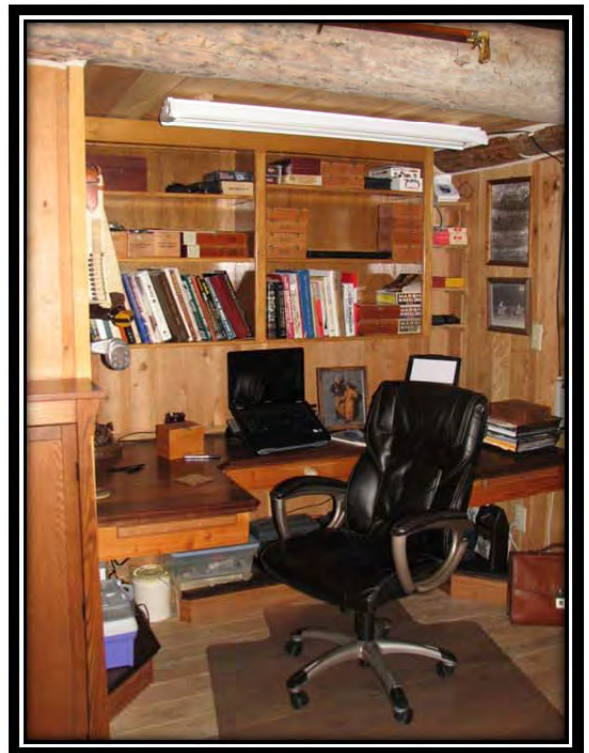




Kitchen



Office



Master Bedroom w/Patio

Doors to Deck

Overlooking the river



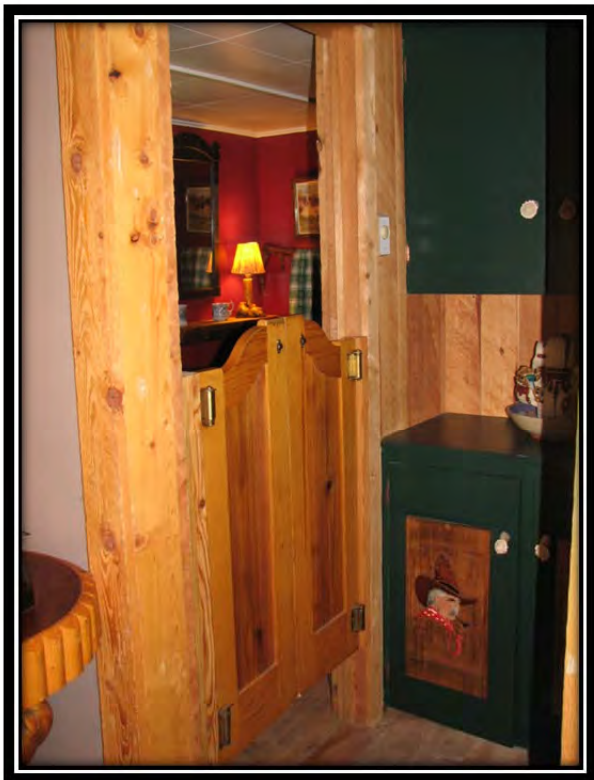
Master Bath



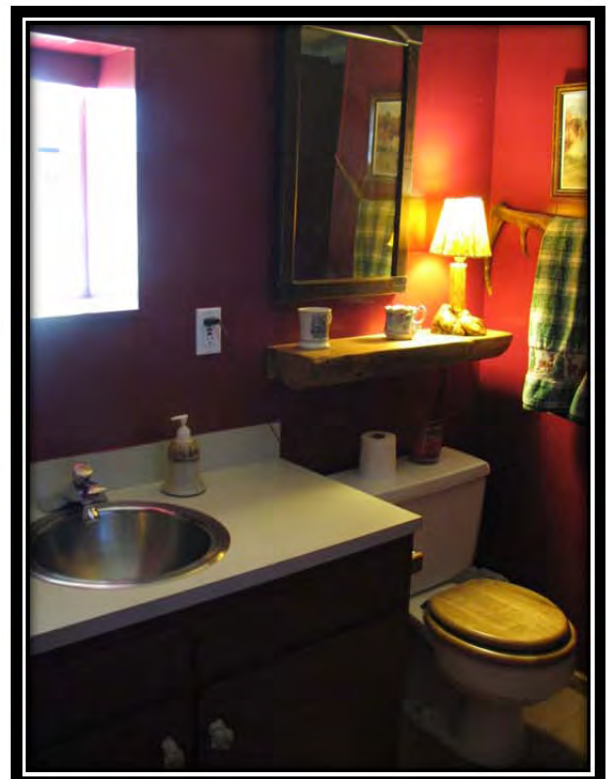


Guest Room

Hobby Room



*Guest Bath and
Wood Carvings*



Artist Cabin





Guest Cabin





Artist Cabin & Shop

Shop



Storage



Log Barn





Hay Barn



Mule Deer



Elk in Back Yard



"Playmates"- Daily Visit

Rainbow



Sunset



Mountain Views



Mountain Views



Fall Pictures





*South Fork of the
Shoshone River*



MLS #: R10007038A (Active) List Price: \$1,295,000

3127 Southfork Rd Cody, WY 82414



HOUSE DESIGN: 1 Story
BEDROOMS: 2
TOTAL # BATHS: 2
APX YEAR BUILT: 1910
APX TOTAL SQFT: 1695
ADDITIONAL LIVING UNITS: Yes
BASEMENT: No

AREA: Cody Out of Town
NEIGHBORHOOD: Southfork
SUBDIVISION: None
SCHOOL DISTRICT: Park County District #6
APX MILES FROM TOWN: 31

APX ABOVE GRADE SQFT: 1695 APX BELOW GRADE SQFT: 0 # FULL BATHS: 2 # HALF BATHS: 0 # 3/4 BATHS: 0
AVG WATER/MO \$: 0

NATURAL GAS COMPANY: None

ELECTRIC COMPANY: Rocky Mountain Power

SEWER: Septic

PRIMARY WATER TYPE: Well

COOLING TYPE: None

PRIMARY HEAT: Baseboard

SECONDARY HEAT: Stove

PRIMARY FUEL TYPE: Electric

SECONDARY FUEL TYPE: Propane

ASSESSMENT \$: 0

HOA: No

IRRIGATION FEES \$: 0

OTHER \$: 0

BLDGTYPE: Cabin

BLDGTYPE2: Cabin

BLDGSIZE: 358 sf

BLDGSZ2: 375 sf

BLDGCNST: Log

BLDGCNST2: Log

BLDGSZ3: 456 sf

BLDGYRB: 1910

BLDGYRB2: 1960

BLDGYRB3: 1910

BLDGDESC: Cabin

BLDGDESC2: Cabin/shop

Room Type:

Level:

Sz/Desc:

Room Type:

Level:

Sz/Desc:

Room Type:

Level:

Sz/Desc:

Great Rm

M

river rock FPse

Kitchen

M

wood stove

Mstr Bdrm

M

doors to deck

Bedroom 1

M

Office

M

Full Bath

M

Full Bath

M

off master bdrm

INCLUSIONS: see documents

EXCLUSIONS: non

APX IRRIGATED ACRES: 11

APX DEEDED ACRES: 11.57

APX LOT SQFT: 0

TAX YEAR: 2012

TOTAL TAX \$: 2671.24

TAXED W/OTHER LAND: No

PROPERTY RIGHTS: Fee Simple

PARCELABLE: No

ADJ TO PUBLIC LAND: Yes

RIVER/STREAM FRONT: Yes

DETAILED ZONING: Park Co - 40 Acres (GR-40)

SELLER FIN: No

DISCLOSURES: Yes

LEGAL DESCRIPTION: In documents

CONSTRUCTION: Log

HEATING STOVE TYPE: Gas

EXTERIOR SIDING: Log, Stone

FIREPLACE TYPE: Wood

GARAGE/TYPE STALLS: Detached-2 Stalls

INTERIOR FEATURES: Tile Floor, Vaulted Ceiling(s), Wood Floor

EXTERIOR FEATURES: Acreage Fenced, Adj to National Forest,

Barn, Deck, Fenced Yard, Fishing, Guest House, Horse Property,

Hunting, Irrigated, Landscaping, Mountain View, River Frontage,

RV Parking, Shop, Storage Building

PROPERTY ACCESS: County Paved

COMMENTS: Bordering the Southfork of the Shoshone River, this log home has the magnetism and charm of the old west. This property also features 2 charming guest cabins, shop/garage, log barn, hay barn and storage sheds. A few steps off the back deck is your private access to world class trout fishing. Ride from the property to the Ishawooa trail head and enter some of the most remote areas in the lower 48.

DIRECTIONS TO PROPERTY: 31 miles up the Southfork, listing agent must be present for showings

SUBJECT TO 1031: No

OFFICE NAME: Canyon Real Estate, LLC (#.46)

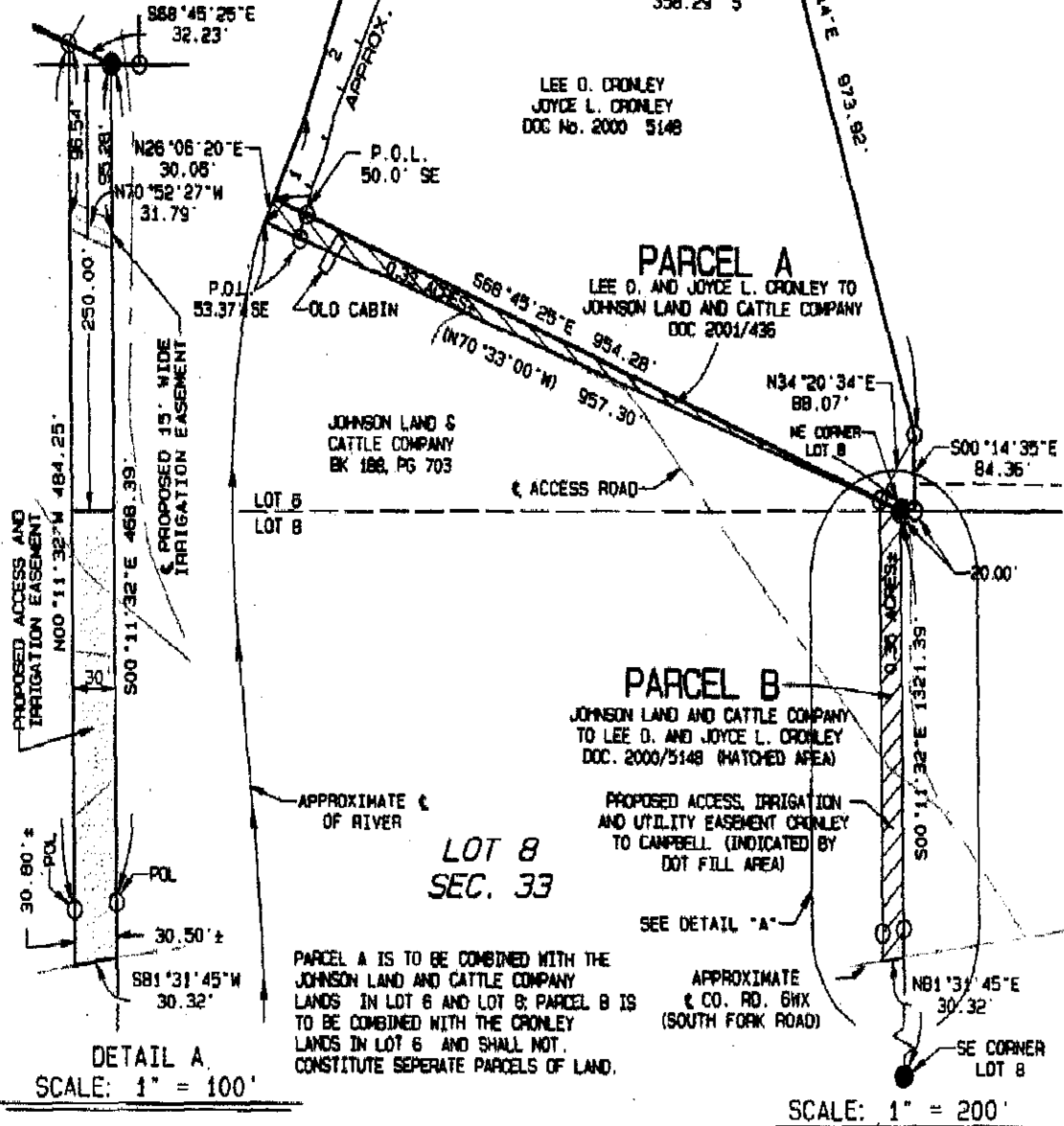
These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.

T.50 N., R.105 W.

PROXIMATE THREAD OF THE SOUTH FORK OF THE
JOSHONE RIVER SURVEYED AUGUST 1 & 2, 2000
(RIVER BOUNDARY SUBJECT TO CHANGE
WITH THE NATURAL MOVEMENT OF THE RIVER)

COURSES OF THREAD OF
STREAM RIVER BOUNDARY
(AS OF AUGUST 2, 2000)

LINE	BEARING	DISTANCE
1	N26°06'20"E	134.89'
2	N20°51'01"E	157.95'
3	N31°42'40"E	134.69'
4	N43°51'20"E	173.39'
5	N54°00'01"E	150.63'
6	N63°58'13"E	261.39'



DETAIL A
SCALE: 1" = 100'

SCALE: 1" = 200'

LEGEND

- INDICATES REBAR WITH 2" ALUM. CAP SET ○
- INDICATES BRASS CAP FOUND ●
- INDICATES 3/4" IRON PIPE FOUND ●
- RECORD DIMENSIONS SHOWN THUS ()

NOTE:
THIS GRADING IS NOT INTENDED TO SHOW ALL RIGHTS OF WAY, EASEMENTS,
PUBLIC OR PRIVATE UTILITIES, IRRIGATION FACILITIES, OTHER IMPROVEMENTS
OR FLOOD PLAIN AREAS UPON THE PARCEL OR PARCELS DELINEATED HEREON.
THIS SURVEYOR DID NOT CONDUCT A COMPLETE TITLE SEARCH, ABSTRACT STUDY
OR HAZARD INQUIRY FOR THE LANDS SHOWN HEREON.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF PARK)
I, PAUL A. BLOUGH ON BEHALF OF HOLM, BLOUGH AND COMPANY OF COOY, WYOMING
DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM FIELD NOTES TAKEN
DURING AN ACTUAL SURVEY MADE UNDER MY DIRECTION ON DECEMBER 14, 2000
THAT THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY AND THAT THE
MONUMENTS FOUND OR SET ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND
BELIEF.

WYOMING L.S. REGISTRATION NO. 2332

HOLM, BLOUGH AND COMPANY
BY: PAUL A. BLOUGH (AGENT)

JOHNSON LAND & CATTLE COMPANY
3129 SOUTH FORK HIGHWAY
COOY, WYOMING 82414

**RECORD OF SURVEY SHOWING
BOUNDARY LINE ADJUSTMENT
BETWEEN JOHNSON LAND AND
CATTLE CO. AND LEE CRONLEY
IN LOTS 6 & 8, SECTION 33
T.50 N., R.105 W. 6th. P.M.
PARK COUNTY, WYOMING**



HOLM, BLOUGH AND COMPANY
Consulting Engineers & Land Surveyors
1241 Sheridan Ave.
P.O. Box 1748
Cody, Wyoming 82414

1. DECEMBER, 2000
2. REVISED 1/16/01 TO CORRECT DOCUMENT # OF CRONLEY DEED
3. REVISED 5/10/01 TO SHOW EASEMENT FROM CRONLEY TO CAMPBELL (DOT FILL AREA)

BOOK 401
JOB 2000-234.P80