



CANYON REAL ESTATE, LLC

1128 12TH STREET

CODY, WY 82414

307-527-7092



\$110,000



# In The Shadow of Carter Mountain

This 5 acre parcel is located on the Southfork approximately 10 minutes from Cody home to the Buffalo Bill Historical Center and many western cultural events. Amazing views of Carter Mountain, Sheep Mountain, Rattlesnake and Spirit Mountains and the Buffalo Bill reservoir are seen from this property. Situated in a subdivision with upscale homes, fishing and hiking along the reservoir is close by. Utilities including Northwest Rural Water are along the property line and access is paved road.

Information on this property was obtained from sources other than Canyon Real Estate and is deemed to be reliable, but is not guaranteed by either the Seller or Seller's agent. This offering is subject to correction, withdrawal, prior sale or price change without prior notice.





Rattlesnake Mountain

Sheep Mountain



Spirit Mountain



## Views to the East



## Views to the Northeast



## Views to the Southeast



MLS #: L10004684A (Active) List Price: \$100,000

0 Patriot Dr Cody, WY 82414



APX DEEDED ACRES: 5  
APX IRRIGATED ACRES: 4.78  
APX LOT SQFT: 0  
RIVER/STREAM FRONT: No  
TOPOGRAPHY: Flat

UNIT # OR LOT #: 21  
AREA: Cody Out of Town  
NEIGHBORHOOD: Southfork  
SUBDIVISION: Miller Park  
COUNTY: Park  
SCHOOL DISTRICT: Park County District #6

NATURAL GAS COMPANY: None  
SEWER: InstllSptc  
DRAINAGE FEE YEAR: 0  
SPECIAL ASSESSMENTS: No  
ELECTRIC COMPANY: Rocky Mountain Power  
PRIMARY WATER TYPE: Northwest Rural  
HOA: Yes  
IRRIGATION FEES \$: 75.00  
HOA \$: 290

INCLUSIONS: none

EXCLUSIONS: none

IRRIG CO: Lakeview  
IRGCOYR2: 0  
IRGCOYR3: 0  
IRGCOYR4: 0  
IRGCO\$: 75.00  
IRGCOYR: 2010

TAX YEAR: 2012  
PROPERTY RIGHTS: Fee Simple  
MOBILES ALLOWED: No  
TOTAL TAX \$: 619.19  
ADJ TO PUBLIC LAND: No  
MODULARS ALLOWED: No  
TAXED W/OTHER LAND: No  
PARCELABLE: No  
DETAILED ZONING: Park Co - 5 Acres (GR-5)

SELLER FIN: No  
DISCLOSURES: Yes

LEGAL DESCRIPTION: Lot 21, Miller Park Subdivision  
PROPERTY FEATURES: Flat Terrain, Horse Property, Irrigated, Mountain View  
TYPE LEASED LAND: None  
PROPERTY ACCESS: County Paved

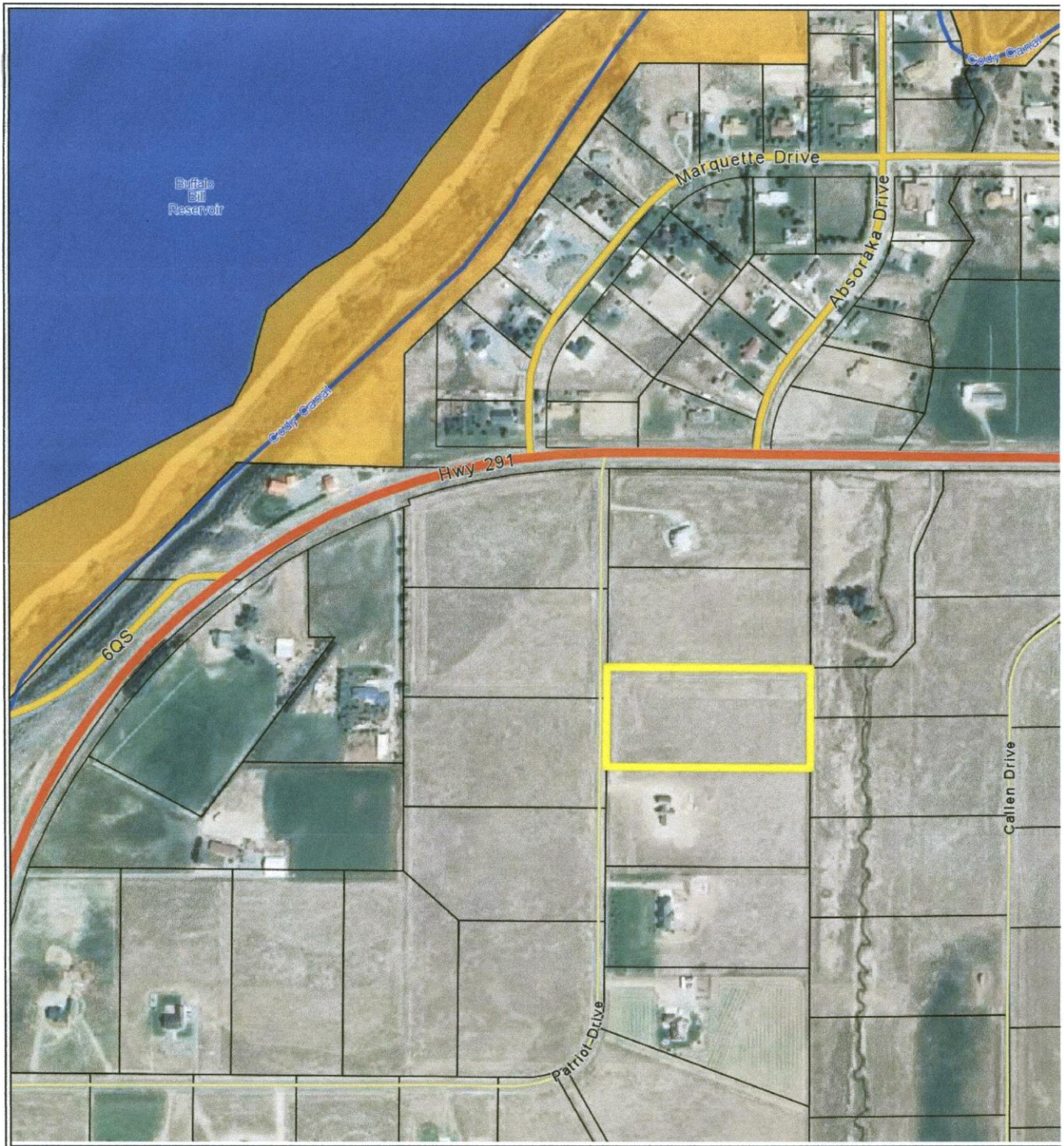
COMMENTS: 5 Acre parcel located on the Southfork appr. 10 min. from Cody & home to the Buffalo Bill Hist.Ctr. & many western cultural events. Views of Carter Mountain, Sheep Mountain, Rattlesnake & Spirit Mountains & the Buffalo Bill reservoir are seen from property. Situated in a sub. with upscale homes, fishing & hiking along the reservoir close by. Util. including NW Rural Water along property line.

DIRECTIONS TO PROPERTY: Miller Park Sub. Lot 21 (5.00 AC. - 4.78 AC.NET)

SUBJECT TO 1031: No

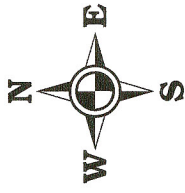
OFFICE NAME: Canyon Real Estate, LLC (#:46)

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.



**THIS MAP IS FOR  
REFERENCE USE  
ONLY**

This map is for reference purposes only. The location and extent of roads, accesses and property lines depicted hereon do not guarantee legal rights of passage, ingress and egress, or property boundaries.



06/15/2010

PARK COUNTY  
ASSESSOR  
DEPARTMENT

Park County, Wyoming  
Organized 1911  
Original Park County Courthouse  
Completed 1912

