

# *NORTHFORK BEAUTY*



**\$525,000**



*Canyon Real Estate, LLC*

*1327 Rumsey Ave., Cody, WY 82414*

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[www.canyonrealestate.net](http://www.canyonrealestate.net)

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## NORTHFORK BEAUTY

*Private 22 acre property, nestled in the foothills along spring fed Whit Creek. This easily accessible property lies halfway between Cody and the East entrance of Yellowstone Park, on the "50 most scenic miles in the U.S.A.", according to Charles Kerault and/or Teddy Roosevelt.*

*Five acres are fenced for horses and the creek runs through it, surrounded by a cottonwood, willow, juniper and sage forest. Horse property includes a loafing shed and manger, hay storage, fenced corral, arena and saddling station.*

*Circular, pull through driveway surrounds a fire pit, fruit trees and green lawn surrounds the entire house, with evergreens and aspens and a large picnic table.*

*This home is an Open Design, where the living room, kitchen and dining room are in one large area. Sale includes all the furnishing, all the way down to the silverware. Kitchen includes all stainless steel: refrigerator, dishwasher, gas stove and KINETKO reverse/osmosis water filter installed on the kitchen sink and connected to the ice maker on refrigerator. Hanging utility with pots, pans and utensils, family sized crock pot, Cuisinart blender, microwave and all necessary utensils that any cook would enjoy. Living room boasts maple wood floors and includes enormous "L" shaped sofa, glass front propane heating stove, cloak closet and stereo/TV consul below a wall mount 55" flat screen T.V. WIFI enabled, satellite channels and PlayStation.*

*Dining area has tile floor, which includes an 8' dining table with six chairs, (can add 2 + more), also tall round table with 3 tall pine chairs. This area includes a French kitchen nook table with 2 upholstered chairs and a bar area. Dining room has a wall of windows with incredible panoramic views of Jim "Bridger" Mountain, a Hot Springs Hot Tub (for 6), modern treadmill and French doors leading out to the upper treks deck. Deck is spacious, with a large, propane barbeque, tall chairs and umbrella for shade is available for our spring, summer and fall visitors.*

*The carpeted Master Bedroom upstairs includes a large dresser, wall mount TV, adjoining full bath with full bidet. Just across is an office/bedroom with a full sofa/sleeper and computer area. Half bath between these two rooms for your easy access.*

*Downstairs Living area includes a large, leather sofa and leather chair and ottoman, TV with DVD player and movie library, coffee table, queen sized bed in nook, wood stove, pool table, full bathroom, laundry room with washer/dryer and large sink.*

*There is a large, carpeted bedroom with queen bed, chest of drawers, full closet, chair and ottoman which can be converted into a bed for one person and full sized sofa/sleeper for 2 persons.*

*Living area has walk out sliding glass doors leading to lower level lawn area.*

*There is a 500 gallon underground propane tank.*

*Root cellar lies to the west of the property, under the pallet, for keeping fruit and veggies through the winter months.*





*Front of Home*



*Deck*



*Mountain Views  
From Deck*



*Kitchen*



*Dining Area*





*Looking into Kitchen*

*Hot Tub*



*Sitting Room*

*On Main Level*





*Master  
Bedroom*



*Master  
Bedroom*



*Master Bath w/Bidet*



*Electric Heating Stove  
Between the Bedrooms*



*Second Bedroom  
On Main Level*





*Full Bath Downstairs*



*Laundry Room Downstairs*



*Large Bedroom  
Downstairs*







*Pool Table*

*Downstairs*

*Sitting  
Area  
Downstairs*



*Wood Stove*

*Downstairs*





*Home and Yard*



*Yard*





*Fenced for Horses*



*Kennel and Shed*



*Barn and  
Hay Storage*





*Babbling  
Creek*

*Creek  
on  
Property*



*Whit  
Creek*



*Mountain Views*



*Mountain Views*



*Views from Entrance  
To Property*





**HOUSE DESIGN:** 1 Story  
**# BEDROOMS:** 3  
**TOTAL # BATHS:** 3  
**APX YEAR BUILT:** 1992  
**APX TOTAL SQFT:** 3200  
**ADDITIONAL LIVING UNITS:** No  
**BASEMENT:** Yes  
**BASEMENT ENTRY:** Interior and Exterior  
**BASEMENT TYPE:** Full Walkout  
**BASEMENT COMPLETION:** Fully Finished

**AREA:** Cody Out of Town  
**NEIGHBORHOOD:** Northfork  
**SUBDIVISION:** None  
**SCHOOL DISTRICT:** Park County District #6  
**APX MILES FROM TOWN:** 21

**APX ABOVE GRADE SQFT:** 1920    **APX BELOW GRADE SQFT:** 1280    **# FULL BATHS:** 2    **# HALF BATHS:** 1    **# 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:** Forced Air    **PRIMARY FUEL TYPE:** Electric    **SECONDARY FUEL TYPE:** Wood  
**ASSESSMENT \$:** 0    **HOA:** No    **ANNUAL HOA COST:** 0    **IRRIGATION FEES \$:** 0    **OTHER \$:** 0

**BLDGTYPE:** shed    **BLDGSIZE:** 182 sf    **BLDGCNST:** Frame    **BLDGYRB:** 1994  
**BLDGTYPE2:** barn    **BLDGSZ2:** 300 sf    **BLDGCNST2:** Frame    **BLDGYRB2:** 2003  
**BLDGYRB3:** 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Mstr Bdrm	M		1/2 Bath	M				
Bedroom	M	office/bdrm	Dining Rm	M	w/ hot tub area			
Bedroom	B	lrg- 2 beds	Kitchen	M				
Laundry	B	w/lrg sink	Family Rm	B	w/pool table			
Full Bath	M	Mstr - w/bidet	Living Rm	M	lots of windows			
Full Bath	B							

**ADDITIONAL ROOM INFO:** Basement has a nook where a bed is placed and divided with a curtain. Large bedroom downstairs has two large beds on each end. Walk out basement to beautiful yard. Solid maple flooring in Kitchen, living room and stairs.

**INCLUSIONS:** Completely furnished with very tasteful furnishings, right down to the silverware.

**EXCLUSIONS:** Some personal items in pantry, downstairs closet and shed. Piano/organ, some wall paintings

**APX IRRIGATED ACRES:** 0    **APX DEEDED ACRES:** 22    **APX LOT SQFT:** 0

**TAX YEAR:** 2015    **TOTAL TAX \$:** 2357.66    **TAXED W/OTHER LAND:** No  
**PROPERTY RIGHTS:** Fee Simple    **PARCELABLE:** No    **ADJ TO PUBLIC LAND:** No    **RIVER/STREAM FRONT:** Yes  
**DETAILED ZONING:** Park Co - 35 Acres (GR-35)

**SELLER FIN:** No    **DISCLOSURES:** Yes

**LEGAL DESCRIPTION:** 22 AC. DES. AS: THAT PT. OF THE NW/4SE/4 SEC. 24 LYING E. OF THE C/L OF THE ACCESS RD. T52 R105

**CONSTRUCTION:** Frame

**EXTERIOR SIDING:** Log Siding

**ROOF:** Composition Shingle

**GARAGE/TYPE STALLS:** None

**EXTERIOR FEATURES:** Creek, Deck, Horse Property, Hunting, Kennel (Dog), Mountain View, Rolling Terrain, Wooded Acreage

**PROPERTY ACCESS:** County Gravel

**HEATING STOVE TYPE:** Gas, Wood

**FIREPLACE TYPE:** None

**INTERIOR FEATURES:** Ceiling Fan(s), Hot Tub, Pantry, Tile Floor, Wood Floor

**COMMENTS:** On the creek close to Yellowstone. Nestled in the foothills along spring fed Whit Creek. 5 of the 22 acres are fenced for horses & the creek runs through it, surrounded by a cottonwood, willow, juniper & sage forest. Horse property includes a loafing shed, arena, corrals & more. Completely furnished, open design living. French doors lead out to the upper spacious deck. Wall of windows in dining rm

**DIRECTIONS TO PROPERTY:** Travel 21 miles up the North Fork to Whit Creek on your left, drive on up to 3 Boulder Drive

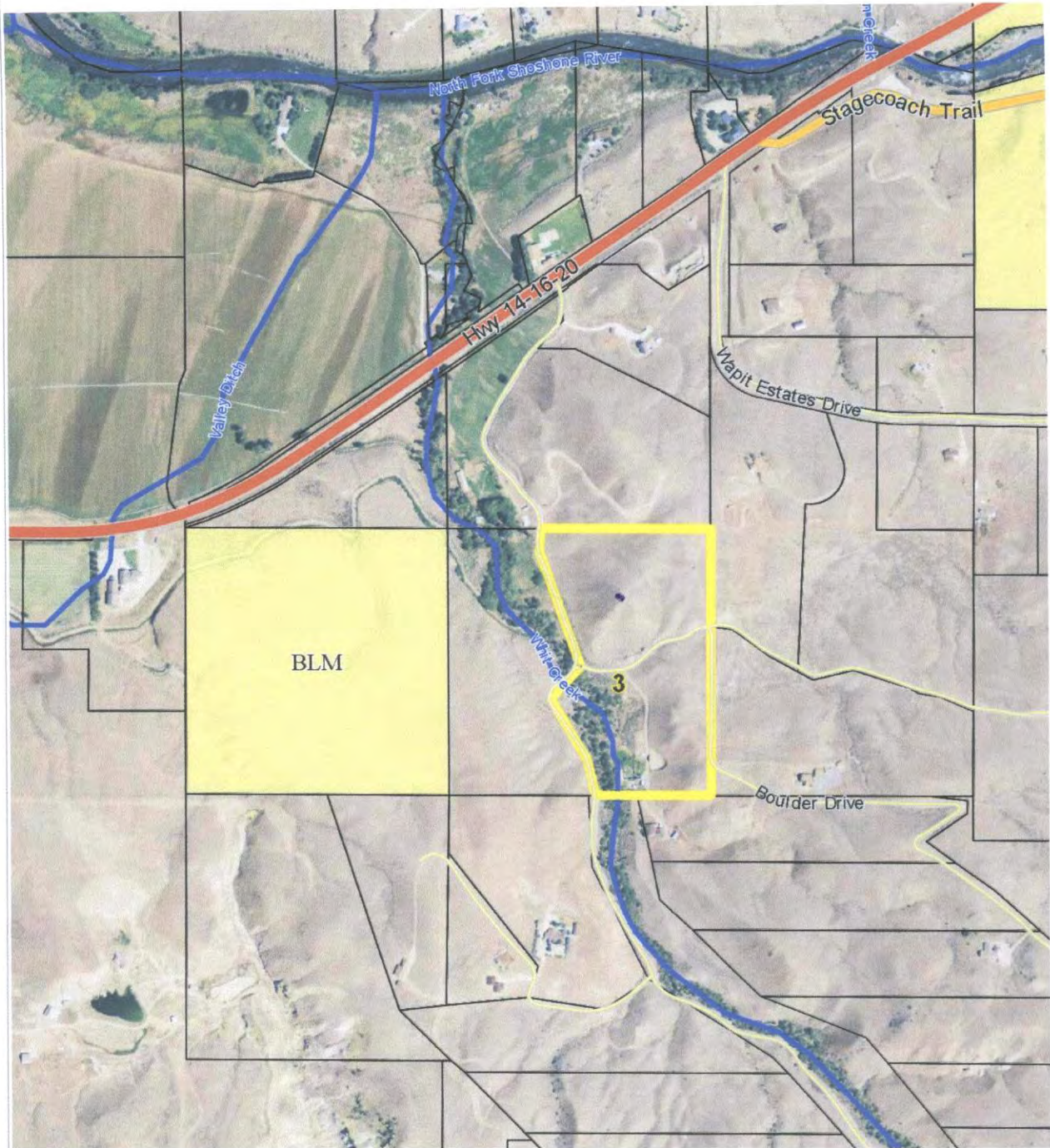
**SUBJECT TO 1031:** No

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

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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.

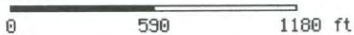
# Park County Wyoming MapServer



-  Highways
-  County Roads
-  Lot and Parcel Lines
-  Rivers, Creeks, Lakes
-  Incorporated Towns
-  Yellowstone National Park
-  US Forest Service
-  BLM
-  Bureau of Reclamation
-  State of Wyoming
- 2012 Aerial Photography

**NORTH**

Park County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.

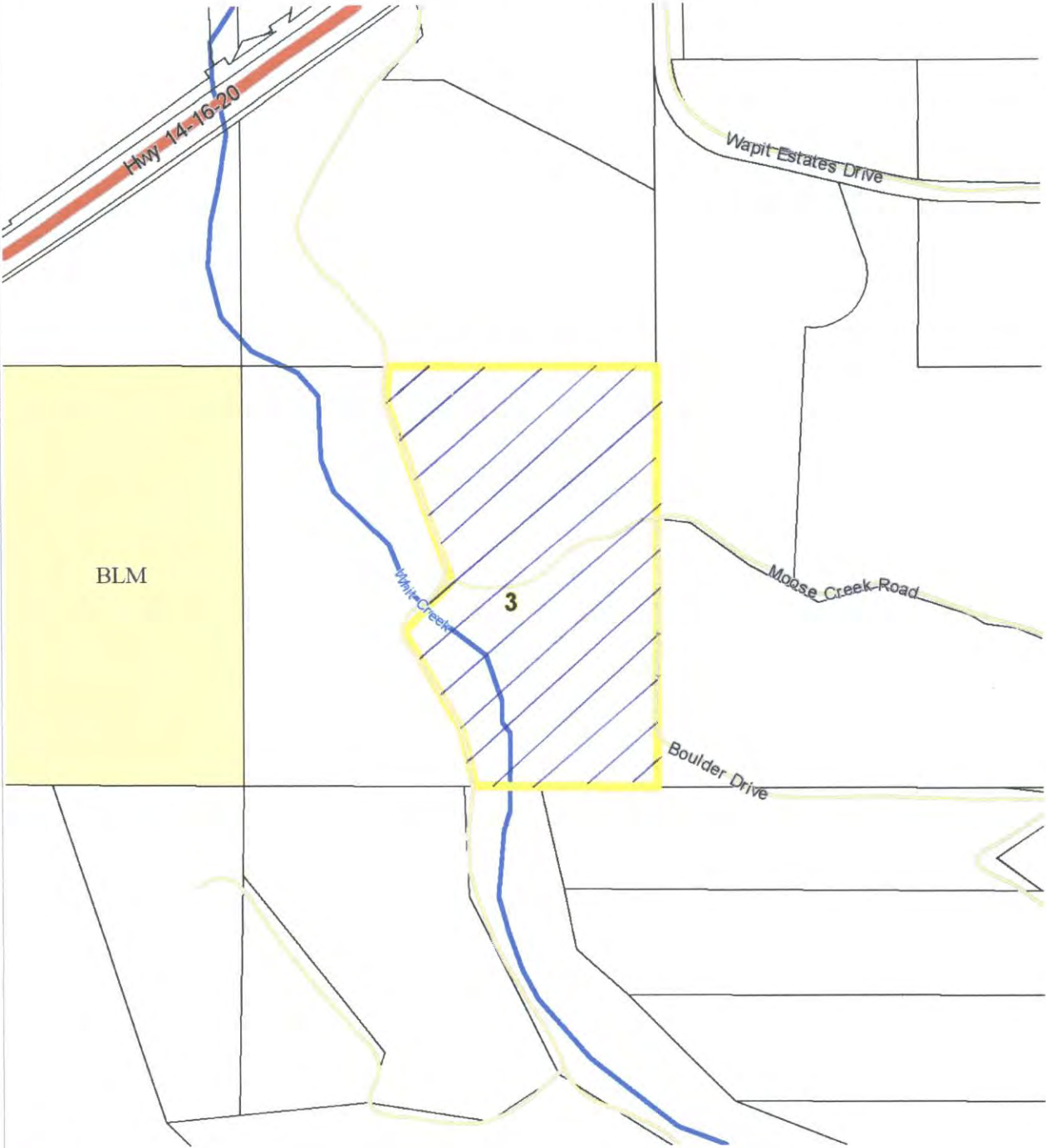


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7/14/2015

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# Park County Wyoming MapServer



- Highways
- County Roads
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**NORTH**

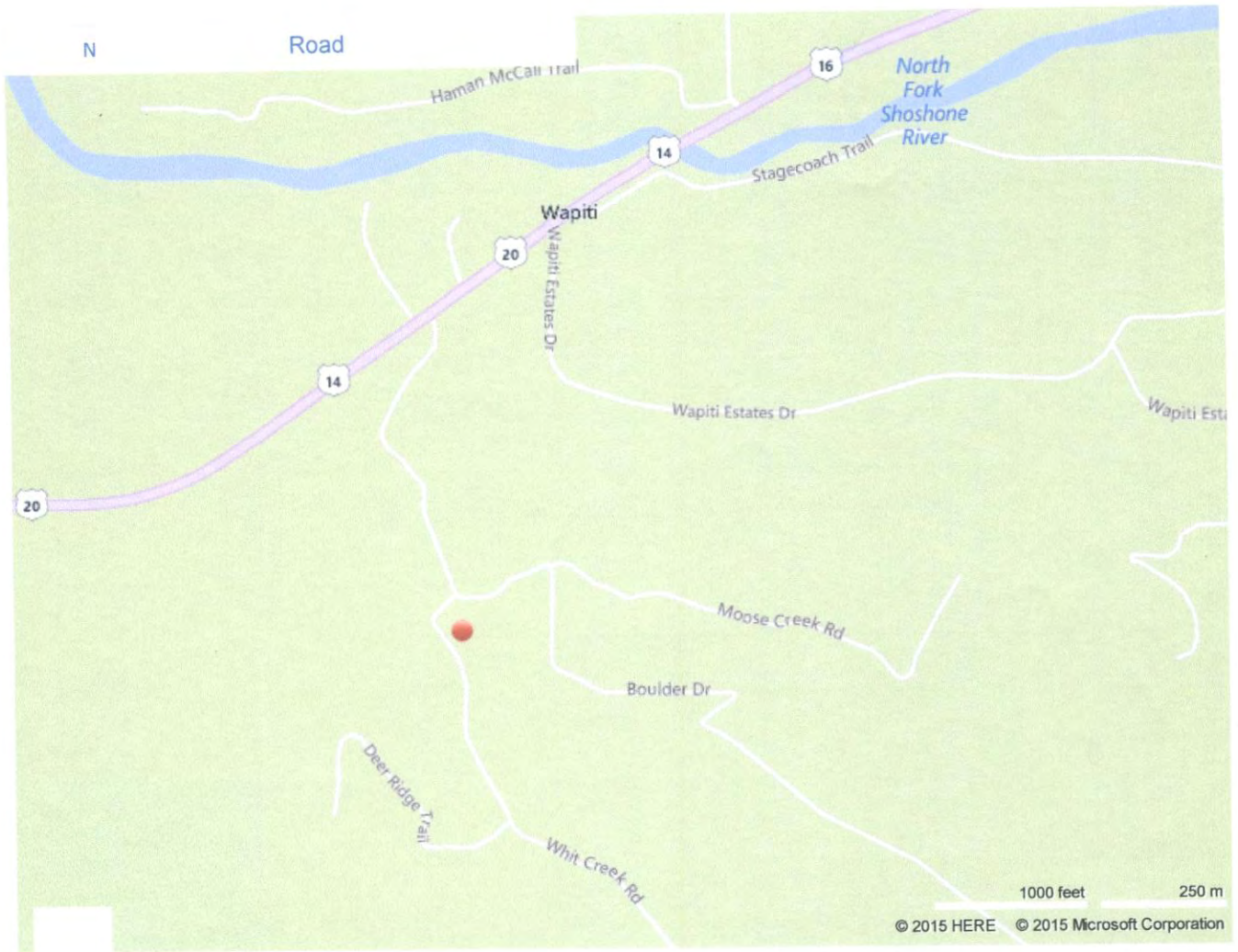
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0                      380                      760 ft

8/25/2015

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**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) *KC*

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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Phone: 307-250-1040 Fax: 307-527-7093

Kathi Charles

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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 *Kathi Charles*  
Kathi Charles

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 \_\_\_\_\_