

SPACIOUS HOME WITH CREEK FRONTAGE



\$540,000



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Spacious Home with Creek Frontage in City Limits

Location, location, location is mentioned when buying a home. This 8.95 acre property has it all. It is within the city limits, private at the end of a road, has approximately 8 acres of hay ground and best of all it has creek frontage with year around water. The home is newly remodeled and ready to move in. The kitchen and dining room are open, centered around the island or breakfast bar. Notice the classy touches such as the stain glassed elk in window of dining room. New flooring and counter tops were recently installed as well. The living room is comfortable and spacious. The family room is showcased by a beautiful rock fire place. Adjoining this room is a bar. The adequate sized master bedroom with large closet is sure to please. The master bathroom has two sinks, and extra vanity, and a full bath. This home offers two other guest bedrooms and a half bathroom. If you work from home you will enjoy the office area. The mud room/foyer is large with ample storage for a pantry, extra refrigerator, freezer, and a washer/dryer. Next you'll feel the covered patio. For the person with several automobiles, this home has a four car garage with yet another space to park in the full sized barn. Outside is a very private front and back yard surrounded by trees. This property is equipped with several out buildings such as hay shed and several machinery/equipment sheds. The home overlooks the creek and hay acreage below. The property is turnkey and all irrigation items are included.



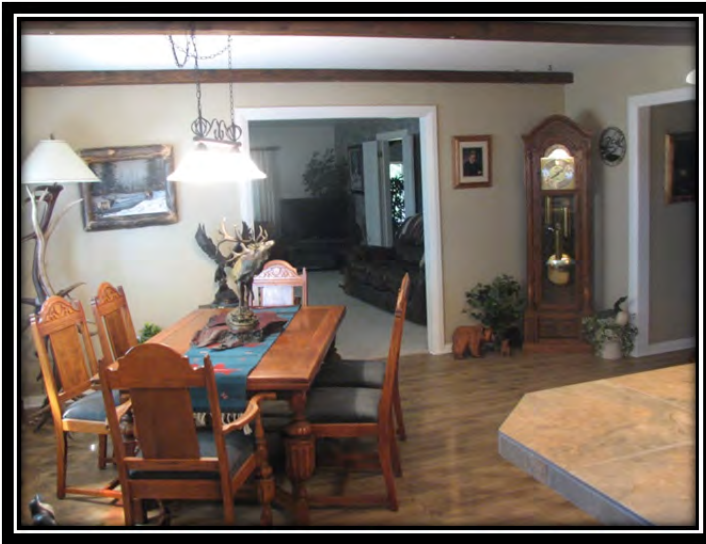


Kitchen



Kitchen





Dining Area

Looking into Living Room



Dining Area

Stained Glass Elk Window

In Dining Area





Living Room

*Living
Room*



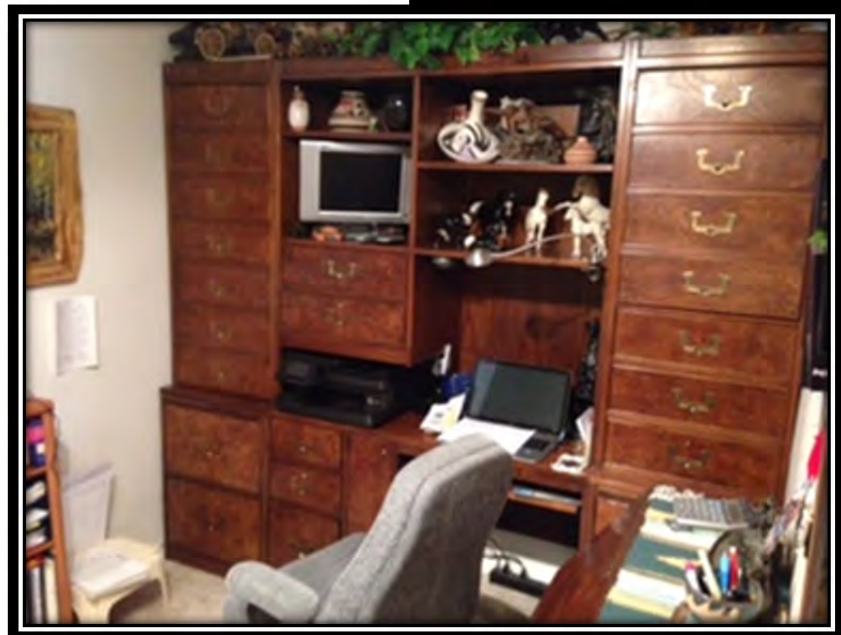


Bar Area

Office



Office



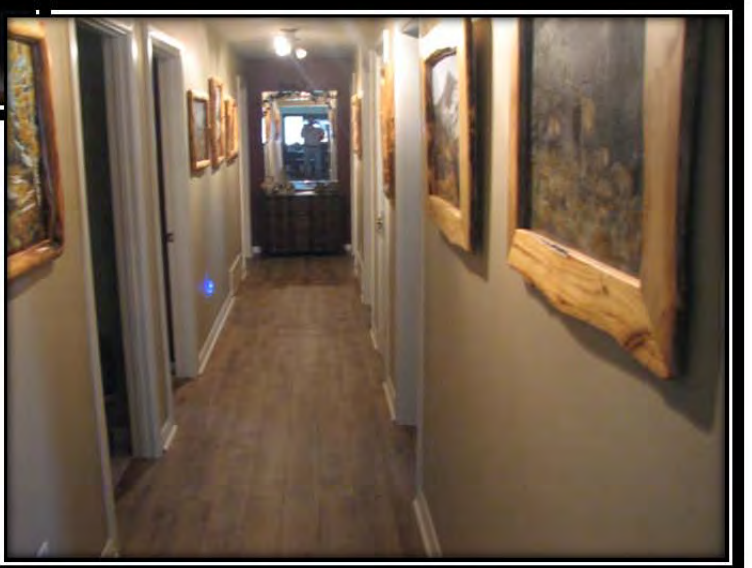


Family Room

Rock Fireplace



Hallway





Master Bedroom



Full Bath

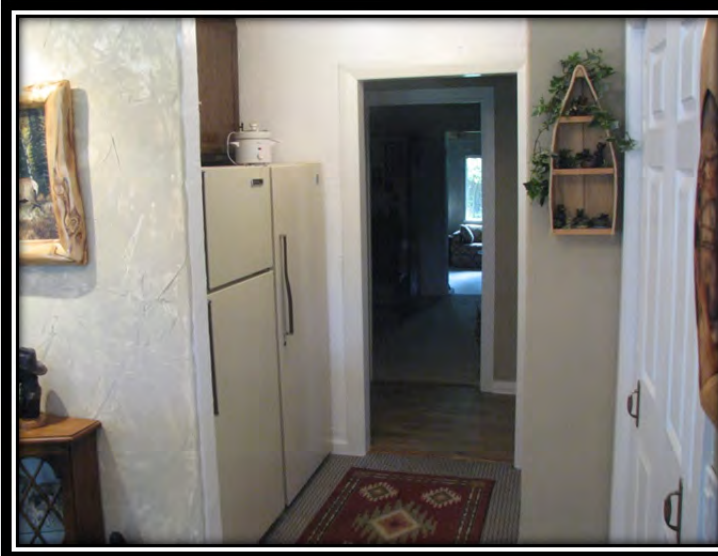




Bedroom Two



Bedroom Three



Foyer





Patio



Patio

One Entrance to Garage





Driveway



Yard





4 Car Garage

2 Stalls on each side

RV Parking



Barn

Additional RV Parking





Corrals

Irrigation Pump



*Open Shed -
Horse Feeders*

Equipment Storage





Hay Storage

Irrigated Field



Irrigated Field

Below Home





Tractor in Field

Hay



Field Below

House on the Hill



Creek



Creek



Creek



HOUSE DESIGN: 1 Story
BEDROOMS: 3
TOTAL # BATHS: 2
APX YEAR BUILT: 1967
APX TOTAL SQFT: 2433
ADDITIONAL LIVING UNITS: No
BASEMENT: No

AREA: Cody Out of Town
NEIGHBORHOOD: Southfork
SUBDIVISION: Valley View 2
SCHOOL DISTRICT: Park County District #6
APX MILES FROM TOWN: 0

APX ABOVE GRADE SQFT: 2433 **APX BELOW GRADE SQFT:** 0 **# FULL BATHS:** 1 **# HALF BATHS:** 1 **# 3/4 BATHS:** 0
AVG WATER/MO \$: 0

NATURAL GAS COMPANY: Black Hills Energy

ELECTRIC COMPANY: City

SEWER: City

PRIMARY WATER TYPE: City

COOLING TYPE: None

PRIMARY HEAT: Forced Air

PRIMARY FUEL TYPE: Natural Gas

ASSESSMENT \$: 0

HOA: No

ANNUAL HOA COST: 0

IRRIGATION FEES \$: 120

OTHER \$: 0

BLDGTYPE: Barn/Garage

BLDGSIZE: 1008 sf

BLDGCNST: Frame

BLDGYRB: 1969

BLDGYRB2: 0

BLDGYRB3: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Kitchen	M		Bedroom	M				
Living Rm	M		Bedroom	M				
Family Rm	M	fireplace	1/2 Bath	M				
Office	M		Laundry	M				
Mstr Bdrm	M							
Full Bath	M							

INCLUSIONS: Stove/oven, refrigerator, dishwasher, microwave, washer/dryer, all irrigation equipment. Home furnishings are negotiable. Farming equipment is negotiable.

EXCLUSIONS: Bronze sculptures

APX IRRIGATED ACRES: 8

APX DEEDED ACRES: 8.95

APX LOT SQFT: 0

TAX YEAR: 2015

TOTAL TAX \$: 2331.35

TAXED W/OTHER LAND: No

PROPERTY RIGHTS: Fee Simple

PARCELABLE: No

ADJ TO PUBLIC LAND: No

RIVER/STREAM FRONT: Yes

DETAILED ZONING: Cody Residential (A)

SELLER FIN: No

DISCLOSURES: Yes

LEGAL DESCRIPTION: see in documents

CONSTRUCTION: Frame

HEATING STOVE TYPE: None

EXTERIOR SIDING: Wood

FIREPLACE TYPE: Gas

ROOF: Composition Shingle

INTERIOR FEATURES: Breakfast Bar, Ceiling Fan(s), Garage Door Opener, Mud Room, Pantry, Satellite Dish

GARAGE/TYPE STALLS: Attached-4 Stalls

EXTERIOR FEATURES: Acreage Fenced, Barn, Corrals, Covered Deck, Covered Patio, Creek, Hand Line, Horse Property, Irrigated, Landscaping, Loafing Shed, Mountain View, Natural Gas to Property, Patio, Production Ground, RV Parking, Shop, Sprinklers, Auto, Storage Building

PROPERTY ACCESS: City Street

COMMENTS: Nice private horse property on 8.95 acres in the city limits with 350 ft of creek frontage that runs year around. 2433 sf spacious home, newly remodeled and ready to move in. Attached 4 car heated garage. Sizable barn for additional parking and hay/equipment storage. New roof in 2014.

DIRECTIONS TO PROPERTY: Southfork to Valley Ave, go East on paved road to end of street, turn right on Carey Street, approx. 100 yards on left.

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.

Property Features:

City water and sewer

2500 sq. ft. home

4 stall garage

2 stall parking in barn

7 stall equipment parking

4 stall inside/outside horse feeder with inside hay storage

Auto horse water

Year around live water

100% sprinkler irrigated

350 ft. of Sulphur Creek

Red rock cliff with Eagle nest sight on east end

End of street access





Furniture available

Full line of good John Deere equipment available:

65 hpr 4 x 4 tractor and loader, baler, haybine, post drive and digger, disk, plow, ditcher, bush hog, terracing blade, box blade, rock rake.

Park County Wyoming MapServer



-  Highways
 -  County Roads
 -  Lot and Parcel Lines
 -  Incorporated Towns
- 2012 Aerial Photography



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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)

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 Lance Bower

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 _____