



1327 Rumsey Ave., Cody, Wyoming 82414
Phone: (307) 527-7092, Fax: (307) 527-7093

TRAILS END RANCH

Cody



\$575,000



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TRAILS END RANCH

This private 140 acres is situated between Cody and Powell approximately 15 minutes from downtown Cody. The earth berm home with stone front exterior has plenty of natural light from the southern exposure. The open floor plan encompasses 2325 square feet of living space. The sunken living room has a wood burning fireplace and is graced by high vaulted ceilings. The kitchen has ample work space and storage and is adjacent to the dining area offering good space for gatherings. A breakfast bar is convenient for quick meals. Off of the dining area is a patio for barbequing. A good size pantry with generous storage and a laundry area has a $\frac{3}{4}$ bath for convenience when coming in from the two car attached garage with a storage room. A master bedroom has vaulted ceilings and a remodeled bath. There are an additional three bedrooms and full bath. The interior has been painted throughout.

The 40 x 60 foot shop is insulated and has two 12 foot doors and 2 walk doors. It is stubbed for a bathroom and has an upstairs storage room. A raised bed fenced garden area is a perfect site for those home grown vegetables.

Approximately 7.5 acres are irrigated and produced about 420 bales in one cutting last year. This makes for a perfect spot for a couple of horses. The remainder of the acreage is native rangeland. Currently, there is a DEQ permit for 10 acres to mine gravel. The permit can be transferred to the buyer. If the buyer was not interested in this permit, the small area would be reclaimed. There is a picture of this area in the photo gallery.

A private end of the road retreat with many opportunities to explore within the Yellowstone ecosystem.





Living Room



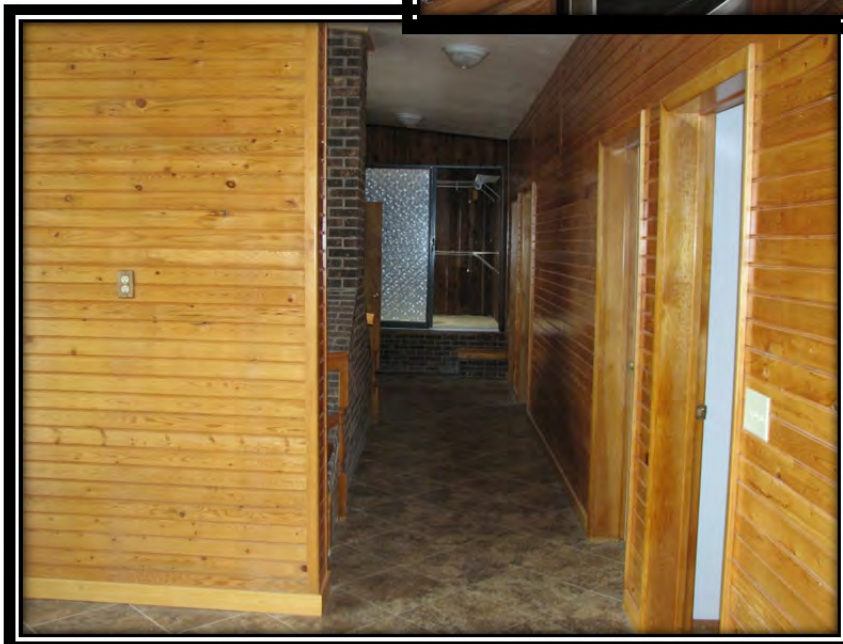
Living Room





Kitchen

Kitchen



Hallway



Master Bedroom



Master Bath

With Tiled Shower



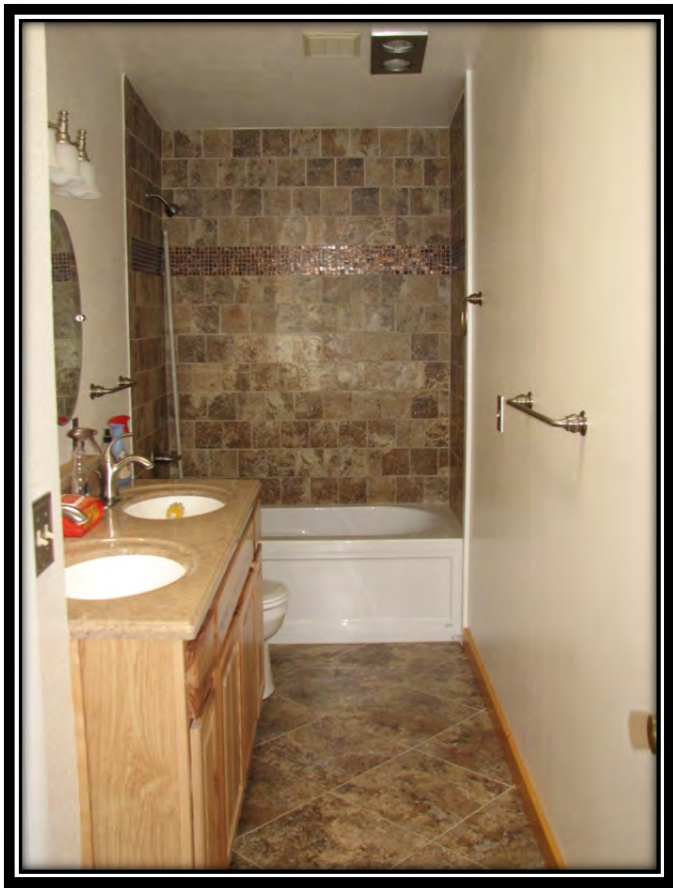


Bedroom One

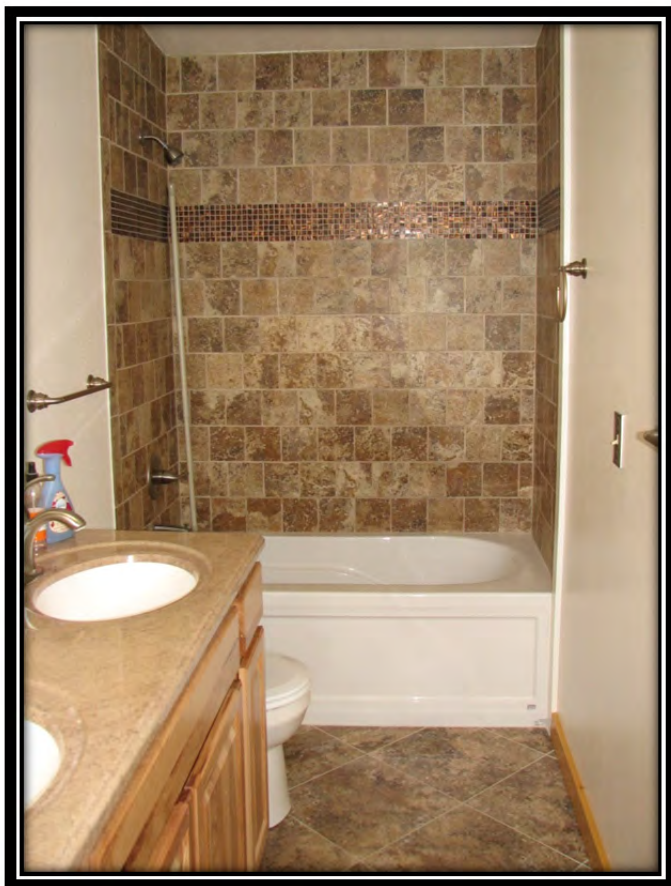
*Bedroom
Two*



Bedroom Three



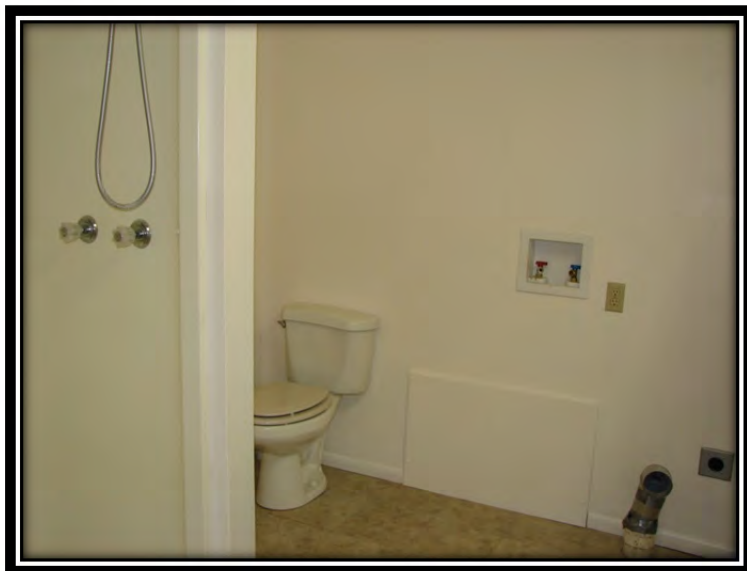
Guest Bathroom



Guest Bathroom



Laundry Room



Storage Room

In Garage

Garage





Shop

Irrigated Pasture



McCullough Peaks



Heart Mountain

Carter Mountain



*Big Horn Mountains
& Views to the East*



*Big Horn Mountains
& Views to the East*

Gravel Area





Trails
End
Ranch



Trails
End
Ranch



HOUSE DESIGN: 1 Story
 # BEDROOMS: 4
 TOTAL # BATHS: 3
 APX YEAR BUILT: 1985
 APX TOTAL SQFT: 2325
 ADDITIONAL LIVING UNITS: No
 BASEMENT: No

AREA: Cody Out of Town
 NEIGHBORHOOD: Between Cody & Powell
 SUBDIVISION: None
 SCHOOL DISTRICT: Park County District #6
 APX MILES FROM TOWN: 0

APX ABOVE GRADE SQFT: 2325 APX BELOW GRADE SQFT: 0 # FULL BATHS: 1 # HALF BATHS: 0 # 3/4 BATHS: 2
 AVG WATER/MO \$: 0

NATURAL GAS COMPANY: None

ELECTRIC COMPANY: Garland Light/Power

SEWER: Septic

PRIMARY WATER TYPE: Well

COOLING TYPE: Swamp Cooler

PRIMARY HEAT: Baseboard

PRIMARY FUEL TYPE: Electric

ASSESSMENT \$: 0

HOA: No

IRRIGATION FEES \$: 344

OTHER \$: 0

BLDGTYPE: Shop

BLDG SIZE: 40x60

BLDGYRB: 1984

BLDGYRB2: 0

BLDGYRB3: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Living Rm	M	sunken w/FR	Kitchen	M	breakfast bar	Dining Rm	M	open to kitchen
Laundry	M	w/3/4 bath	Bonus Rm	M	pantry	3/4 Bath	M	shower&toilet
Bedroom	M		Bedroom	M		Bedroom	M	
Full Bath	M		Mstr Bdrm	M		3/4 Bath	M	master

ADDITIONAL ROOM INFO: Chicken coup has cement foundation, raised bed garden area

INCLUSIONS: electric range, refrigerator, washer, dryer

EXCLUSIONS: none

APX IRRIGATED ACRES: 7.5

APX DEEDED ACRES: 140

APX LOT SQFT: 0

TAX YEAR: 2014

TOTAL TAX \$: 3765.71

TAXED W/OTHER LAND: No

PROPERTY RIGHTS: Fee Simple

PARCELABLE: Yes

ADJ TO PUBLIC LAND: No

RIVER/STREAM FRONT: No

DETAILED ZONING: Park Co - Industrial (I)

SELLER FIN: No

DISCLOSURES: No

LEGAL DESCRIPTION: see in documents

CONSTRUCTION: Frame

HEATING STOVE TYPE: None

EXTERIOR SIDING: Concrete, Stone

FIREPLACE TYPE: Wood

ROOF: Membrane

INTERIOR FEATURES: Breakfast Bar, Pantry, Tile Floor, Vaulted Ceiling(s)

GARAGE/TYPE STALLS: Attached-2 Stalls

EXTERIOR FEATURES: Garden

PROPERTY ACCESS: Private Gravel Road

COMMENTS: 140 acres privately situated between Cody & Powell w/7.5 irrigated acres. The earth berm home has 4 bedrooms, 3 baths & an open floor plan in the living area. Lots of natural light from the southern exposure. New paint throughout the interior. 40x60 insulated shop w/two 12 ft doors. A DEQ permit on 10 acres to mine gravel is transferable. If buyer was not interested, Seller will reclaim(see photo)

DIRECTIONS TO PROPERTY: Powell Highway from Cody to Lane 20, turn left. Go to Road 20, turn right. Go to Nelson Lane on the left before Lane 18.

SUBJECT TO 1031: No

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

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Building Sketch

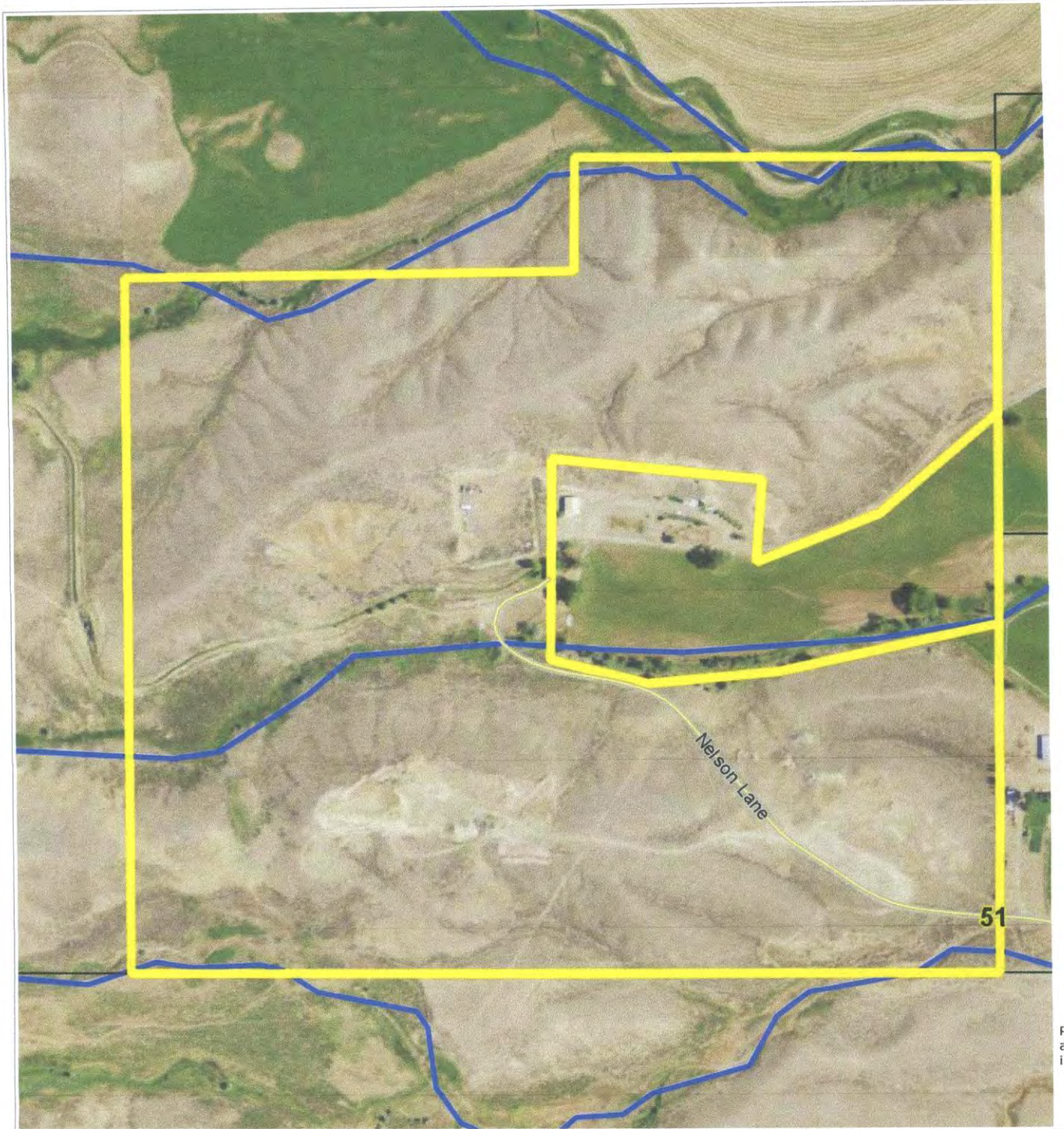
Borrower/Client	SHARRY DOWNS				
Property Address	51 Nelson Ln				
City	Cody	County	PARK	State	WY Zip Code 82414
Lender	SHARRY DOWNS				

47.5' 55' 28.5' 31.5'

37' 18' 28.5' 16'

16'

TOTAL Sketch by a la mode, inc.		Area Calculations Summary	Calculation Details
Living Area			
First Floor	2324.5 Sq ft		$47.5 \times 37 = 1757.5$ $18 \times 31.5 = 567$
Total Living Area (Rounded):	2325 Sq ft		
Non-living Area			
2 Car Attached	897.75 Sq ft		$31.5 \times 28.5 = 897.75$
Open Porch	288 Sq ft		$16 \times 18 = 288$



Park County Wyoming MapServer

