

SHELTERED VALLEY RANCH



\$549,000



Canyon Real Estate, LLC
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SHELTERED VALLEY RANCH

Nestled amidst mature trees at the end of the road, this 230 acre property has variegated topography. There are 46 acres with irrigation which are currently being used as pasture. The south end of the property is sandstone embankments which abut up to BLM and Bureau of Reclamation lands. Two large garden areas, two raspberry patches and a couple of apple trees makes this a gardener's delight.

The home, with a new metal roof, has 3016 square feet on the main level and 1512 square feet in the finished basement. The home contains six bedrooms. The main floor has an inviting living room with vaulted ceilings, wood flooring and a wood stove. The living room flows into the dining room which is next to the kitchen. There is a separate bright and cheery breakfast area overlooking the back yard. There is TV/family room with new flooring. The large master bedroom has a wood stove and master bathroom. Another bedroom, bathroom, laundry and storage room complete the main floor. Tongue and groove wood walls are throughout the main level. The downstairs consists of a family room, 4 bedrooms with egress windows, bathroom and 2 storage rooms.

A 38' x 28' shop has two 8 foot doors with electric openers and has in floor heat.

The property is situated a couple miles out of the small town of Deaver, population 180. It is about 30 minutes to Powell and about an hour to Cody. Billings, Montana is an hour and 15 minutes. You will see deer, pheasants, and other wildlife on this ranch. Property taxes are \$1881.29. Irrigation taxes are \$1222/year. Irrigated portion is currently leased. The BLM offers a great place for trail riding. Seclusion and privacy with year round access, mild winters and Wyoming's great tax structure are offered with this ranch.





Living Room



Dining Room





Kitchen



Breakfast Nook





*TV / Family Room
On Main Floor*



*Family Room
Downstairs*



Master Bedroom
On Main Floor



Master Bedroom



Master Bath





*Guest Bedroom
On Main Floor*



*Guest Bath
On Main Floor*



*Bedroom
Downstairs*



Bedroom

Downstairs



Bedroom

Downstairs





*Sheltered
Valley
Ranch*

Garden Area



Garden Area



*Sandstone
Embankments*

*Sandstone
Embankments*





Pasture



Pasture



Pasture



HOUSE DESIGN: 1 Story
BEDROOMS: 6
TOTAL # BATHS: 3
APX YEAR BUILT: 1975
APX TOTAL SQFT: 3776
ADDITIONAL LIVING UNITS: No
BASEMENT: Yes
BASEMENT ENTRY: Interior Only
BASEMENT TYPE: Partial
BASEMENT COMPLETION: Fully Finished

AREA: N Big Horn Out of Town
SUBDIVISION: None
SCHOOL DISTRICT: Big Horn County District #1
APX MILES FROM TOWN: 0

APX ABOVE GRADE SQFT: 2264 **APX BELOW GRADE SQFT:** 1512 **# FULL BATHS:** 1 **# HALF BATHS:** 0 **# 3/4 BATHS:** 2
AVG WATER/MO \$: 0

NATURAL GAS COMPANY: None **ELECTRIC COMPANY:** Big Horn Rural Electric
SEWER: Septic **PRIMARY WATER TYPE:** Well **COOLING TYPE:** None
PRIMARY HEAT: Baseboard **SECONDARY HEAT:** Stove **PRIMARY FUEL TYPE:** Electric **SECONDARY FUEL TYPE:** Wood
ASSESSMENT \$: 0 **HOA:** No **ANNUAL HOA COST:** 0 **IRRIGATION FEES \$:** 1222 **OTHER \$:** 0

BLDGTYPE: Shop/garage **BLDGSIZE:** 38 x 28 **BLDGYRB:** 2000
BLDGYRB2: 0
BLDGYRB3: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Living Rm	M	wood stove	Dining Rm	M		BrkfstArea	M	
Kitchen	M		Den	M		Mstr Bdrm	M	
Bedroom	M		Full Bath	M		3/4 Bath	M	master
Family Rm	B		Bedroom	B	egress window	Bedroom	B	egress window
Bedroom	B	egress window	Bedroom	B	egress window	Bonus Rm	B	storage

INCLUSIONS: washer/dryer, side by side refrigerator, double oven, dishwasher, electric cook top, water softner

EXCLUSIONS: pellet stove in garage

APX IRRIGATED ACRES: 46 **APX DEEDED ACRES:** 230 **APX LOT SQFT:** 0
TAX YEAR: 2015 **TOTAL TAX \$:** 1529.35 **TAXED W/OTHER LAND:** Yes
PROPERTY RIGHTS: Fee Simple **PARCELABLE:** No **ADJ TO PUBLIC LAND:** Yes **RIVER/STREAM FRONT:** No
DETAILED ZONING: Big Horn County - Not Zoned
SELLER FIN: No **DISCLOSURES:** No

LEGAL DESCRIPTION: see in documents

CONSTRUCTION: Frame

EXTERIOR SIDING: Brick, Vinyl

ROOF: Metal

GARAGE/TYPE STALLS: Detached-2 Stalls

EXTERIOR FEATURES: Acreage Fenced, Adj to BLM, Adj to Bureau of Reclamation, Covered Patio, Garden, Hunting, Irrigated, Landscaping, Rolling Terrain, Shop, Wooded Acreage

PROPERTY ACCESS: County Gravel

HEATING STOVE TYPE: Wood

FIREPLACE TYPE: None

INTERIOR FEATURES: Breakfast Nook, Garage Door Opener, Pantry, Sump Pump, Tile Floor, Vaulted Ceiling(s), Wood Floor

COMMENTS: Nestled amidst mature trees at the end of the road, this 230 acre property has variegated topography. There are 46 acres with irrigation which are currently being used as pasture. The home has 6 bedrooms, living room, dining room, breakfast room, 2 family rooms, 3 bathrooms & lots of storage. T&G throughout the main floor. There is a 38x28 shop. 2 garden areas. Next to BLM.

DIRECTIONS TO PROPERTY: Hwy. 114 to Deaver, turn right on 1st Street, right on 2nd Avenue which becomes Road 1. Left on Lane 9, Right on Road 1 1/2, go to the end.

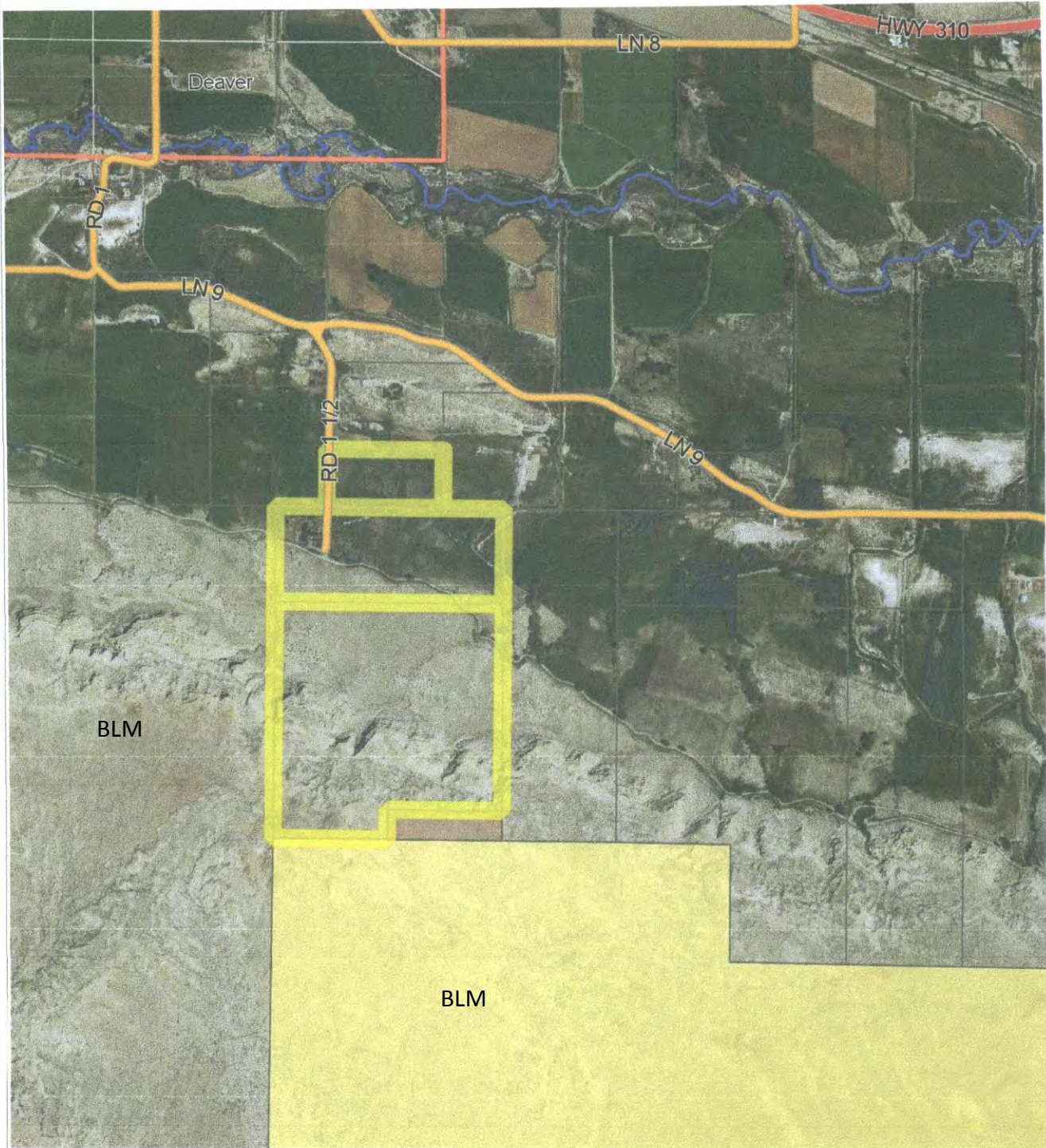
SUBJECT TO 1031: No

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

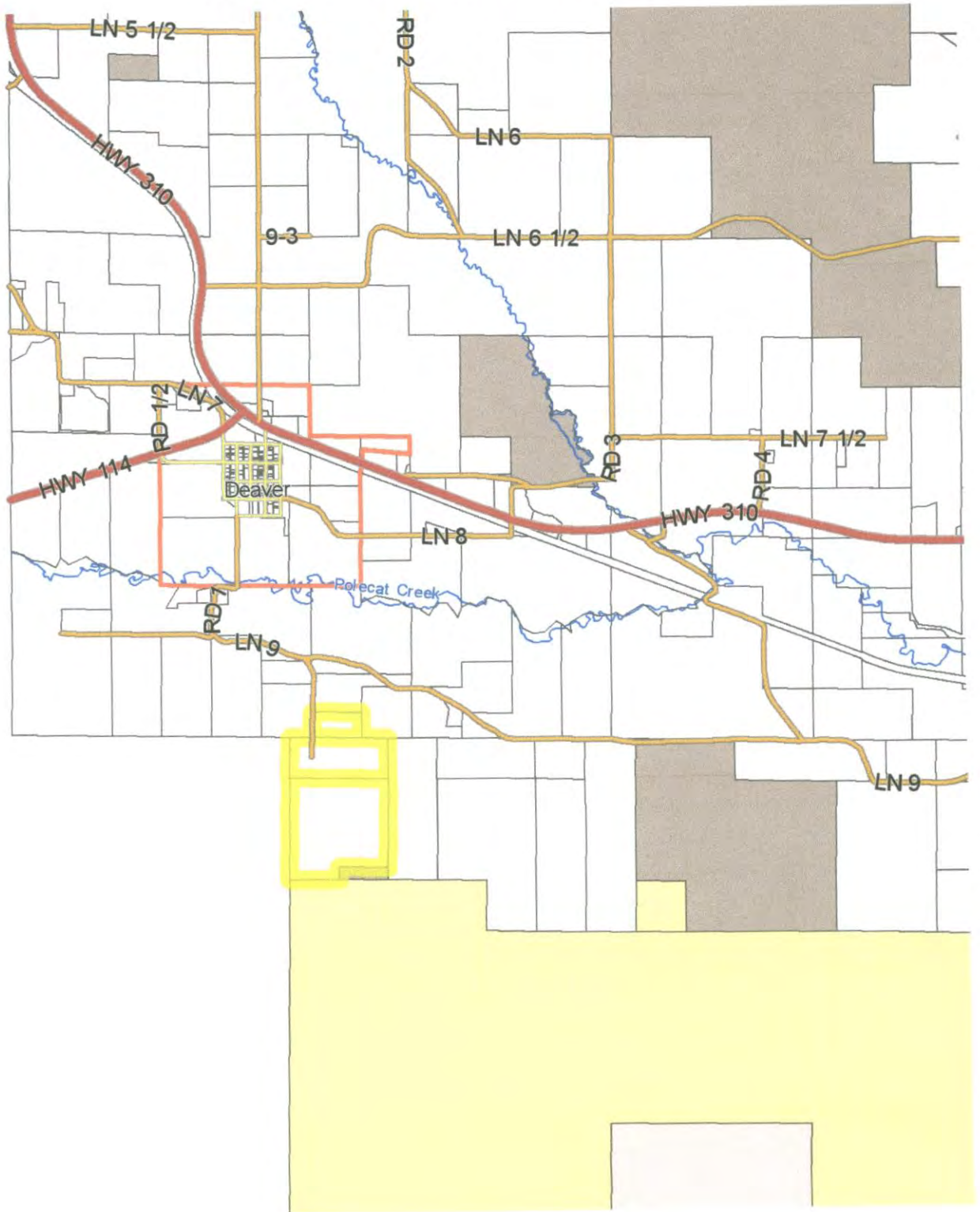
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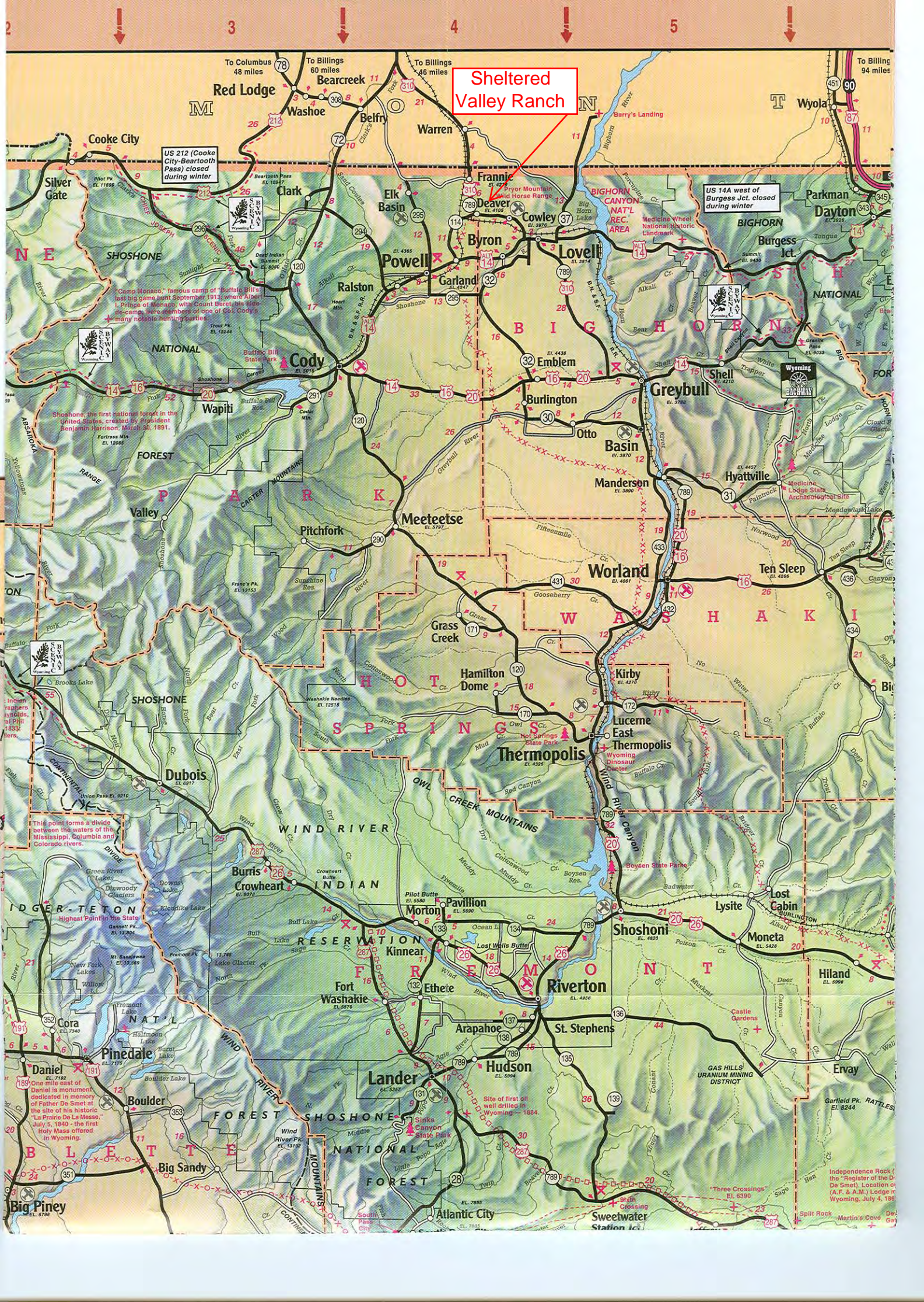
These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.

Big Horn County Wyoming MapServer



Big Horn County Wyoming MapServer





Sheltered Valley Ranch

US 212 (Cooke City-Beartooth Pass) closed during winter

US 14A west of Burgess Jct. closed during winter

Shoshone, the first national forest in the United States, created by President Benjamin Harrison, March 28, 1891.

This point forms a divide between the waters of the Mississippi, Columbia and Colorado rivers.

One mile east of Daniel is monument dedicated in memory of Father De Smet at the site of his historic "La Prairie De La Messe" July 5, 1840 - the first Holy Mass offered in Wyoming.

Site of first oil well drilled in Wyoming - 1884.

Independence Rock (the "Register of the De Smet), Location of (A.F. & A.M.) Lodge in Wyoming, July 4, 188



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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Rita Lovell

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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 Rita Lovell

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 _____