



CANYON REAL ESTATE, LLC

1128 12TH STREET

CODY, WY 82414

307-527-7092



\$225,000



65 ACRE FARM

This parcel has 57 acres of adjudicated water rights. Presently, one field is in alfalfa and the other field is in radishes. An old homestead with mature trees has a well and septic in place. Natural gas is along the county road. A year round creek flows along the southern boundary offering fishing and year round water for livestock. Conveniently located between Cody and Powell, it is an easy scenic drive to Yellowstone National Park and the Shoshone National Forest.

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.



Alkali Creek





Hay Field



Old Homestead Site



More Views of the Fields



Beartooth Mountains



**- EXHIBIT A -
CERTIFIED LAND DESCRIPTION
65.56 ACRE TRACT**

State of Wyoming)
) SS.
County of Park)

I, Donald J. Livingston, of Engineering Associates in Cody, Wyoming, hereby certify that this description was prepared for Jim Roderick from notes taken during actual surveys performed under my direction on June 26 and July 8, 2007, for which I stand responsible.

A TRACT OF LAND located in Section 18 and Lot 78, Resurvey Township 55 North, Range 100 West, 6th P.M., Park County, Wyoming, more particularly described as follows:

BEGINNING at the Northwest Corner of Lot 15 of said Section 18;

thence $S.03^{\circ}12'33"E.$, along the west boundary of said Lot 15, 1,329.24 feet;

thence continuing along said west boundary, $S.07^{\circ}47'25"W.$, 164.95 feet to the Southwest Corner of said Lot 15;

thence along the south boundary of said Lot 15 as follows:

$N.89^{\circ}07'25"E.$, 172.87 feet;

$N.80^{\circ}27'25"E.$, 292.95 feet;

$N.89^{\circ}52'25"E.$, 187.38 feet;

$S.71^{\circ}17'36"E.$, 187.38 feet;

$S.61^{\circ}52'35"E.$, 538.89 feet;

thence leaving said south boundary, $N.23^{\circ}37'17"E.$, 51.33 feet;

thence continuing $N.23^{\circ}37'17"E.$, 132.30 feet;

thence $N.20^{\circ}49'14"W.$, 455.18 feet;

thence $N.08^{\circ}22'45"E.$, 833.31 feet;

thence $N.75^{\circ}38'02"W.$, 159.29 feet;

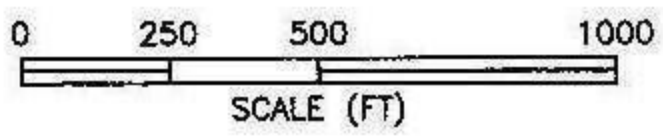
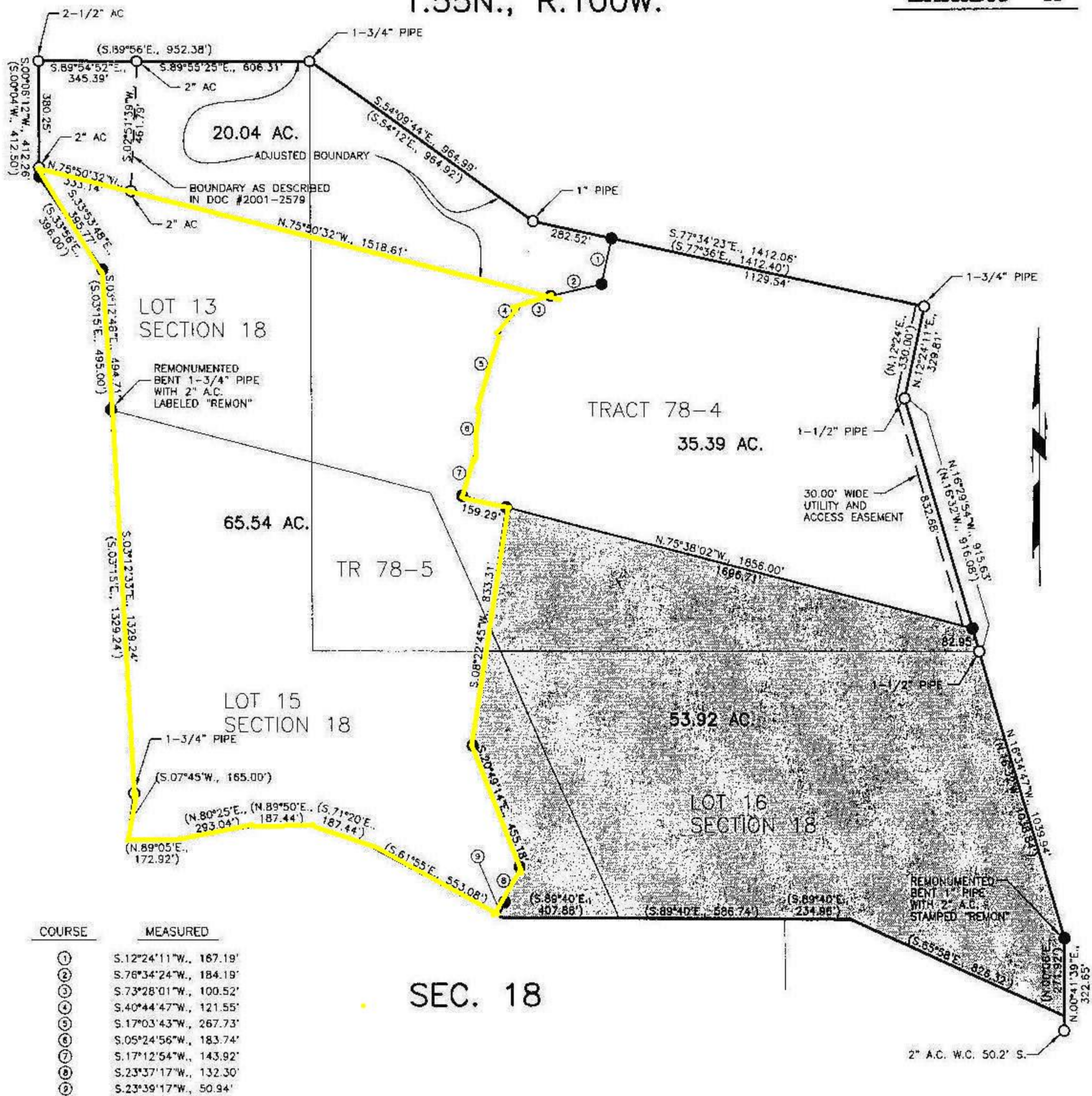
thence $N.17^{\circ}12'54"E.$, 143.92 feet;

thence $N.05^{\circ}24'58"E.$, 183.74 feet;

thence $N.17^{\circ}03'43"E.$, 267.73 feet;

thence $N.40^{\circ}44'47"E.$, 121.55 feet;





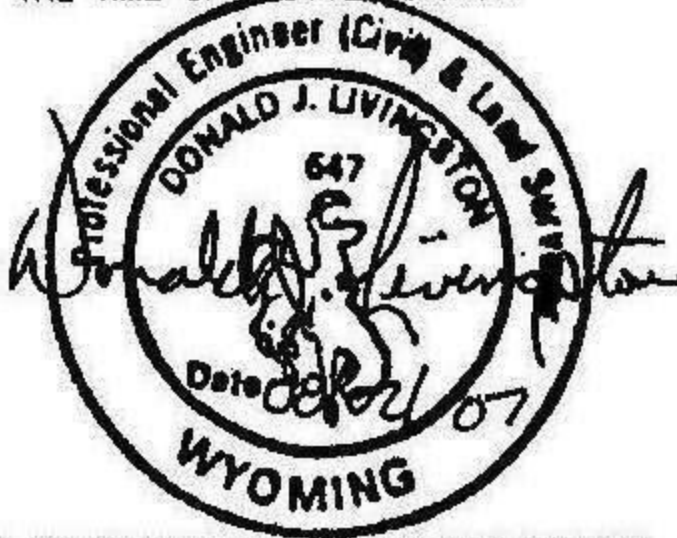
LEGEND

- N.16°34'47"W., 1039.94' MEASUREMENT TAKEN THIS SURVEY.
- (N.16°32'W., 1038.84') RECORD MEASUREMENTS.
- SUBJECT PARCEL.
- FOUND CORNER MONUMENTS AS NOTED.
- SET 2" ALUMINUM CAP ON STEEL BAR.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss.
 COUNTY OF PARK

I, DONALD J. LIVINGSTON, OF ENGINEERING ASSOCIATES IN CODY, WYOMING, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES TAKEN DURING AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION ON JUNE 26, 2007 AND JULY 8, 2007; THAT THIS MAP IS MADE TO ACCOMPANY A DESCRIPTION OF THE LANDS SHOWN HEREON; AND THAT TO MY KNOWLEDGE, THIS MAP SHOWS THE SITUATION ON THE GROUND AT THE TIME OF ITS PREPARATION.



Map To Accompany Description
 Of Lands For

JIM RODERICK

- Located In -

SECTION 18 AND LOT 78
 RESURVEY T.55N., R.100W., 6TH P.M.,
 PARK COUNTY, WYOMING

- Prepared By -

ENGINEERING ASSOCIATES, CODY, WYOMING
 CONSULTING ENGINEERS & SURVEYORS



JULY 31, 2007
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 SHEET 1 OF 1

ALTERATION OF THIS MAP OTHER THAN BY THE ABOVE PROFESSIONAL ENGINEER AND LAND SURVEYOR OR AS OTHERWISE ALLOWED BY LAW MAY AFFECT LIABILITY FOR THE ACCURACY OF SAID MAP.