



CANYON REAL ESTATE, LLC
1128 12TH STREET
CODY, WY 82414

307-527-7092

COUNTRY HOME POTENTIAL FOR HOME BUSINESS



\$460,000



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.





Exterior of
Shop One

Interior of
Shop One



Rear of
Shop One



Office in
Shop One





Exterior of
Shop Two

Interior of
Shop Two



Additional
Garage/Storage

Grain
Bins





In Door
Heated Pool

Additional
Pool View



Solar
Panels

Seven
Irrigated
Acres





Kitchen
With
Breakfast Bar

Dining
Area



Fireplace
in Living Area

Bar In
Living Area





Half Bath
Main Level



In Home
Office



Master Bath
Main Level



Basement
Family Room

Full Bath in
Basement



Basement
Bedroom



COUNTY HOME

WITH

POTENTIAL FOR HOME BUSINESS

This home located between Cody and Powell, Wyoming is surrounded by mature trees and situated on 15 acres with 7 irrigated. The open floor plan features a country kitchen with an eating bar, large living room with a travertine rock fireplace and wet bar and office on the main level. Two large bedrooms and a large bathroom are on the second level. The finished basement includes a large family room, 2 bedrooms and a full bath. Off the 2 car attached garage is an enclosed heated swimming pool. Solar panels are used to heat the pool water. There is an additional garage with attached open sheds for storage. The buildings are serviced by 3 wells on the property. Two large shops that have been used for tractor and truck repair provide an excellent opportunity for the mechanic. The first shop has two separate rooms and heated. There is an office and a $\frac{3}{4}$ bath on the second floor. The total square footage is 5,280. The second shop is also heated and is 5000 square feet. Both have concrete floors and large overhead doors to accommodate heavy equipment and semi trucks. What an opportunity for a home business where Wyoming taxes are business favorable.



101 12
10.11

2

101S
5.03

101G
40.19

101T
5.02

201

100
40.6

**THIS MAP IS FOR
REFERENCE USE
ONLY**

This map is for reference purposes only. The location and extent of roads, accesses, and property lines depicted hereon do not guarantee legal rights of passage, ingress and egress, or property boundaries.



PARK COUNTY
ASSESSOR
DEPARTMENT

Park County, Wyoming
Organized 1911

Original Park County Courthouse
Completed 1912



L. 101-14
UNPLATTED

APPROXIMATE
OF ALKALI CREEK

TR. 101-11

UNPLATTED

JAMES A. WILLIAMS AND
KATHRYN R. WILLIAMS,
TRUSTEES
DOCUMENT NO. 2003-10565

R. 101-14
UNPLATTED

N0°17'05"W
(N0°17'05"W)
131.79' (131.79')

UNPLATTED
JT 101-Q

N0°16'53"W
(32.07')

N15°48'15"W
(62.01')

N11°17'00"W
(149.68')

LOT
101

N1°21'12"W
(140.06')

N10°30'21"E
(93.52')

T 101-H

UNPLATTED

JAMES A. WILLIAMS AND
KATHRYN R. WILLIAMS,
TRUSTEES
DOCUMENT NO. 2003-10565

N24°50'06"E
(123.04')

②

UNPLATTED

JAMES A. WILLIAMS AND KATHRYN R. WILLIAMS, TRUSTEES
DOCUMENT NO. 2003-10565

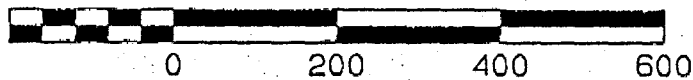
M.C. 30,
COR. NK

DETAIL - AMENDED LOT RODRIGUEZ SS-46

ENCOMPASSING 15.55 ACRES±

GRAPHIC SCALE

1"=200'



LEGEND

EASEMENTS OF RECORD

- ① 20 FOOT WIDE WASTEWATER DRAINAGE EASEMENT TO JAMES A. WILLIAMS AND KATHRYN R. WILLIAMS, TRUSTEES OF THE JAMES A. AND KATHRYN R. WILLIAMS JOINT TRUST, A TRUST ESTABLISHED ON OCTOBER 27, 1998 RECORDED AS DOCUMENT NO. 2003-10565 ON NOVEMBER 3, 2003.
- ② EASEMENT FOR IRRIGATION PIPELINE TO PAUL RODRIGUEZ, JR., TRUSTEE OF THE PAUL RODRIGUEZ, JR. REVOCABLE TRUST DATED 11/22/2002 AND TO ELIZABETH ANN RODRIGUEZ TRUSTEE OF

- INDICATES 5/8" REBAR WITH 2
- INDICATES REBAR WITH ALUM.
- INDICATES 1 3/4" IRON PIPE
- INDICATES BRASS CAP FOUND -
- RECORD DIMENSIONS SHOWN THRU
- THAT PORTION OF ORIGINAL LOT
- OF RODRIGUEZ SS-46 TO BE VA