



CANYON REAL ESTATE, LLC

1128 12TH STREET

CODY, WY 82414

307-527-7092

BIG VIEW RANCH

\$775,000



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PATIO/DECK



FRONT
HAY FIELD



LOG
BARN/SHOP



SHOP & PASTURE



4-STALL BARN

VIEW
FROM ROAD



SIDE
PASTURE



BACK YARD
VIEW



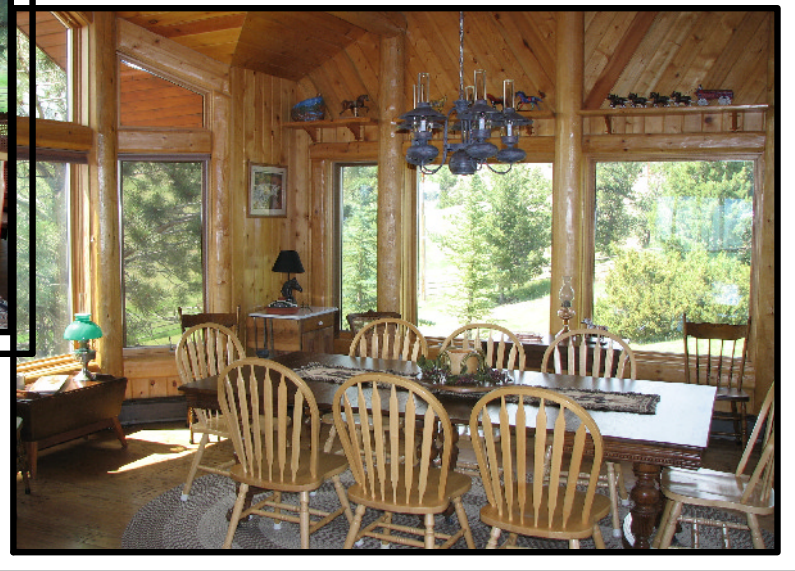
GREAT ROOM



FIREPLACE



DINING ROOM





SITTING AREA
WITH BUILT-IN
ENT. CENTER



FOYER



KITCHEN



GUEST BATH 1



LOFT

MASTER BED AND BATH



GUEST ROOM 1



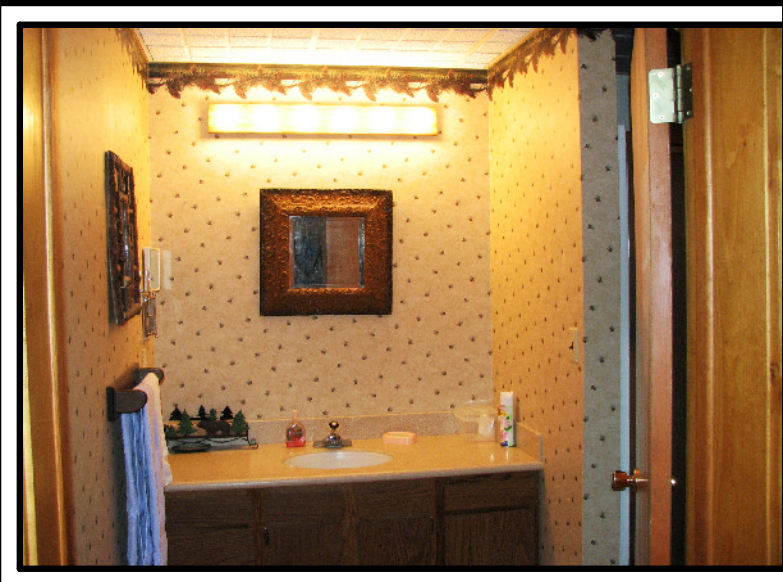
GUEST ROOM 2



FAMILY ROOM



WET BAR



GUEST BATH

2 & 3





BIG VIEW RANCH

This custom log home is strategically situated on a hill overlooking the Meeteetse valley and the Absaroka Mountains to the west. Mature fir trees are scattered around the yard with an occasional rock outcropping. The yard is watered by underground sprinklers. A paved driveway accesses the home and barns. The main floor features a large great room with a rock fireplace, large dining room with large windows on 3 sides, kitchen and laundry. There is a deck off the great room and one off the dining room. The high vaulted ceilings offer a feeling of more spaciousness. There is a breakfast bar in the kitchen, Corian counter tops, slide out cabinets and all appliances are included as well as the washer and dryer. The main level has hardwood floors. A half of flight of stairs up is another level with the master bedroom, master bath, guest bedroom and guest bath. Ceilings are vaulted and there are window seats in both bedrooms. There is a loft overlooking the great room that is being used as an office. Downstairs consists of a large family room with a wet bar, 2 bathrooms and a guest bedroom. The 2 car attached heated garage is accessed off the family room.

This property is an extraordinary horse property. The fields and corrals are fenced with horse friendly 3 rail wood fencing. There are 3 auto waterers. In one corral area there is a 4 stall horse shelter. The log barn/shop has an overhead door opener, 220 volt service, sink, hot water heater and chimney for a stove. The lower portion is the barn and consists of 4 stalls, tack room, heater, frost free hydrant and phone extension.

On the east side of the property is approximately 6 acres that is fenced. There is a 50 x 50 metal shop with 2 sections. One side has cement floor and the other is dirt. There is water and electric to the building. Both sides have 14 foot overhead doors.

The fields are planted in grass hay and have excellent adjudicated water rights. The property is minutes from historic Meeteetse and about 30 minutes from Cody, home to many western cultural events.

