

LOG HOME IN THE SHADOW OF CARTER MOUNTAIN



\$510,000



Canyon Real Estate, LLC
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This exquisite log home is situated on five fertile acres with stunning mountain views from every porch. There is attention to detail throughout the home. The living room features vaulted ceilings and large windows that capture the views. The floor to ceiling moss rock fireplace has an efficient wood burning insert. The fireplace is two sided and also faces the dining room. The dining room has French doors that open to a porch facing Carter Mountain. There is a cozy sitting area in front of the fireplace. The kitchen is a culinary delight with a breakfast bar, alder cabinetry, gas cooktop, electric range/convection oven with a microwave and ample work space. A large laundry/mudroom is situated off the kitchen and has a sink and work area. Also located off the kitchen is a half bath. The master suite on the main floor has a large master bathroom with double sinks, large soaking tub, tiled walk in shower and a walk in closet with built-in shelves. On the second floor are three bedrooms, each approximately 15 x 15 feet with ample closets. In the open space is an office and sitting area/tv room. The second floor bathroom features double sinks, walk in shower and linen closet. A storage room completes the second floor. There is a central vacuum system throughout the house. Radiant in floor heat provides cozy warmth. Granite counter tops are throughout. Kitchen, bathrooms and laundry have tile floors and engineered hardwood floors are throughout the rest of the home.

There are three porches to enjoy the spectacular views in all directions. The irrigated hay field produces a good crop of hay every year and could be crossed fenced into a couple pastures to accommodate horses. Irrigation is from the pond on the adjoining property. A 30 x 40 shop offers parking for two vehicles plus recreational vehicles along with a sufficient work space area.

The home is situated in the desirable Southfork area about 10 minutes from Cody home to many western cultural events. It is an easy scenic drive to Yellowstone Park and many other numerous opportunities in the Yellowstone ecosystem.





Living Room



*Moss Rock Fireplace
In Living Room*





Dining Room

*Dining Room
& Sitting Area*



*Dining Room
& Sitting Area*

*Moss Rock Fireplace in
Dining Room/Sitting Area*





Kitchen



Kitchen



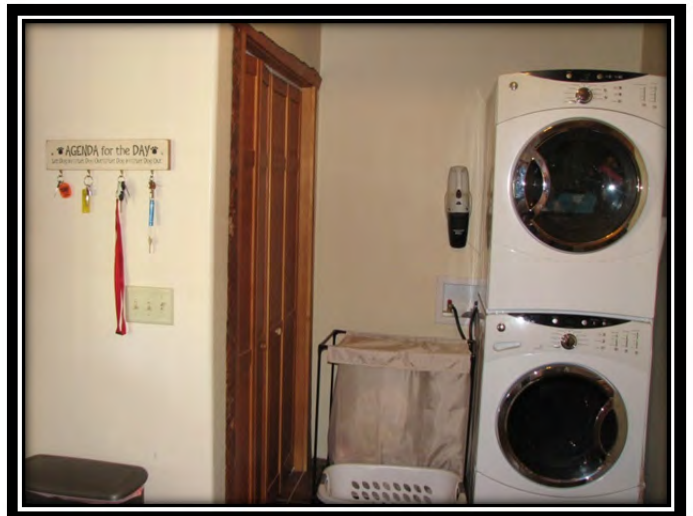
Kitchen

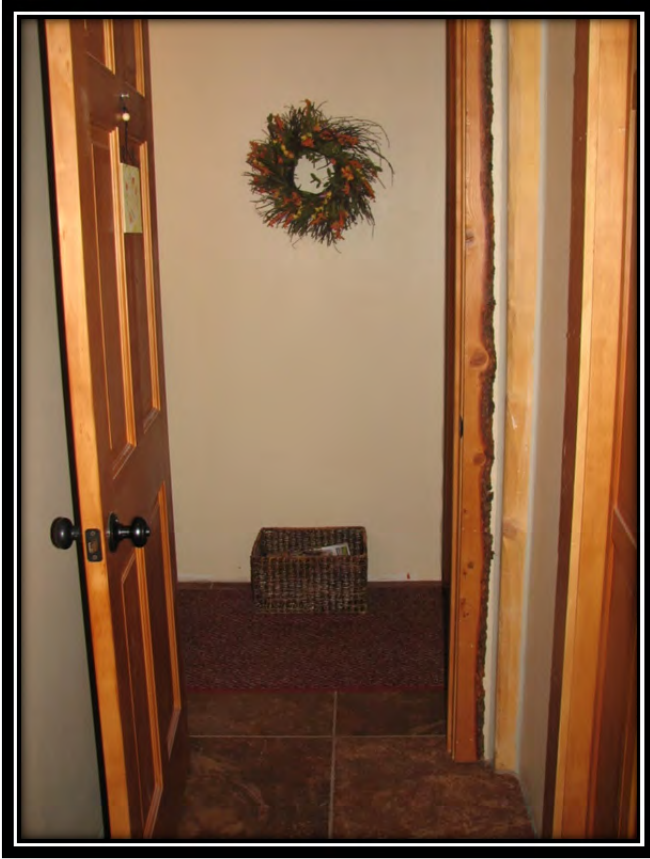


*Laundry/
Mud Room*



Laundry/Mud Room





*Half Bath
On Main Floor*



*Half Bath
On Main Floor*





Master Bedroom

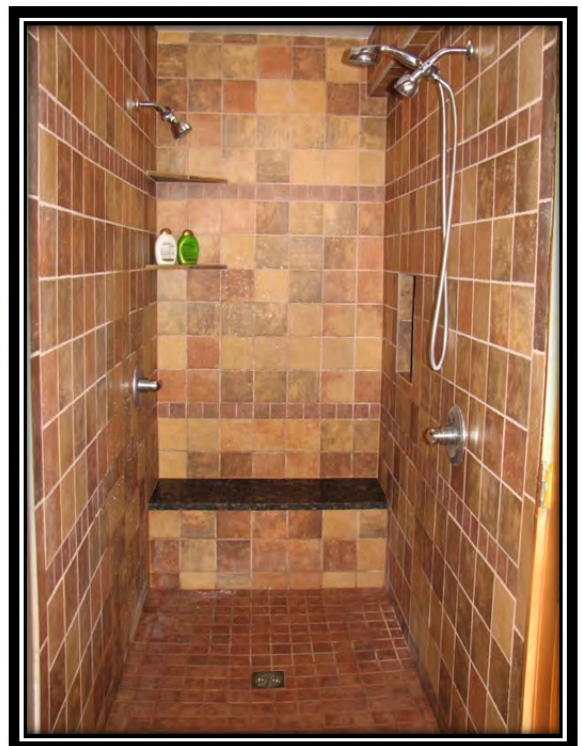


Master Bedroom





Master Bath



Tiled Shower



*Walk-In Closet
In Master Bath*



*Office/Sitting Area
On Second Floor*





Bedroom Two



Bedroom Three



Bedroom Four



*Side View &
Mud Room Entrance*

Shop



Carter Mountain



Mountain Views



Mountain Views

*Pasture &
Hay Field*



*Looking Southeast
Over Irrigation Pond*

*Sand hill Crane
A Daily Visitor*





Log Home in the Shadow of Carter Mountain





HOUSE DESIGN: 2 Story
BEDROOMS: 4
TOTAL # BATHS: 3
APX YEAR BUILT: 2010
APX TOTAL SQFT: 3060
ADDITIONAL LIVING UNITS: No
BASEMENT: No

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

APX ABOVE GRADE SQFT: 3060 **APX BELOW GRADE SQFT:** 0 **# FULL BATHS:** 1 **# HALF BATHS:** 1 **# 3/4 BATHS:** 1
AVG WATER/MO \$: 0

NATURAL GAS COMPANY: None **ELECTRIC COMPANY:** Rocky Mountain Power
SEWER: Septic **PRIMARY WATER TYPE:** Northwest Rural **COOLING TYPE:** None
PRIMARY HEAT: Radiant **PRIMARY FUEL TYPE:** Propane
ASSESSMENT \$: 0 **HOA:** No **IRRIGATION FEES \$:** 95 **OTHER \$:** 0

BLDGTYPE: Garage/Shop **BLDGSIZE:** 30 x 40 **BLDGYRB:** 0
BLDGYRB2: 0
BLDGYRB3: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Living Rm	M	vaulted w/FP	Dining Rm	M	FP/sitting area	Kitchen	M	Alder,granite
Laundry	M		1/2 Bath	M		Bedroom 2	2	
Bedroom 3	2		Bedroom 3	2		Office	2	w/Sitting Area
Extra Rm	2	storage						

INCLUSIONS: Stainless steel dishwasher, gas cook top, electric convection/range/microwave

EXCLUSIONS: none

APX IRRIGATED ACRES: 5 **APX DEEDED ACRES:** 5 **APX LOT SQFT:** 0
TAX YEAR: 2013 **TOTAL TAX \$:** 2616.14 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **PARCELABLE:** No **ADJ TO PUBLIC LAND:** No **RIVER/STREAM FRONT:** No
DETAILED ZONING: Park Co - 5 Acres (GR-5)

SELLER FIN: No **DISCLOSURES:** No
LEGAL DESCRIPTION: See documents

CONSTRUCTION: Log **HEATING STOVE TYPE:** Wood
EXTERIOR SIDING: Log **FIREPLACE TYPE:** Wood
ROOF: Metal **INTERIOR FEATURES:** Breakfast Bar, Ceiling Fan(s), Central Vacuum System, Garage Door Opener, Mud Room, Tile Floor, Vaulted Ceiling(s), Walk-in Closet(s), Wood Floor
GARAGE/TYPE STALLS: Detached-2 Stalls
EXTERIOR FEATURES: Horse Property, Irrigated, Landscaping, Mountain View, Production Ground, Shop, Sprinklers, Auto
PROPERTY ACCESS: County Gravel

COMMENTS: This exquisite log home is situated on 5 fertile irrigated acres with stunning mountain views from every porch. There is attention to detail throughout the home. Granite counter tops, alder cabinetry & tile flooring in kitchen, baths & laundry. Hardwood flooring throughout the rest of the home. Moss rock fireplace in living room & dining room. Radiant floor heat. Central vacuum system. 30x40 Shop.

DIRECTIONS TO PROPERTY: Southfork Highway to 6UU, turn left, continue to 6SR, turn left, 6SR makes another left where Big Sky Road goes straight

SUBJECT TO 1031: No

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

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.

Park County Wyoming MapServer



T.51 N., R.102 W.

(RESURVEY)

LOT 3, SEC. 5

S89°58'17"W 1321.45'

PARCEL A
FAMILY EXEMPTION
PARCEL
5.00± ACRES

2012-1096 Park County WY 2/27/2012 11:35 AM Fees: \$17.00

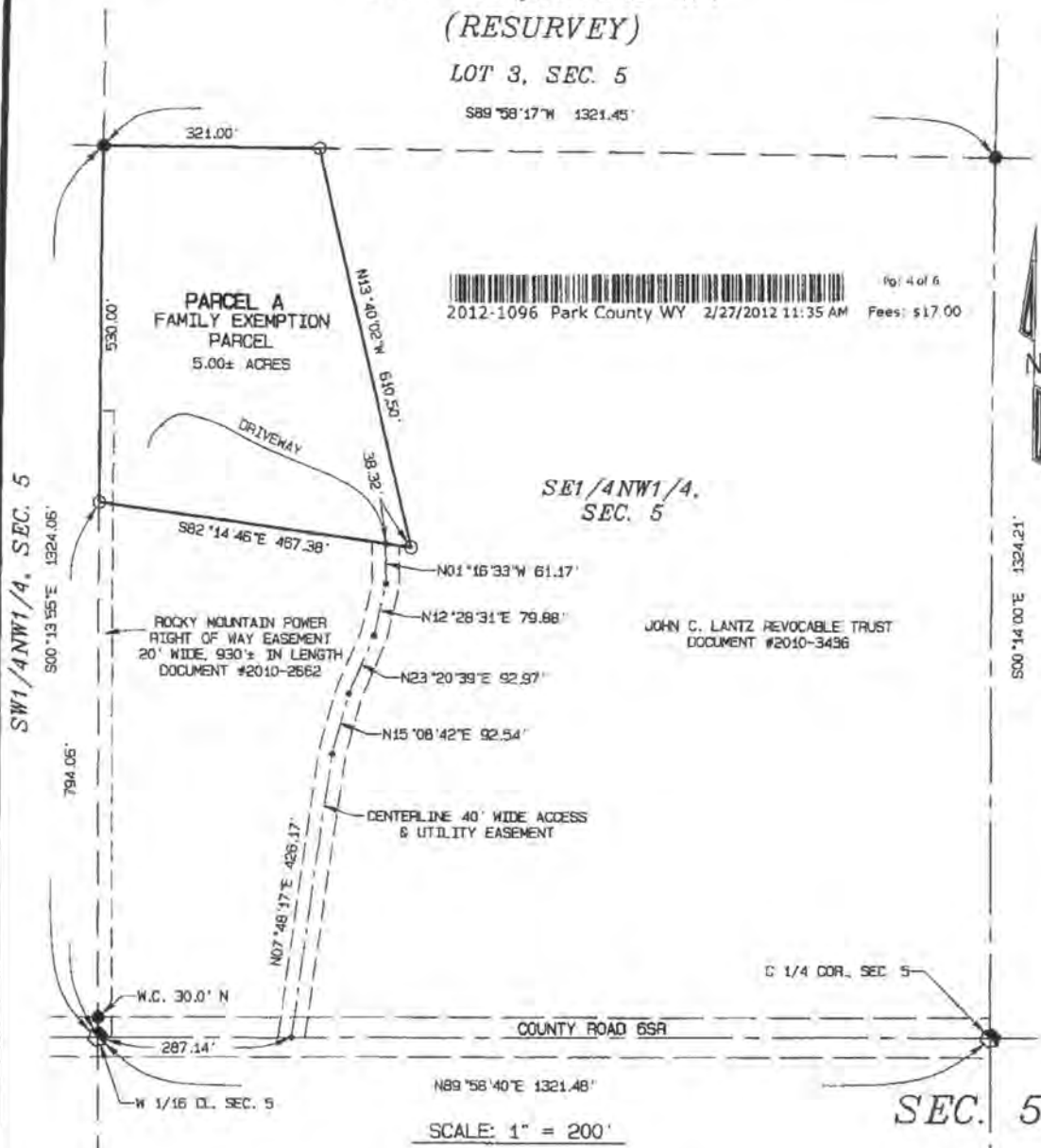
SE 1/4 NW 1/4,
SEC. 5

JOHN C. LANTZ REVOCABLE TRUST
DOCUMENT #2010-3436

SW 1/4 NW 1/4, SEC. 5

SEC. 5

SEC. 5



SCALE: 1" = 200'

LEGEND

- 5/8" REBAR WITH 2" ALUM. CAP SET ○
- REBAR WITH ALUM. CAP FOUND ●
- COPPERWELD FOUND ◐

BASIS OF BEARING IS NAD 83 (GRS86) T.M. PROJECTION
ORIGIN LAT. 44°25'19.05124" N LONG. 109°09'27.26206" W AT
W.C. 30' WEST OF THE W 1/4 CORNER SECTION 5.

NOTES:

1. THIS DRAWING IS NOT INTENDED TO SHOW ALL RIGHTS OF WAY, EASEMENTS, PUBLIC OR PRIVATE UTILITIES, IRRIGATION FACILITIES, OTHER IMPROVEMENTS OR FLOOD PLAIN AREAS UPON THE PARCEL OR PARCELS DELINEATED HEREON. THIS SURVEYOR DID NOT CONDUCT A COMPLETE TITLE SEARCH, ABSTRACT STUDY OR HAZARD INQUIRY FOR THE LANDS SHOWN HEREON.
2. RIGHT OF WAY AND EASEMENT LINES ARE INTENDED TO BE EXTENDED TO AND TERMINATING AT THE BOUNDARIES SHOWN HEREON.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss
 COUNTY OF PARK }
 I, PAUL A. BLOUGH ON BEHALF OF HOLM, BLOUGH AND COMPANY OF CODY, WYOMING DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECTION ON JANUARY 27, 2012, THAT THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WYOMING L.S. REGISTRATION NO. 2332
 HOLM, BLOUGH AND COMPANY
 BY: PAUL A. BLOUGH (AGENT)



PHILIP THERIAULT
 80 ROAD 6SR
 CODY, WYOMING 82414
 RECORD OF SURVEY SHOWING
 FAMILY EXEMPTION PARCEL
 IN THE SE 1/4 NW 1/4, SECTION 5
 T.51 N., R.102 W., 6th P.M. RESURVEY
 PARK COUNTY, WYOMING

HB HOLM, BLOUGH AND COMPANY
 Consulting Engineers & Land Surveyors
 1402 Stampede Ave.
 Cody, Wyoming 82414 (307)-567-6261

FEBRUARY, 2012

BOOK 378
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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;
- 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.

Seller's Signature _____ Seller's Signature _____

Seller's Signature _____ Seller's Signature _____