

WHISPERING WINDS RANCH



\$1,620,000



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The Whispering Winds Ranch is conveniently located between Powell and Cody, Wyoming in the fertile valley below Heart Mountain. This exquisite home is positioned to frame Heart Mountain with breathtaking views of the productive farm land seen through a wall of windows in the great room. The spectacular great room features hardwood floors, vaulted tongue and groove ceilings, log accents and a stunning rock fireplace. The kitchen is a chef's dream with custom granite and cabinetry, a professional gas range, a large pantry and ample work space. Another living area features a two sided fireplace to the outside deck, tiled floors and a large wet bar perfect for entertaining. Off of this area is an office with French doors overlooking the tranquil pond. Off the kitchen is a tiled laundry/mud room with a large utility sink and convenient access to the heated two car attached garage. Adjacent to the mud room is a large exercise/room hobby room.

This ranch home features four bedrooms and three tastefully appointed bathrooms. An office on the second floor with built in desks could be converted to a fifth bedroom.

On the deck outside, you can sit by the fireplace, soak in the hot tub encased in stone or relax enjoying the views of the Heart Mountain while listening to the peaceful sounds of the waterfall flowing into the stocked trout pond. The yard is beautifully landscaped and the driveway is lined with mature trees. A delightful playhouse has water and electricity. Lighted electric gates are at the entrance to the property.

The property is truly an equestrian delight. There is a 200 x 70 indoor heated riding arena with an attached barn with 8 box stalls, each with automatic watering systems, a wash bay, tack room and upstairs hay storage with drop boxes to each stall. Below is an underground shelter with 6 bunks, heat and electric. There is a loafing shed with enclosure with water, electric and heat.

The property also has a large shop that is approximately 2350 square feet. Adjacent to the shop are two hobby rooms with water and heat and a large work area with a 12 foot door. On the exterior is an enclosure for fuel tanks.

This Wyoming ranch for sale is located in an area that is rich in history and lavish in beauty. It is an easy scenic drive to Yellowstone National Park and numerous other recreational opportunities within the Yellowstone ecosystem.

WHISPERING WINDS RANCH is being offered in the following options:

Main house, arena, outbuildings and shop with 23+- acres for \$1,620,000

Guest House with 14+- for \$445,000

Farm ground consisting of approximately 99 acres for \$350,000

Main house, arena, outbuildings, shop with approximately 123 acres \$1,950,000





Whispering Winds Ranch





Heart Mountain

Pond



Waterfall



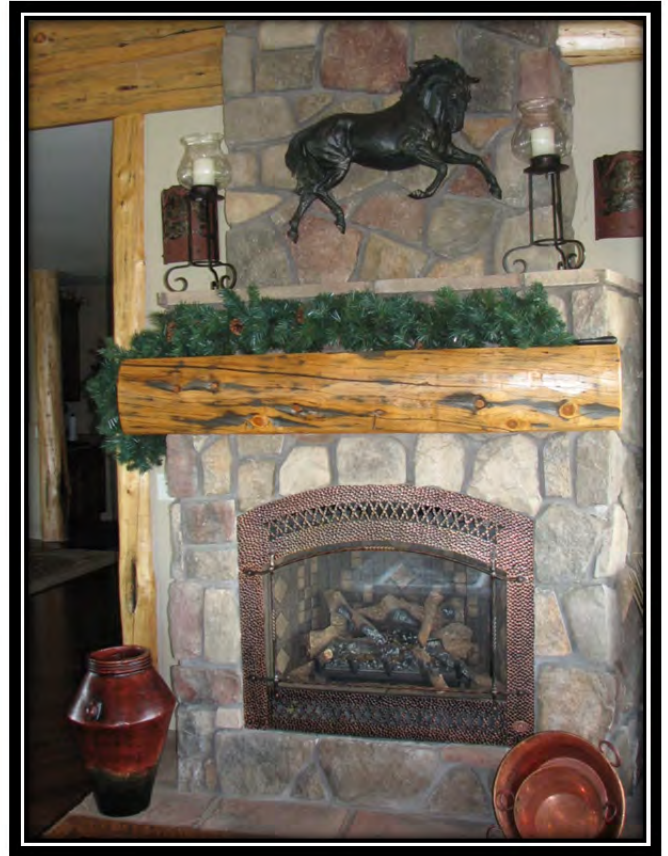


Great Room





Fireplace in Great Room



Kitchen





Kitchen





Kitchen



Family Room



Family Room





Family Room



Fireplace in Family Room

Exercise/Hobby Room

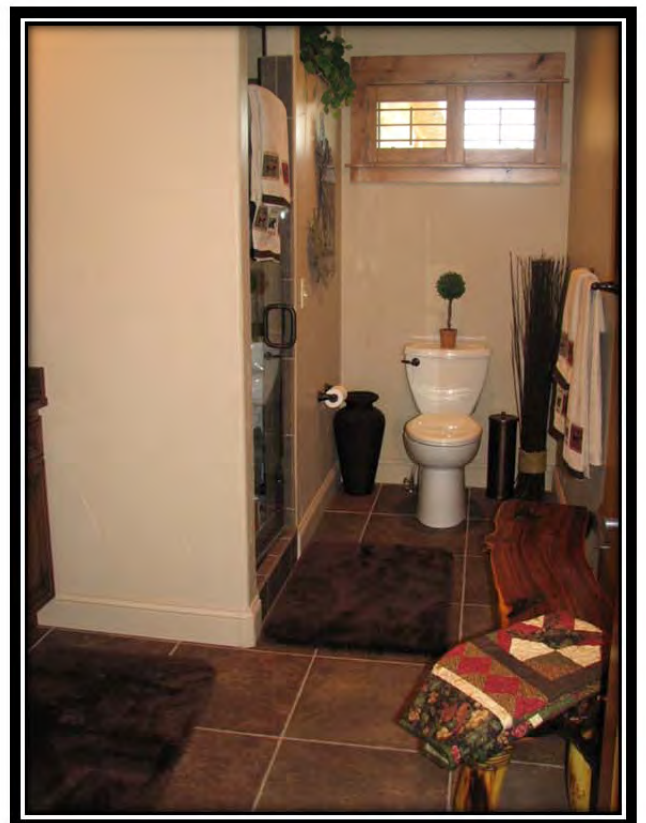




Office
Main Floor



Guest Bathroom
Main Floor





Master Bed & Bath



Bedrooms 2 & 3





4th Bedroom

Office 2nd Floor or 5th Bedroom



Guest Bathroom

2nd Floor





Shop

Barn/Arena



Arena





Horse Shelter

McCullough Peaks



Whispering Winds

Ranch



MLS #: R10008845A (Active) List Price: \$1,620,000

1962 Lane 15 Powell, WY 82435



HOUSE DESIGN: 2 Story
BEDROOMS: 4
TOTAL # BATHS: 3
APX YEAR BUILT: 2008
APX TOTAL SQFT: 4470
ADDITIONAL LIVING UNITS: Yes
BASEMENT: No

AREA: Powell Out of Town
SUBDIVISION: None
SCHOOL DISTRICT: Park County District #1
APX MILES FROM TOWN: 0

APX ABOVE GRADE SQFT: 4470 APX BELOW GRADE SQFT: 0 # FULL BATHS: 0 # HALF BATHS: 0 # 3/4 BATHS: 3
AVG WATER/MO \$: 0

NATURAL GAS COMPANY: Energy West

ELECTRIC COMPANY: Rocky Mountain Power

SEWER: Septic

PRIMARY WATER TYPE: Well

COOLING TYPE: Central Air

PRIMARY HEAT: Forced Air

PRIMARY FUEL TYPE: Natural Gas

ASSESSMENT \$: 0

HOA: No

IRRIGATION FEES \$: 0

OTHER \$: 0

BLDGTYPE: Shop

BLDGSIZE: 2351

BLDGYRB: 2011

BLDGTYPE2: Arena

BLDGSZ2: 13500

BLDGYRB2: 2009

BLDGTYPE3: Arena Barn

BLDGSZ3: 3040

BLDGYRB3: 2009

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Great Rm	M	vaulted t&g	Kitchen	M		Dining Rm	M	open in Gr. Rm.
3/4 Bath	M		Laundry	M	lg. mud room	Family Rm	M	wet bar
Office	M		Mstr Bdrm	M		3/4 Bath	M	
Bedroom 1	2		Bedroom 2	2		Bedroom 3	2	
3/4 Bath	2		Rec Rm	M	excercise room			

ADDITIONAL ROOM INFO: 200 x 70 heated indoor riding arena with attached barn with 8 box stalls, wash bay, tack room, upstairs hay storage with drop box to each stall. 2350 square foot shop with two hobby rooms with water and heat.

INCLUSIONS: refrigerator, gated pipe

EXCLUSIONS: washer and dryer

APX IRRIGATED ACRES: 0

APX DEEDED ACRES: 23

APX LOT SQFT: 0

TAX YEAR: 2013

TOTAL TAX \$: 6807.74

TAXED W/OTHER LAND: Yes

PROPERTY RIGHTS: Fee Simple

PARCELABLE: No

ADJ TO PUBLIC LAND: No

RIVER/STREAM FRONT: No

DETAILED ZONING: Park Co - Powell (GR-P)

SELLER FIN: No

DISCLOSURES: No

LEGAL DESCRIPTION: In Documents - legal is for 137 acres including the guest house. 14 acres and the guest house is to be split off and subject to survey.

CONSTRUCTION: Frame

HEATING STOVE TYPE: None

EXTERIOR SIDING: Log Siding, Stone

FIREPLACE TYPE: Gas

ROOF: Composition Shingle

INTERIOR FEATURES: Breakfast Bar, Garage Door Opener, Hot Tub, Mud Room, Pantry, Tile Floor, Vaulted Ceiling(s), Wet Bar, Wood Floor

GARAGE/TYPE STALLS: Attached-2 Stalls

EXTERIOR FEATURES: Acreage Fenced, Barn, Corrals, Deck, Fishing, Horse Property, Hot Tub, Irrigated, Landscaping, Loafing Shed, Mountain View, Pond, Shop, Sprinklers, Auto

PROPERTY ACCESS: County Gravel

COMMENTS: The exquisite home is positioned to frame Heart Mountain and the productive farm land in a wall of windows in the great room. The kitchen is a chef's delight. For the equestrian enthusiast, there is a heated indoor arena w/8 box stalls. A stocked trout pond has a waterfall. Shop with 2 heated hobby rooms.

DIRECTIONS TO PROPERTY: Between Cody and Powell. Turn left on Road 19, then left on Lane 15.

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.

