

BEAVER CREEK RANCH



\$1,395,000



Canyon Real Estate, LLC

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Located just 5 miles from historic Shell, Wyoming at the base of the majestic Big Horn Mountains you'll find the Beaver Creek Ranch. This ranch is comprised of 645 deeded acres with approximately 174 irrigated acres with the rest quality rangeland with development potential. The hay meadows are seeded in grass and alfalfa and watered primarily by 3 pivot sprinklers (TL & Valley brand names with 5-6-7 towers) and a wheel line. The ranch improvements include a 2896 square foot 3 bedroom, 2 1/2 bathroom log home all on one level with a beautiful rock fireplace as the centerpiece in the family room. Other rooms include a spacious kitchen, living room with a wood stove, large utility room/storage room and a large hobby room. In addition, you'll certainly appreciate the newly upgraded master bedroom and bathroom with a steam shower as well as other plumbing and electrical enhancements. The home is positioned on the property to maximize the views of the mountains while enjoying the mature cottonwood trees, end of the road privacy and the meandering Beaver Creek. Other improvements include a 4000 square foot shop with 220-volt electricity, a modest 1920 cabin, horse tack room, several out buildings and loafing sheds for livestock to get out of the weather.

As an additional bonus, this ranch includes a small adjacent BLM lease named the West Beaver Allotment #01529 with 10-11 AUM's on a spring/fall/rest rotation.

Good water, productive soils, and excellent wildlife habitat for many species of small and large game animals and upland birds. This ranch is located in the Big Horn Basin which is surrounded by spectacular mountain ranges including the Big Horn Mountains, Wind River Mountains and Absaroka Mountains near Cody, Wyoming- a gateway town to Yellowstone National Park. Recreational possibilities are endless for outdoor enthusiasts, ice climbers, skiers, hunters and horseback riding. Schedule a showing today!

This area has numerous fossil dig sites from the era of the dinosaurs. Some of these sites contain extensively documented fossil-bearing deposits that date from 550 million years ago (Cambrian Period) to the present. These include world famous outcrops that contain dinosaur bones and track sites, ancient marine reptiles, and primitive mammal fossils. These deposits are located on privately held land as well as on public land, both state and federal.



*Fireplace In
Family Room*





Kitchen





*Living Room
with
Wood Stove*





Master Bedroom



Master Bath





Guest Bath



*Guest
Bedroom*



Entrance to Home



Home



Private Drive



Outbuildings



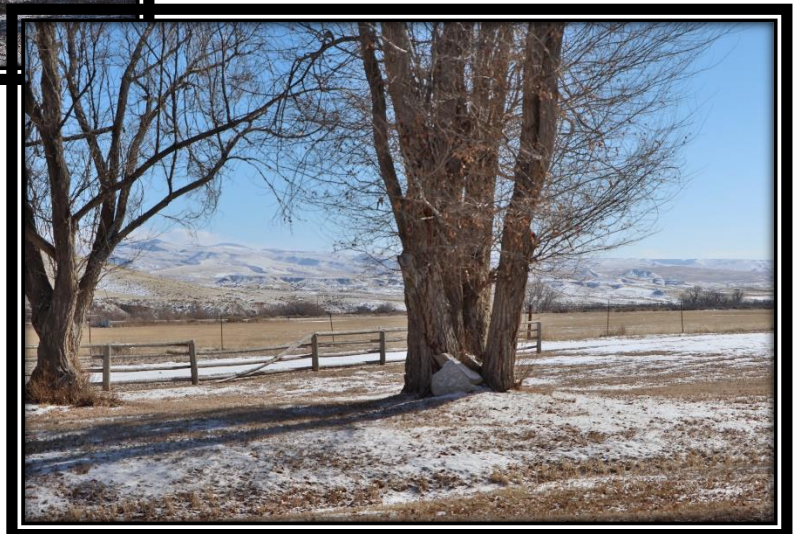


Loafing Sheds



Hay Meadows

*Meadows
with
Mountain Views*





*Horse
Pasture*

*With Recently
Built
Wood Fence*





Beaver Creek



Quonset Hut



Horse Facilities



Hay Meadows



Hay Meadows



*Home Nestled In
The Meadows*

*Meadows with
Mountain Views*





Hay Meadows

Pivot Sprinkler



*Views of the
Beautiful
Big Horn Mountains*



MLS #: F10014184A (Active) List Price: \$1,395,000

2916 Beaver Creek Rd Shell, WY 82441



Days on Market 206
Original List Price: \$1,475,000
House Design: 1 Story
Bedrooms: 3
Total # Baths: 3
Full Baths: 2
Half Baths: 1
3/4 Baths: 0
Apx Year Built: 1977
Apx Total SqFt: 2896
Apx Above Grade SqFt: 2896
Apx Below Grade SqFt: 0
Basement: No

Total # Residence: 1
Area: S Big Horn Out of Town
County: Big Horn
School District: Big Horn County District #3
Apx Miles from Town: 5
Apx Irrigated Acres: 174
Apx Deeded Acres: 645
Total Lease Acres: 0
Has Lease/Permits: No

Avg Electric/Mo \$: 135.00

Type of Leased Land: None

BldgType: Quonset

BldgSize: 4000 SF

BldgYrBt: 1960

BldgType2: Pine Finished Cabin

BldgSize2: 486 SF

BldgYrBt2: 1920

BldgType3: Several More Outbuildings

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Kitchen	Main		Master Bedroom	Main		Utility Room	Main	
Dining Room	Main		Full Bath	Main	Steam Shower			
Living Room	Main		Bedroom	Main				
Family Room	Main		Bedroom	Main				
Full Bath	Main		Laundry	Main				
1/2 Bath	Main							

Additional Room Info: Other improvements include a 4000 SF shop with 220-volt electricity, a modest 1920 cabin, horse tack room, several out buildings and loafing sheds for livestock to get out of the weather.

Inclusions: stove, refrigerator, 1 wheel line, 3 pivots, 2 pumps with spare parts, all gated pipe

Exclusions: window treatments, all other appliances, seller/tenants personal property

IrrigCo: Beaver Creel

IrrigCost: 0

IrrigCoYr: 0

Taxes TBD: No

Tax Year: 2018

Total Tax \$: 1778.47

Taxed w/Other Land: No

Property Rights: Fee Simple

Parcelable: Yes

Adj to Public Land: Yes

River/Stream Front: Yes

Detailed Zoning: Big Horn County - Not Zoned

Topography: Flat, Rolling

Legal Description: SE4SE4 W OF RD: E2SW4: W2SE4 8 53 91: E2: E2W2 LESS HWY 17 53 91 645

Road Access: Private

Road Maintenance: Private

Road Surface: Unpaved (Dirt/Gravel)

Construction: Frame, Log

Exterior Siding: Log

Roof: Metal

Natural Gas Company: None

Electric Company: Big Horn Rural Electric

Sewer: Engineered Septic

Primary Water Type: Well

Secondary Water Type: Well

Cooling Type: None

Primary Heat: Hot Water

Secondary Heat: Fireplace

Primary Fuel Type: Propane

Secondary Fuel Type: Wood

Garage/Type Stalls: None

Heating Stove Type: Wood

Fireplace Type: Wood

Interior Features: Mud Room, Pantry, Wood Floors

Exterior Features: Acreage Fenced, Adj to BLM, Adj to State Land, Corrals, Creek, Dirt Ditches, Fishing, Flat Terrain, Garden, Horse Property, Hunting, Irrigated, Landscaping, Loafing Shed, Mountain View, Pivot Irrigated, Production Ground, Recreational, Rolling Terrain, RV Parking, Shop, Sprinklers, Storage Building, Wooded Acreage

Comments: Price Reduced. 645 deeded acres with approx. 174 irrigated acres with the rest quality rang land with development potential. The hay meadows are seeded in grass & alfalfa and watered primarily by 3 pivot sprinklers and a wheel line. Improvements include a 2896 SF 3 bedroom, 2 1/2 bath log home all on one level with a beautiful rock fireplace as the centerpiece. Just 5 miles from Shell.

Directions to Property: Greybull Hwy 14/16/20 to Road 36 (Beaver Creel Road), follow curve to the right, go approx. 1.6 miles and turn onto Beaver Creek Road and follow approx. 4.2 miles to property.

Subject to 1031: No

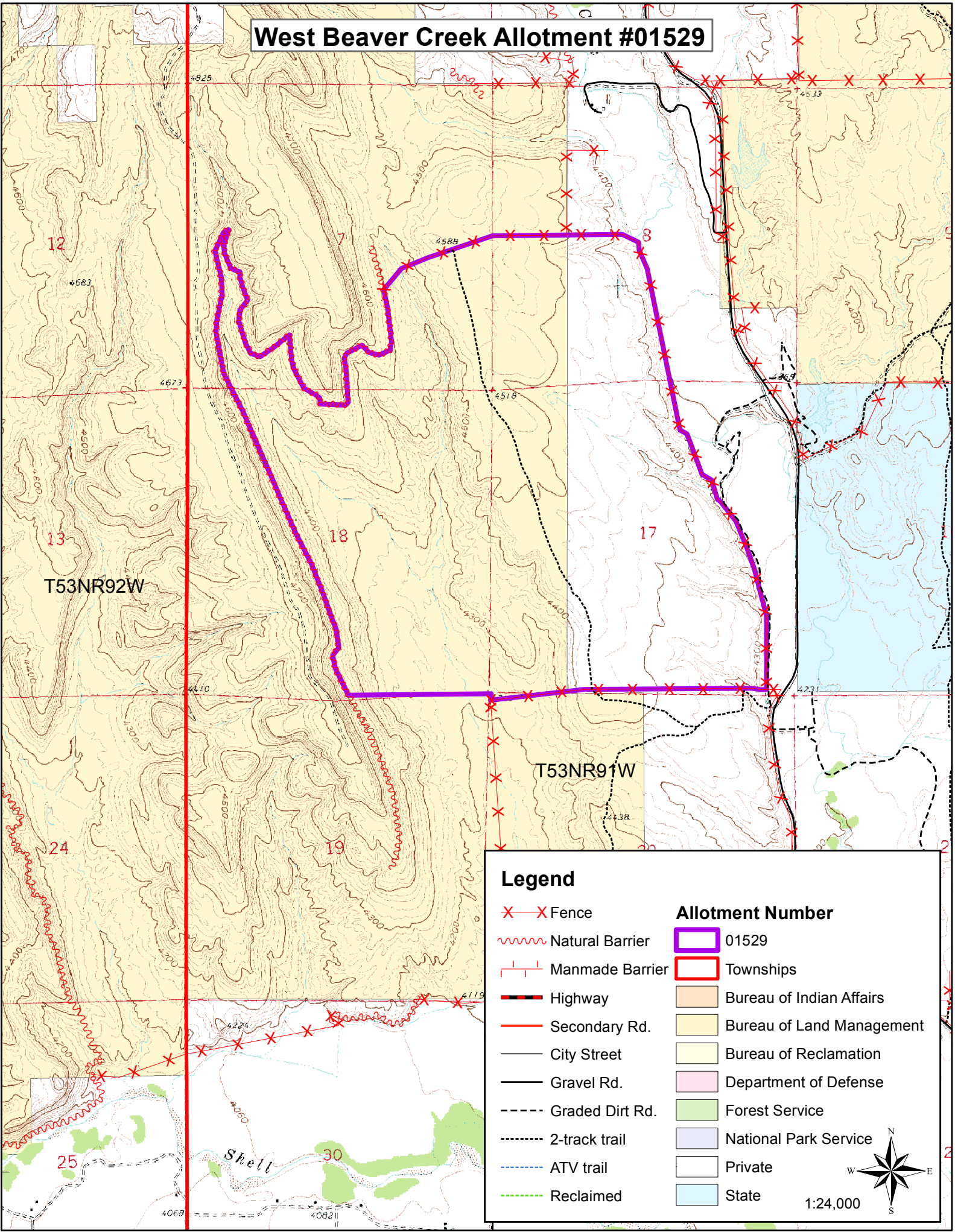
Office Name: Canyon Real Estate, LLC (#:46)

Listing Office: 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.

MLS #: F10014184A

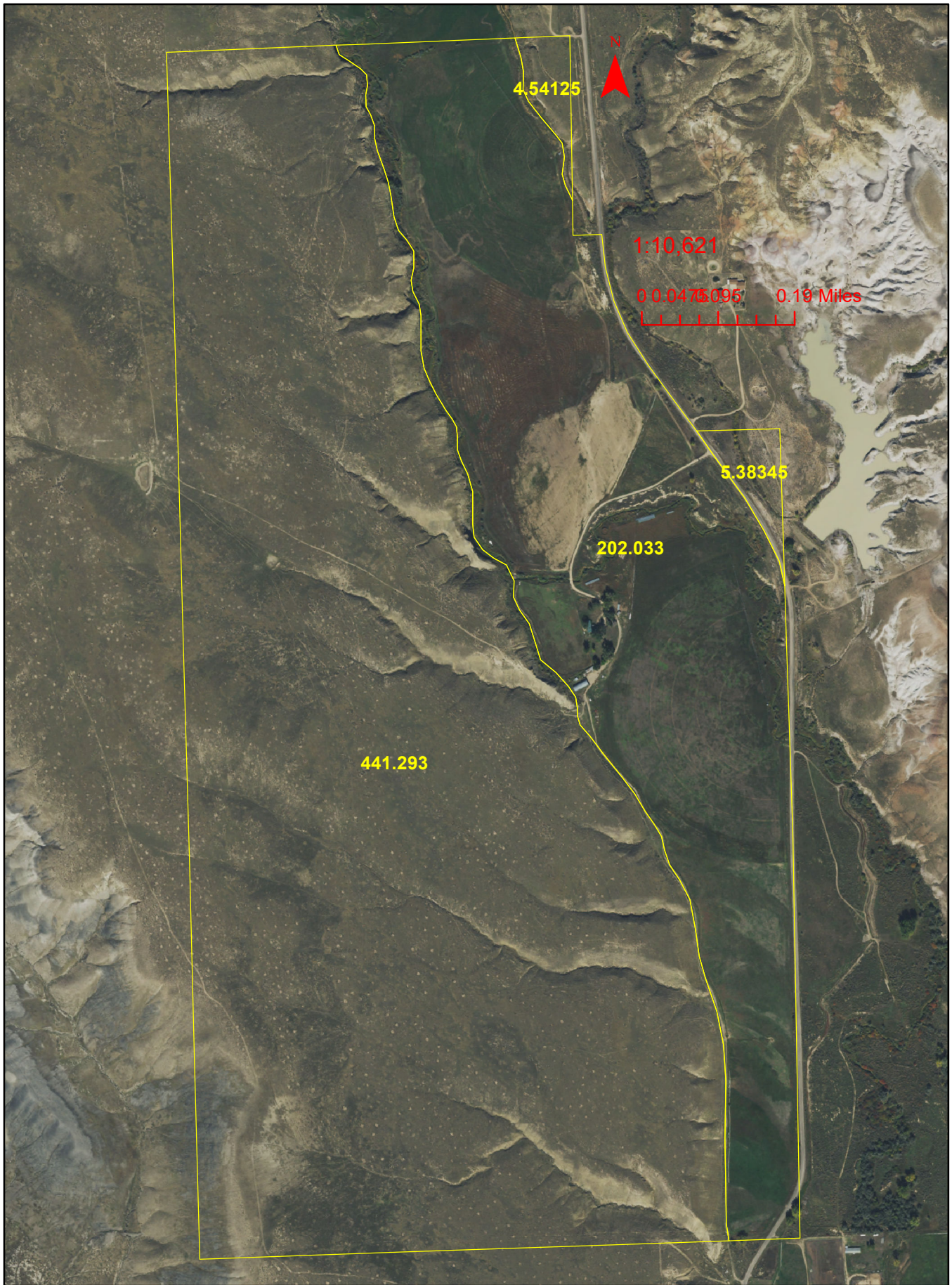
West Beaver Creek Allotment #01529

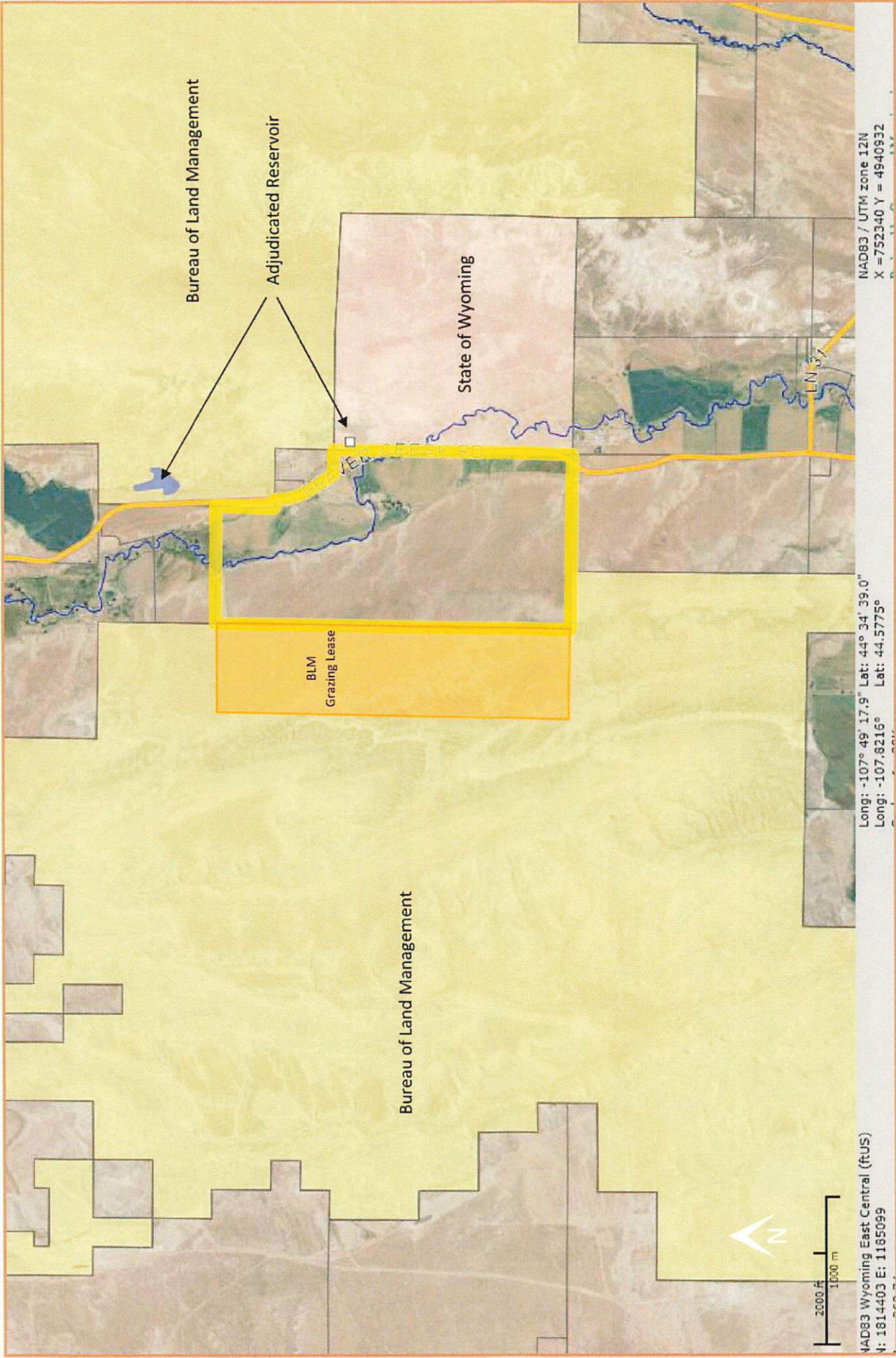


Legend

Fence	Allotment Number 01529
Natural Barrier	Townships
Manmade Barrier	Bureau of Indian Affairs
Highway	Bureau of Land Management
Secondary Rd.	Bureau of Reclamation
City Street	Department of Defense
Gravel Rd.	Forest Service
Graded Dirt Rd.	National Park Service
2-track trail	Private
ATV trail	State
Reclaimed	

1:24,000





Beaver Creek Ranch BLM Map

Public land shown in green • Maps are for visual aid only ~ accuracy is not guaranteed.

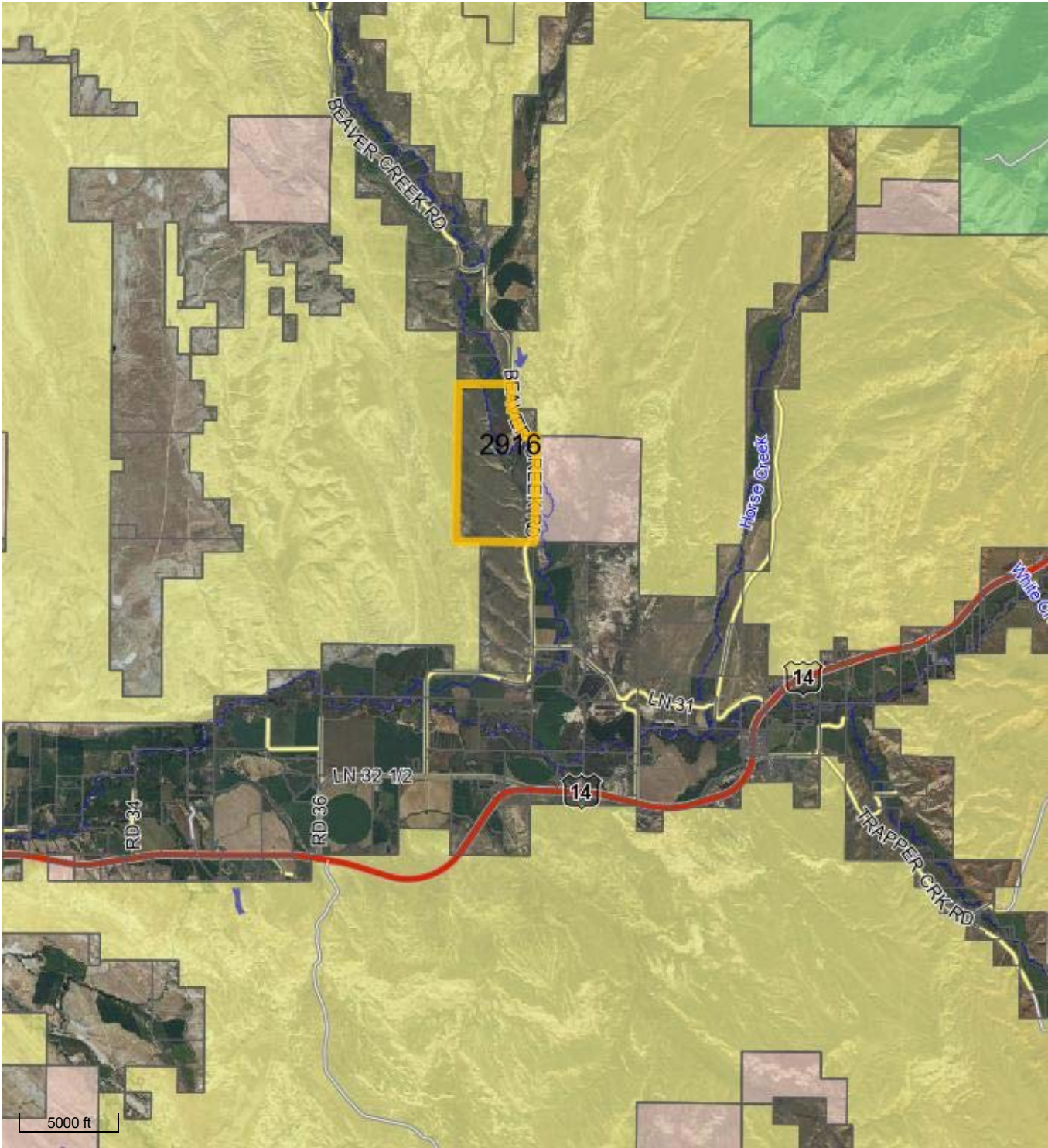


Beaver Creek Ranch Aerial Map

Public land shown in green • Maps are for visual aid only ~ accuracy is not guaranteed.



Big Horn County Wyoming MapServer





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; *

WAR Form 410-0709, Real Estate Brokerage Disclosure.
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- 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 Lance Bower

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.

Buyer's Signature _____

Buyer's Signature _____

Buyer's Signature _____

Buyer's Signature _____