

# *LOG HOME ON 10 ACRES WITH GUEST HOUSE*



*\$425,000*



*Canyon Real Estate, LLC*  
*1327 Rumsey Ave., Cody, WY 82414*  
*Office (307) 527-7092 Cell (307) 899-7092*  
*Fax (307) 527-7093*  
[\*www.canyonrealestate.net\*](http://www.canyonrealestate.net)

INFORMATION ON THIS PROPERTY WAS OBTAINED FROM SOURCES OTHER THAN THAT OF CANYON REAL ESTATE, LLC, AND IS DEEMED TO BE RELIABLE, BUT IS NOT GUARANTEED BY EITHER THE SELLER OR THE SELLER'S AGENT. THIS OFFERING IS SUBJECT TO CORRECTION, WITHDRAWAL, PRIOR SALE, OR PRICE CHANGE WITHOUT PRIOR NOTICE.



## LOG HOME ON 10 ACRES WITH GUEST HOUSE

*This beautiful log home offers an atmosphere of western ambience throughout the 3000 square feet. The great room is spacious with a tiled foyer area, vaulted ceilings, rock fireplace, a separate sitting area and a wagon wheel light fixture. The rock fireplace features a Lopi insert with a blower. The kitchen offers stainless steel appliances including a gas stove, microwave/convection oven and a 3 door refrigerator. The master bedroom and master bath is on the main floor. A new addition adds a half bath, mud room, laundry and pantry. Upstairs is loft area that could have many uses such as a craft room, office or extra sleeping area for guests. Downstairs has two bedrooms (not current egress windows), full bath, a family room and mechanical room. A Lopi propane stove provides cozy heat. A 3T Mitsubishi heating and air conditioning wall unit provides heating and cooling and keeps the utility bill low.*

*There is a two car detached garage with a roofed dog kennel on the outside. Covered decks on the east and west sides of the home offer a place for relaxing and enjoying the sunrises and sunsets over the mountains.*

*The guest house is 720 square feet. The living area is open with built in queen bunk beds. A Lopi propane stove heats this guest house. The kitchen is complete with refrigerator and electric range and good working and storage space. There is a full bath and a large storage area. The fenced yard is planted with many perennials. The attached shop/garage is 720 square feet offering wonderful work space for all your hobbies.*

*The 10 acres is set up for horses with a horse shelter, corral and hay shed. It is fenced and cross fenced.*

*Situated in the small community of Clark, 30 miles north of Cody, the views of the Beartooth Mountains are dramatic. Many recreational opportunities exist in the area with 3 public accesses to the Shoshone National Forest nearby. Fishing on the Clarks Fork of the Yellowstone River is minutes away. Watch the wildlife from the front and back porches and enjoy the brilliant sunrises and mountain sunsets.*





*Log Home  
& Garage*



*Home and  
Garage*



*Great Room*





*Great Room*







*Kitchen*

*Fireplace*



*Great Room*







*Laundry*



*½ Bath in Laundry*





*½ Bath in Laundry*



*Master Bath*







*Master  
Bedroom*







*Family Room*



*Basement*



*Extra Room  
In Basement*







*Guest Bedroom*



*Guest Bath*







*Guest House*



*Guest House*







*Guest House*





*Mountain  
Views*





*Horse Shelter  
And Corral*

*Views*







House Design: 1.5 Story  
 # Bedrooms: 3  
 Total # Baths: 3  
 Apx Year Built: 1992  
 Apx Total SqFt: 3000  
 Additional Living Units: Yes  
 Basement: Yes  
 Basement Entry: Interior Only  
 Basement Type: Full  
 Basement Completion: Mostly Finished

Area: Clark  
 Subdivision: None  
 School District: Park County District #1  
 Mobiles Allowed: Yes  
 Modulares Allowed: Yes

Apx Above Grade SqFt: 1752    Apx Below Grade SqFt: 1248    # Full Baths: 2    # Half Baths: 1    # 3/4 Baths: 0  
 Natural Gas Company: None    Electric Company: Beartooth Electric Co  
 Sewer: Septic Tank    Primary Water Type: Well    Cooling Type: Other  
 Primary Heat: Wall    Secondary Heat: Fireplace    Primary Fuel Type: Electric    Secondary Fuel Type: Pellets  
 Assessment \$: 0    HOA: No  
 Irrigation Fees \$: 0    Other \$: 0  
 BldgType: Guest House    BldgSize: 720 SF    BldgCnst: Frame    BldgYrB: 1992    BldgDesc: shop  
 BldgSz2: 720 sf    BldgCnst2: Frame    BldgYrB2: 1992

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Great Room	Main	moss rock FP	Kitchen	Main		Master Bedroom	Main	
Full Bath	Main	in master	1/2 Bath	Main	in mud room	Bonus Room	Second	Loft
Bedroom	Basement	no egress	Bedroom	Second	no egress	Family Room	Basement	Propane stove
Bonus Room	Main							

**Additional Room Info:** 720 sf guest house with kitchen, bathroom, living area, built in bunk beds. Attached 720 sf shop/garage. Main heat in log house is a Rinnai wall heater/ac unit. Square footage per seller.

**Inclusions:** refrigerator, stove, microwave/convection oven, dishwasher; in the guest house propane stove, refrigerator, electric range, microwave, washer, dryer

**Exclusions:** sellers personal property

Apx Irrigated Acres: 0    Apx Deeded Acres: 10    Apx Lot SqFt: 435600  
 Taxes TBD: No    Tax Year: 2017    Total Tax \$: 1564.04    Taxed w/Other Land: No  
 Property Rights: Fee Simple    Parcelable: No    Adj to Public Land: No    River/Stream Front: No  
 Covenants: No    Detailed Zoning: Park Co - 20 Acres (GR-20)  
 Seller Fin: No    Disclosures: No  
**Legal Description:** 10 AC. DES AS: THE N. 330' OF THE NW/4SE/4 SEC. 20 T57, R102  
 RdAccs: Public    RdMaint: Public    RdSrfc: Unpaved (Dirt/Gravel)

**Construction:** Frame, Log  
**Exterior Siding:** Log  
**Roof:** Metal  
**Garage/Type Stalls:** Detached-2 Stalls  
**Exterior Features:** Acreage Fenced, Corrals, Covered Deck, Flat Terrain, Garden, Guest House, Horse Property, Kennel (Dog), Landscaping, Loafing Shed, Mountain View, RV Parking, Shop  
**Heating Stove Type:** Gas  
**Fireplace Type:** Wood  
**Interior Features:** Breakfast Bar, Ceiling Fan(s), Mud Room, Pantry, Porch, Tile Floor, Vaulted Ceiling(s), Water Softener (owned)

**Comments:** Log Home on 10 acres with covered decks on the east and west sides for enjoying the splendor of the surrounding mountains. Great room features vaulted ceilings with a rock FP w/Lopi insert w/blower. A 3T Mitsubishi heating & AC wall unit provides heating & cooling & keeps the utility bill low. 2 car detached garage. 720 sf guest house with 720 sf attached shop/garage. Set up for horses.

**Directions to Property:** Road 1AB to Canyon Road to Road 8UD, turn right. Go over 2 creeks, turn right on Moore Road.

**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 #: R10013242A

# Park County Wyoming MapServer



-  Highways
  -  County Roads
  -  Lot and Parcel Lines
  -  Rivers, Creeks, Lakes
  -  Incorporated Towns
  -  Yellowstone National Park
  -  US Forest Service
  -  BLM
  -  Bureau of Reclamation
  -  State of Wyoming
- 2017 Aerial Photography (1n)

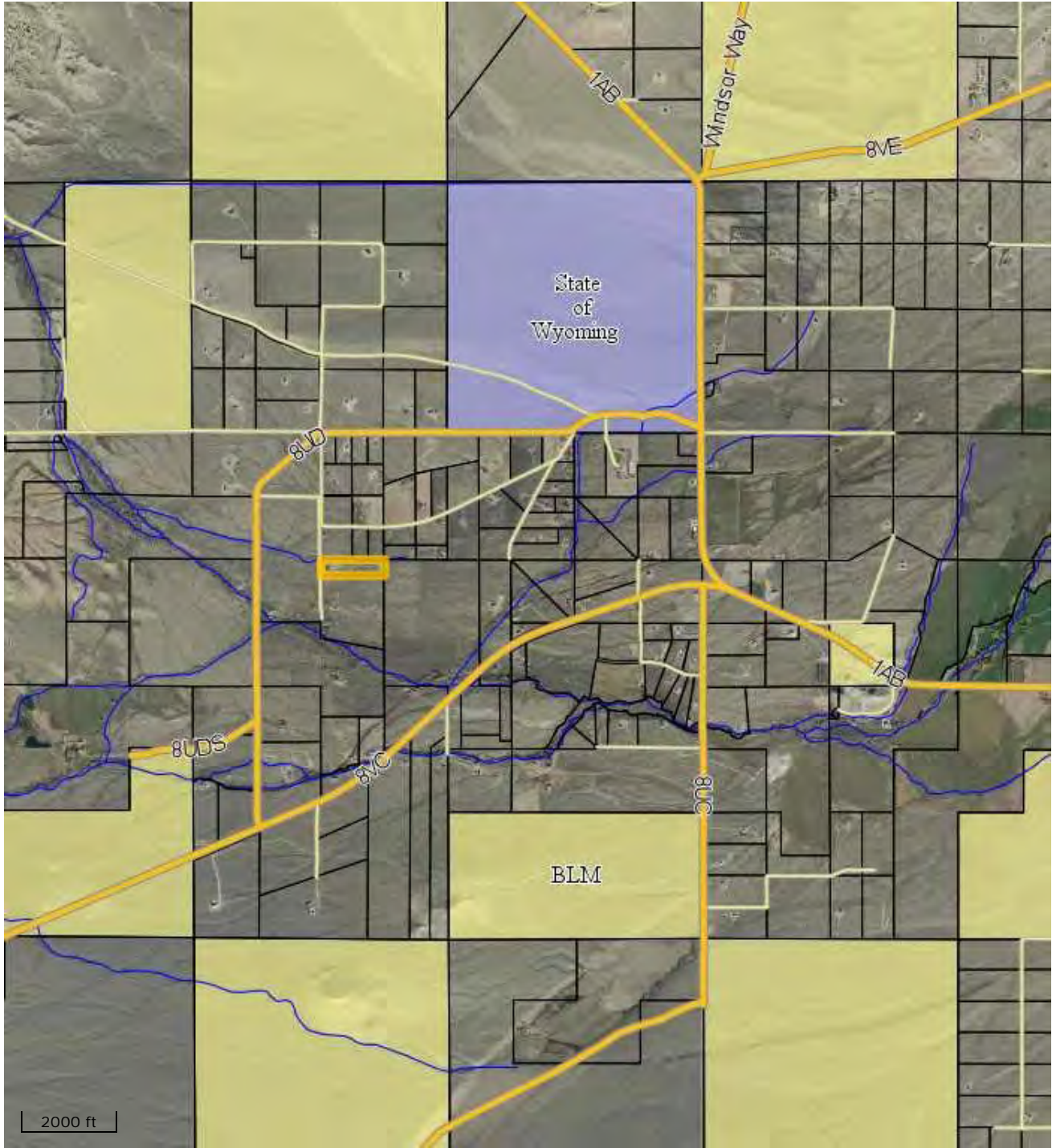












Park County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.

printed 3/26/2018



# Park County Wyoming MapServer



-  Highways
  -  County Roads
  -  Lot and Parcel Lines
  -  Rivers, Creeks, Lakes
  -  Incorporated Towns
  -  Yellowstone National Park
  -  US Forest Service
  -  BLM
  -  Bureau of Reclamation
  -  State of Wyoming
- 2017 Aerial Photography (1m)



Park County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.

printed 3/26/2018



**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.  
2009© Wyoming Association of REALTORS®

Canyon Real Estate LLC, 1327 Rumsey Ave. Cody, WY 82414  
Phone: 307-527-7092

Fax: 307-527-7093

Rita Lovell

Produced with zipForm® by zipLogix. 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)



- 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.

Buyer's Signature \_\_\_\_\_

Buyer's Signature \_\_\_\_\_

Buyer's Signature \_\_\_\_\_

Buyer's Signature \_\_\_\_\_