

MONSTER LAKE RANCH

CODY, WYOMING

OFFERED BY



1327 Rumsey Ave., Cody, WY 82414

307.527.7092

www.canyonrealestate.net



Carter Mountain

MONSTER LAKE RANCH

Now offering this once-in-a-lifetime opportunity to own a first-class, world-famous ranch in beautiful Cody, Wyoming! The Monster Lake Ranch is truly one of a kind! Known especially for its “monster trout,” articles about Monster Lake Ranch have been published in many publications, including *Fly Fisherman*. It has also been featured in a TV program that aired on the Outdoor Life Channel and ESPN2.

With 2 fresh water trophy lakes, 4,524 deeded acres, 4,654 BLM leased acres, and 1,558 acres of adjudicated water rights, there’s plenty of room for guests to roam, fish, hunt, relax, take a swim or do whatever they’d like. When hungry, guests can stop in the restaurant for a delicious dish made by a world-class chef or quench their thirst in the rustic, ranch-style saloon. Monster Lake Ranch can accommodate weddings and group meetings in its event center and meeting facilities. Along with the customary horse barns, sheds, corrals and utility buildings that you’d expect to find on a ranch, there’s also an office building, shop, and 8 different lodging units, plus an additional two private households on the ranch currently occupied by the owners and ranch manager.

Monster Lake Ranch currently offers activities including guided fishing, pheasant/chukar hunting, horse trails for riding, geology and photography tours in the Rim Rocks, and general cattle ranching.

Splendor, solitude, and dramatic mountain views only begin to describe this special ranch. This area is rich in history and lavish in beauty. Cody, the rodeo capital of the world, is a 15 minute drive from this property and is home to the Buffalo Bill Center of the West and many western cultural events. Yellowstone National Park and many other numerous recreational opportunities within the Yellowstone ecosystem are an easy scenic drive from this ranch.

The Yellowstone Regional Airport(COD) is located just 15 minutes from the ranch. Flights to Cody are offered year round. The runway, which is 8,268' x 100', accommodates jet service. For private jets flying into Cody, there is a fuel provider and aircraft ground support.

Recapture the last of the old west in this exquisite property.



MONSTER LAKE RANCH AN INSPIRED VISION

Monster Lake Ranch is the vision of Dan, Sandy, and Mattie Eddleman, fourth and fifth generation ranchers and land stewards of the Oar Lock Ranches, located in Montana and Texas.

Inspired by the same entrepreneurial spirit that shaped the West, their desire was simple: create a unique place that offers others the opportunity to experience the natural wonders of the landscape, the connection with animals and a peaceful and healthy way of life, while also experiencing the hospitality of true western culture and values. A place where everyone is welcome and free from the confinements and stress of everyday life.

Quick Lake





90 nights of Rodeo entertain about 110,000 visitors each summer.



Over 170,000 people visit the Buffalo Bill Center of the West each year.



500,000+ enter Yellowstone through the East Entrance each year.



Cody, WY is a main attraction every summer, especially of the 4th of July.

CODY, WYOMING AND THE SURROUNDING AREA

The Ranch is located 8 miles outside of Cody, Wyoming. Cody is named after William Frederick Cody, better known as Buffalo Bill and is a favorite stopping point for tourists passing through on their way to/from Yellowstone. More than 40,000 people visit Cody on a daily basis during the tourist season that is from May until September.

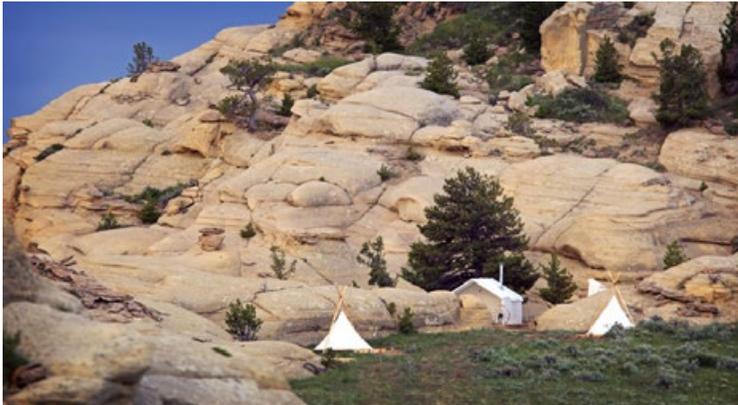
Rodeo is important in the culture of Cody, which calls itself the “Rodeo Capital of the World.” Between June 1 and August 31, the Cody Night Rodeo is open nightly for professional and amateur competitors, supporters and enthusiasts.

Cody is also the host to the Cody Stampede Rodeo that is a Professional Pro Cowboys Associations rodeo and is one of the largest rodeos in the nation that is held over the Independence Day Holiday and most of the top cowboys in the country attend. This rodeo has been held every year since 1919 and will celebrate its 100th anniversary in 2019.

Another draw to the Cody area is the Buffalo Bill Center of the West, a complex of five museums and a research library featuring art and artifacts of the American West. There are five separate museums and since 2008 the Center of the West has been a part of the Smithsonian Affiliates Program, the first museum complex in Wyoming to receive this status.

As an affiliate, the BBCOTW has hosted Smithsonian artifacts and recently loaned artifacts to the Smithsonian for an exhibit in Washington, D.C. The BBCOTW also houses the most comprehensive collection of American firearms in the world.

Yellowstone Regional Airport hosts major fly ins with private jets owned by high net worth individuals and businesses as well as commercial airlines flying in and out of Cody daily. The airport is located 8 miles from the Ranch.



Livestock Watering Units

RECENT IMPROVEMENTS TO **MONSTER LAKE RANCH**

- Designed and built the saloon, restaurant and convention center.
- Remodeled the fish shack.
- Completed water supply filtration and pumping system.
- Reroofed all buildings.
- Replaced heating and a/c systems.
- Installed 4.5 miles of new fencing.
- Repaired 20 miles of fencing.
- Designed and engineered 5 miles of underground water supply for livestock water and water tanks.
- Cleaned and repaired 4.5 miles of concrete ditches.
- Added 3 additional miles of dirt ditches.
- Repaired and rebuilt corals, horse barns and shed.
- Constructed 1500 square feet of flight pens for game birds.
- Constructed the Rabbit Hutch – a two-full bathroom facility for Convention and Camping attendees and bridal suite for brides to use during their wedding preparations.



VISION OF **MONSTER LAKE RANCH**

Embrace the entrepreneurial spirit of Cody, Wyoming's founding father, Buffalo Bill Cody, and continue the dream to share America's Western spirit with people from all over the world on our Ranch where the spirit has no boundaries.





Monster Lake



WORLD CLASS FLY FISHING

Monster Lake is a 180-acre lake that is well known in the fly fishing world for producing “monster” trout. Fishing guides, drift boats and pontoon boats are also part of the experience. A fisheries manager is employed to ensure the fish are healthy and well-managed thereby protecting the fish for a long life and the fly fisherman with exceptional fishing.

Monster Lake Ranch has been featured in numerous publications and television shows with renowned anglers. In June of 2000, Fly Fisherman magazine featured an article by John Randolph on Monster Lake. Well-known for his Stillwater fishing techniques, Denny Rickards of Oregon, has made yearly trips to Monster Lake to host Stillwater fishing seminars. Several years ago Curt Gowdy filmed a show on Monster Lake that aired on the Outdoor Life Channel and on ESPN2.

There are approximately 3.8 million fly anglers in the US, according to the license data from the US Fish & Wildlife Service. Freshwater fly fishing accounts for 64% of the fly market and the fly fishing industry still clearly spins around trout. Eighty percent of fly fishing products are sold in actual fly shops and fly fishing establishments.



THE BLISS RESTAURANT & CUTTHROAT SALOON

Dan Eddleman took a run-down and abandoned barn and turned it into THE most “awed” building on the property. The stalls were turned into family dining rooms and magically transformed into an old west town right there inside the barn.



The Cutthroat Saloon was created from the hay storage area above the stalls. From the beautiful furniture, the ornate bar, the penny-floor and the snuff-can ceiling in the bathroom and the western and Indian art – it is THE place where guests and locals want to hang out, have a beer, and listen to country music, or cowboy poetry and Indian storytelling.



Quick Lake

Chef DeWitt Ginn prepares a special cuisine at the The Bliss Restaurant. A Louisiana native, worked in high-volume Medicaid pediatrics for 22 years before tossing in his suit for a toque. "In 2013, my wife took me to the Louisiana Culinary Institute in Baton Rouge for our wedding anniversary – she had it all set up as a surprise. She said she wanted me to enroll. She knew it was all I had ever wanted to do," he says. "I enrolled two months later in August."

Now 50, he is a relative newcomer to the never-ending demands of a restaurant kitchen. Prior to taking over the helm at Restaurant Bliss at Monster Lake Ranch, Chef DeWitt was Executive Chef at Galatoire's Bistro and Table Kitchen & Bar in Baton Rouge, Louisiana, He worked in the

kitchen at Beausoleil, Chef Nathan Gresham's Cajun-country-meets-Provence- bistro, also in Baton Rouge.

He approaches his work with a lack of ego rare for one in his newly chosen profession and passion for wild game that he incorporates into his house-made charcuterie boards. His use of simple, fresh ingredients and delicious flavors with a Louisiana flair promise to delight the palate of every diner.





MONSTER LAKE FACILITIES & LODGING

The Ranch has multiple homes/condos on the property. Presently there are luxury cabins that can host up to 20 guests per night. Some are luxury one bedroom suites and others are two bedroom condos with full kitchens and a living room with a beautiful western leather furniture and all the decor that guests would expect in a Ranch environment.

There is an office, a maintenance shop, event center, barn, restaurant/saloon, utility buildings for the water system, Cowboy Camp Cabins, fish house at the Lake, horse barns, sheds and corrals, bird sheds, cow sheds and utility buildings on Monster Lake and Quick Lake. Additional lodging and facilities are presently under construction. There are two additional homes on the property presently occupied by the owner and the Ranch Manager.





BENEFITS OF DOING BUSINESS IN WYOMING

Bloomberg Wealth Management magazine consistently rates Wyoming as the #1 Tax Friendly State in America for individuals and corporations. Land ownership in Wyoming can offer significant reductions in federal income taxes through the strategic use of conservation easements while protecting this valuable resource that we all cherish.

Here are the “lucky” 13 reasons to purchase and stay in Wyoming:

1. No state income tax (personal or corporate).
2. No state inheritance tax or estate tax.
3. No state excise taxes on gas or food.
4. No tax on the sale of real estate.
5. No state capital gains tax.
6. Dynasty trusts to shelter assets.
7. Wyoming Close LLC statute.
8. No tax on out of state retirement income.
9. No state gift tax.
10. No intangible taxes on financial assets.
11. No personal property tax on property held for personal use.
12. No tax on individual mineral interest.
13. Lower property taxes based on the assessed value.

MONSTER LAKE RANCH PHOTOS



Irrigated Fields



Horse Barns & Corrals



Pasture

MONSTER LAKE RANCH PHOTOS

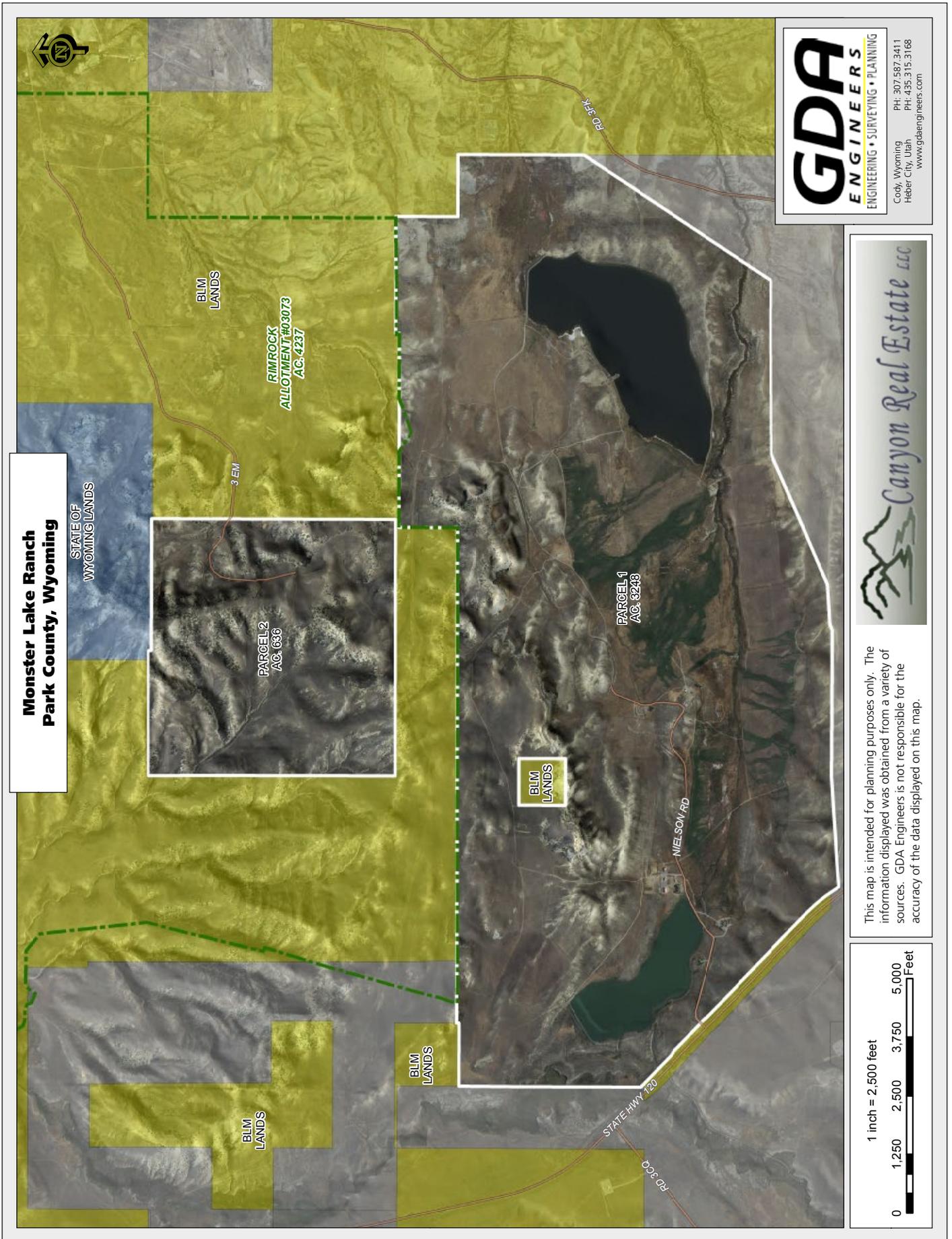


Facilities



Spectacular Scenery

MONSTER LAKE RANCH MAPS



**Monster Lake Ranch
Park County, Wyoming**

STATE OF
WYOMING LANDS



PARCEL 2
AC. 636

RIMROCK
ALLOTMENT #03073
AC. 4237

PARCEL 1
AC. 8243

BLM
LANDS

BLM
LANDS

BLM
LANDS

BLM
LANDS

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MONSTER LAKE RANCH MAPS



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**Monster Lake Ranch
Big Horn County, Wyoming**



BLM LANDS

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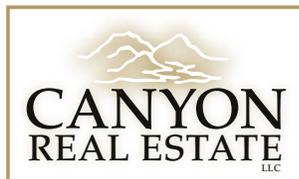




AN OVERVIEW OF **MONSTER LAKE RANCH**

- 2 large fresh water trophy fishing lakes.
- 4,524 deeded acres.
- 4,654 acres of BLM lease.
- 1558 acres of adjudicated water rights.
- Eight different lodging units.
- Restaurant and saloon with dining area and group meeting facilities.
- Office building, conference building and shop.
- Yellowstone Regional Airport within 15 minutes from ranch.

FOR A PRIVATE SHOWING OF THIS PRISTINE PROPERTY, CONTACT:



Lance Bower | Sales Associate
Canyon Real Estate, LLC
1327 Rumsey Ave., Cody, WY 82414
cell: 307.272.4114 | office: 307.527.7092
www.canyonrealestate.net

Recapture the last of the old west in this exquisite property. PRICE: \$14,000,000

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