

DOUBLE RAINBOW RANCH



\$2,490,000



Canyon Real Estate, LLC
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DOUBLE RAINBOW RANCH

Shell, Wyoming

Referred to as a "Hanging Valley", the Double Rainbow Ranch is truly a precious treasure boasting of spectacular mountain views in all directions just 28 miles from Greybull, Wyoming or 140 miles from Yellowstone National Park. In fact, the name Double Rainbow Ranch derived its name from numerous sightings of double rainbows in the sky that seemingly are close enough to touch. This property has 360 deeded acres but feels much larger due to being surrounded by Bureau of Land Management property on three sides with access to the Big Horn National Forest. There is 1946 acres of BLM lease, Cedar Creek #01501 allotment. In the middle of this paradise is an amazing Alpine log home with a wraparound deck. This home was custom built in 1999 and has three levels. On the main level is a large family room with tongue and groove ceilings with a rock fireplace as the center piece, an open kitchen with granite counter tops and breakfast bar, formal dining room with stunning views, a spacious master bedroom with walk in closets and large master bathroom with walk in tiled shower. Other amenities of the main level include a large mud room with a bathroom, and an additional guest bathroom near the entry. The upstairs level has a sitting area to enjoy some private moments and hosts two bedrooms with a Jack and Jill bathroom. The lower level of the home has a walk out basement with a large family room with rock fire place and space for additional storage.

Other nice additions are the cozy ranch manager's house with two bedrooms, one bath, living room and kitchen. A helicopter pad is also an added amenity to the main house.

Another unique attraction is the 5 acre trout lake that is stocked with sizeable opponents to test the best anglers. The lake is 30 feet in depth, fed with high mountain fresh water and maintains a very active shrimp population which feeds the various species of trout. A gravity fed water irrigation system irrigates approximately 43 acres currently in hay production. There are 143 acres of adjudicated water rights under Permits 5363 and 5364.

Enjoy watching the livestock and wildlife graze the hay meadows from the almost anywhere in the home. Whether you are looking for privacy and end of the road location or wanting a spectacular set up to entertain family and friends, you won't want to miss an opportunity to inquire further.





*Double
Rainbow
Ranch*



*Log Home &
Mountains*



Living Room Windows



Living Room





Living Room



Living Room





Living Room





Kitchen



*Kitchen Island
& Breakfast Bar*





Kitchen



Dining Room





Desk Area off Kitchen



Entry Foyer



Entry Foyer



Front Entrance



Hallway



*Sun
Room*





Loft





Family Room

On Lower Level



Family Room

On Lower Level





*Family Room on
Lower Level*



*Bathrooms on
Lower Level*



Master Bedroom



*Master Dressing Area
& Walk-in Closets*





*Master
Bathroom*



Master Bathroom





Master Bathroom



Guest Bedroom



Guest Bedroom



Jack and Jill Bathroom



Jack and Jill Bathroom



*Bath off
Foyer*

*Laundry
Room*



*Laundry
Room*

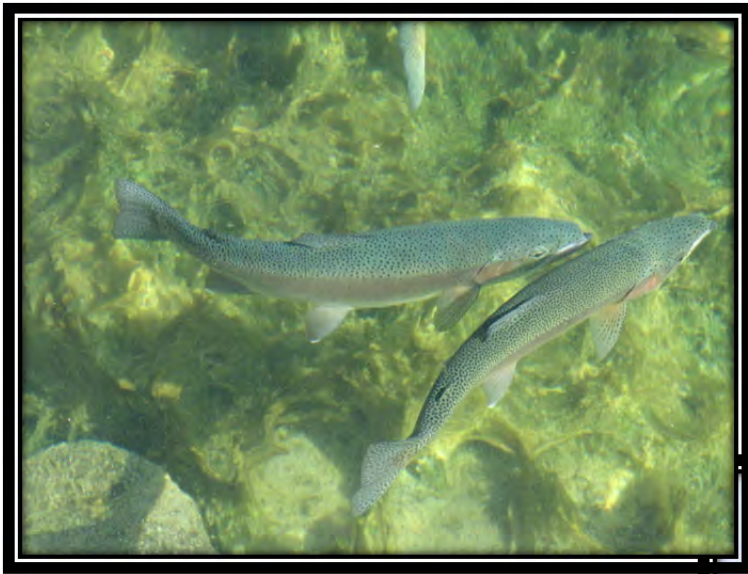




Guest House



Guest House



Trout in Pond



*Double Rainbow
Ranch*



*View of Big Horn
Mountains from Home*

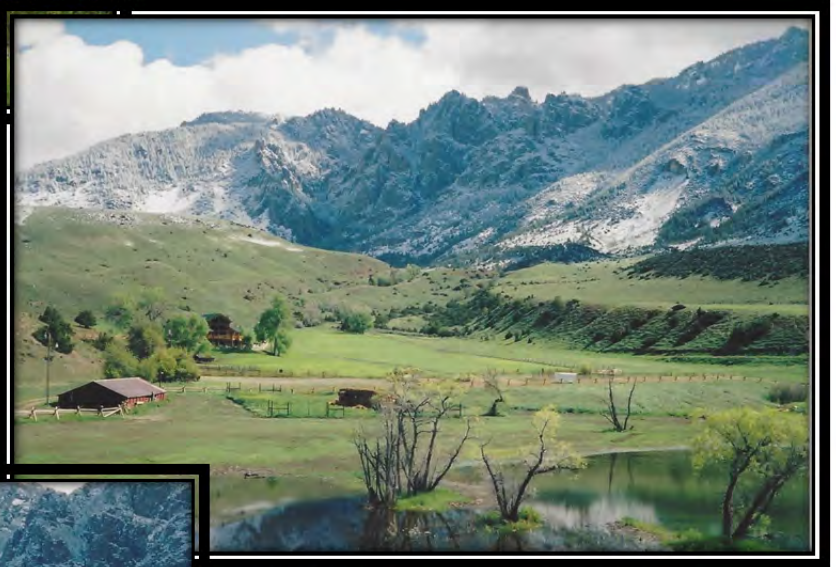


Hay Field





*Double Rainbow
Ranch*



Big Horn Mountains



Pond & Mountains



Wild Turkeys



Double Rainbow Ranch



MLS #: F10010850A (Active) List Price: \$2,490,000

2051 Beaver Creek Rd Shell, WY 82441



Days on Market: 673
Original List Price: \$2,950,000
House Design: 2 Story
Bedrooms: 3
Total # Baths: 6
Full Baths: 1
Half Baths: 2
3/4 Baths: 3
Apx Year Built: 1999
Apx Total SqFt: 4820
Apx Above Grade SqFt: 3948
Apx Below Grade SqFt: 872
Basement: Yes
Basement Entry: Interior and Exterior
Basement Type: Partial Walkout
Basement Completion: Fully Finished

Total # Residence: 2
Area: S Big Horn Out of Town
County: Big Horn
School District: Big Horn County District #3
Apx Miles from Town: 28
Apx Irrigated Acres: 43
Apx Deeded Acres: 360
Total Lease Acres: 1946
Has Lease/Permits: Yes

Avg Electric/Mo \$: 300
Drainage Fee Year: 0
BldgType: Cabin
BldgYrBt3: 0
Mineral Rights: Yes
Type of Lease 1: BLM

Avg Garbage/Mo \$: 19
Type of Leased Land: BLM
BldgCnst: Log
BldgYrBt: 1988
BldgSize: 912
% Mineral Rights Included: 100

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Living Rm	M		Kitchen	M		Dining Rm	M	
Laundry	M		Bonus Rm	M	mud room	1/2 Bath	M	
3/4 Bath	M	in mud room	Full Bath	M	master	Mstr Bdrm	M	
Bedroom	2		Bedroom	2		3/4 Bath	2	Jack and Jill
Extra Rm	2	Large loft	Rec Rm	B	walk out	3/4 Bath	B	

Additional Room Info: No mineral search has been done. Seller is not reserving any mineral rights. There is 1946 acres of BLM lease, Cedar Creek #01501 allotment. Another added amenity is a helicopter pad.
Inclusions: stove, refrigerator, washer/dryer, furniture. A list of personal items excluded will be provided upon an acceptable offer.
Exclusions: Sellers personal belongings

IrrigCo: Cedar Creek Ditch
IrrigCost: 0
IrrigCoYr: 0
Taxes TBD: No
Tax Year: 2017
Total Tax \$: 4547.77
Taxed w/Other Land: No
Property Rights: Fee Simple
Parcelable: No
Adj to Public Land: Yes
River/Stream Front: No
Detailed Zoning: Big Horn County - Not Zoned
Topography: Flat, Rolling
Legal Description: call listing office, lengthy
Road Access: Public
Road Maintenance: Public
Road Surface: Unpaved (Dirt/Gravel)

Construction: Log
Exterior Siding: Log
Roof: Composition
Natural Gas Company: None
Electric Company: Big Horn Rural Electric
Sewer: Septic Tank
Primary Water Type: Well
Cooling Type: Central Air
Primary Heat: Forced Air
Secondary Heat: Fireplace
Primary Fuel Type: Propane
Secondary Fuel Type: Wood
Garage/Type Stalls: None
Heating Stove Type: None
Fireplace Type: Wood
Interior Features: Breakfast Bar, Loft, Mud Room, Pantry, Tile Floor, Vaulted Ceilings, Walk-in Closet(s)
Exterior Features: Adj to BLM, Adj to National Forest, Cable, Deck, Guest House, Horse Property, Hunting, Irrigated, Kennel (Dog), Lake View, Landscaping, Loafing Shed, Mountain View, Patio, Pond, Production Ground, Recreational, RV Parking, Shop, Storage Building

Yield Info: There are 143 acres of adjudicated water rights under Permits 5363 and 5364.
Comments: Referred to as a "Hanging Valley", the Double Rainbow Ranch is truly a precious treasure boasting of spectacular mountain views in all directions just 28 miles from Greybull, WY or 140 miles from Yellowstone National Park. This property has 360 deeded acres surrounded by BLM property on 3 sides w/access to Natl Forest. Situated on the property is a alpine log home, guest house & a 5 acre trout pond.
Directions to Property: Listing agent must be present for all showings.
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 #: F10010850A

Double Rainbow Ranch Shell, Wyoming



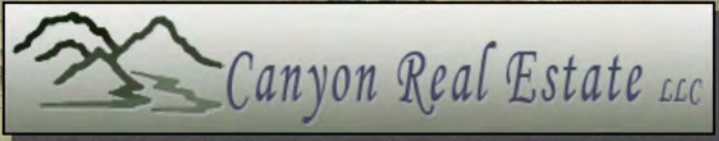
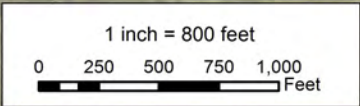
Bureau of
Land Management
(BLM)



US
Forest
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Double Rainbow Ranch Shell, Wyoming




Bureau of
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STATE OF
WYOMING

 Cedar Creek #01501 Allotment

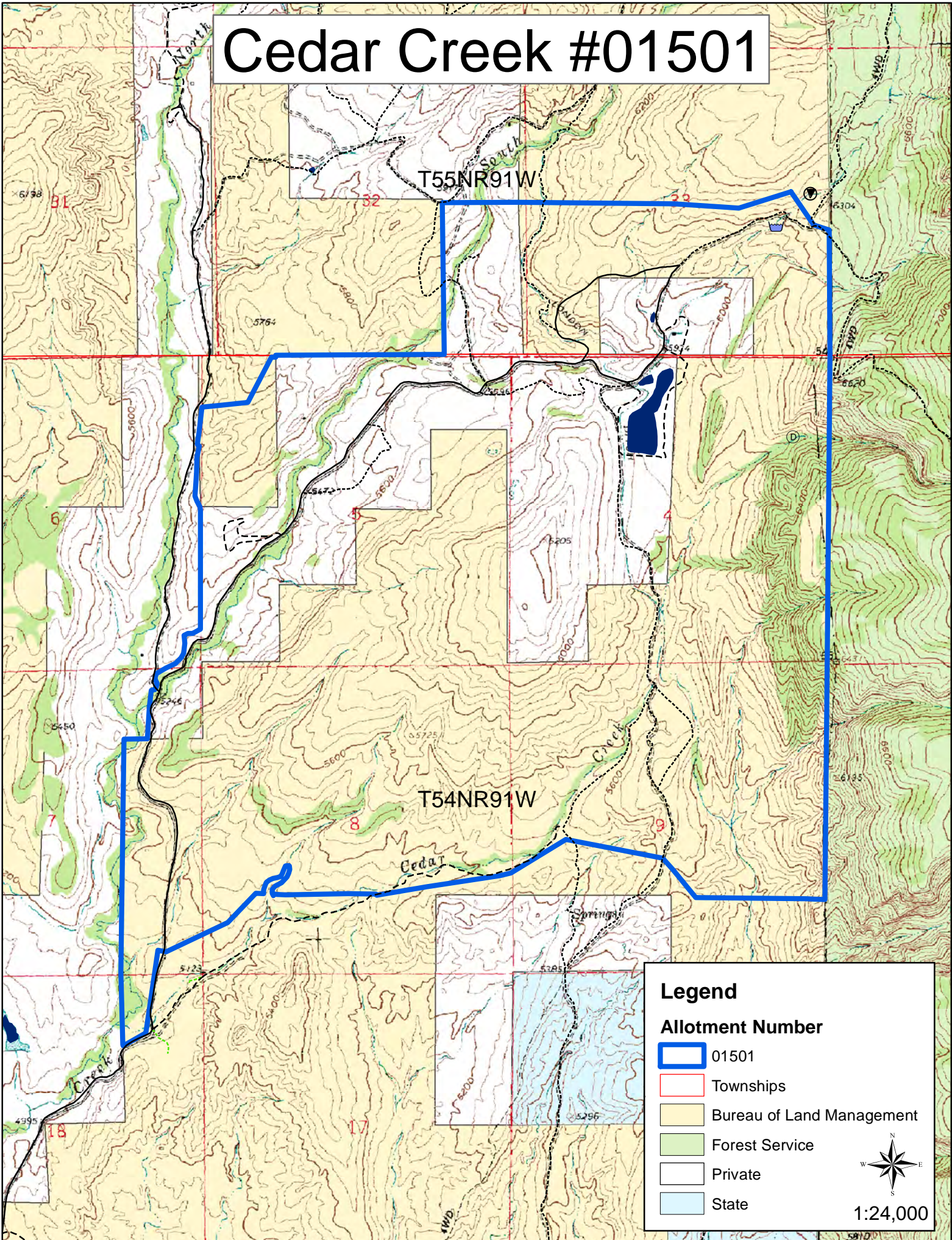
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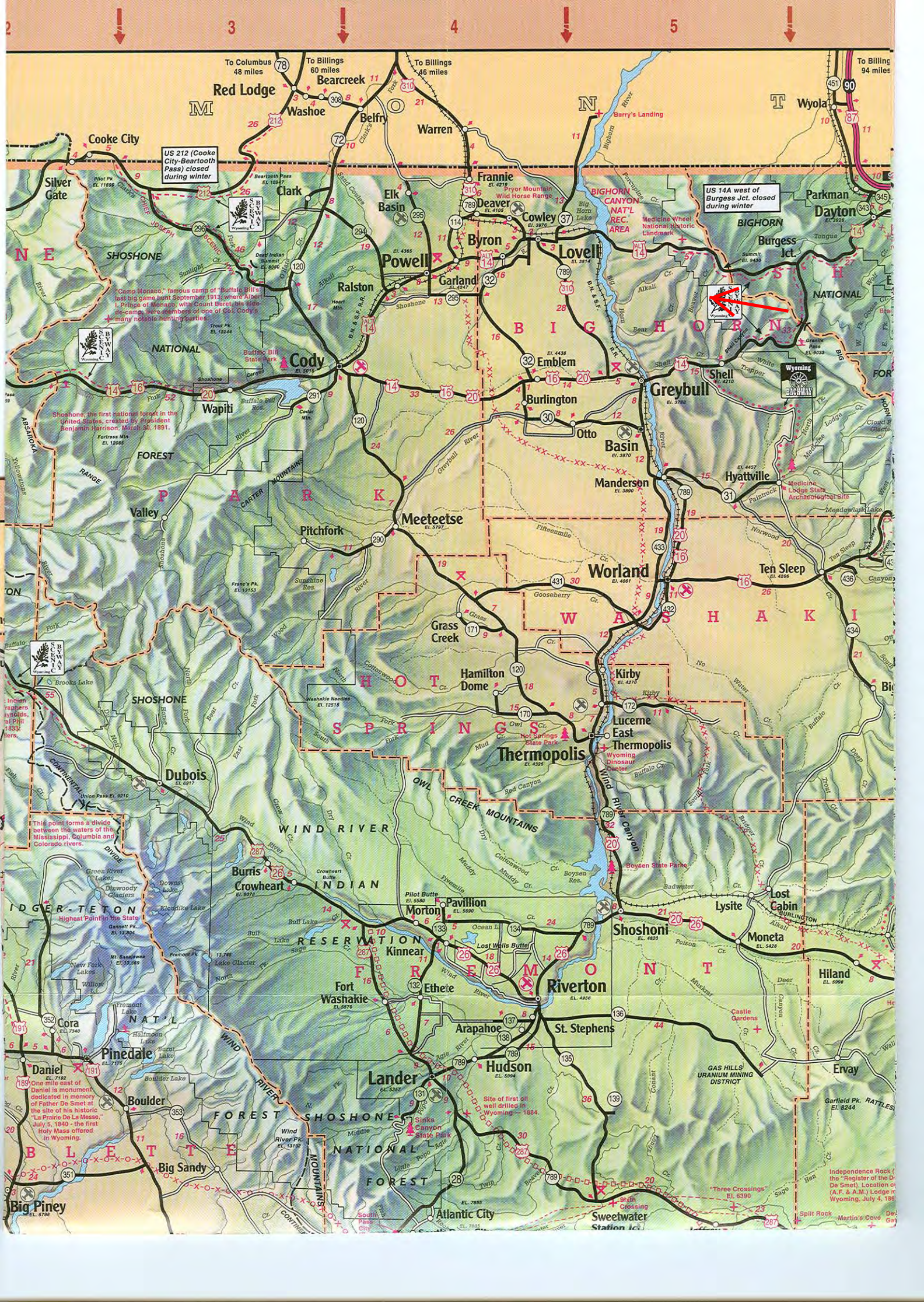
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Cedar Creek #01501





US 212 (Cooke City-Beartooth Pass) closed during winter

US 14A west of Burgess Jct. closed during winter

Camp Monaca, famous camp of Buffalo Bill's last big game hunt September 1913 when Albin L. Priggs of Monaca with Count Baret, the White-camp, were members of one of Col. Cody's many notable hunting parties.

Shoshone, the first national forest in the United States, created by President Benjamin Harrison, March 28, 1891.

This point forms a divide between the waters of the Mississippi, Columbia and Colorado rivers.

One mile east of Daniel is monument dedicated in memory of Father De Smet at the site of his historic "La Prairie De La Messe" July 5, 1840 - the first Holy Mass offered in Wyoming.

Site of first oil well drilled in Wyoming - 1884.

Independence Rock (the "Register of the De Smet), Location of (A.F. & M.) Lodge in Wyoming, July 4, 188



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 _____