

WILDERNESS HUNTING CAMP BY YELLOWSTONE PARK



\$675,000



Canyon Real Estate, LLC
1327 Rumsey Ave., Cody, WY 82414
Office (307) 527-7092 Cell (307) 272-4114
Fax (307) 527-7093
[*www.canyonrealestate.net*](http://www.canyonrealestate.net)

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Wilderness Hunting Camp by Yellowstone National Park

*Premier - Wyoming, Deep Wilderness, Elk, Big Horn Sheep, Mule
Deer, & Summer Pack Trip Camp For Sale*

Location is everything! This camp makes its home in the Bridger Teton National Forest, also known as the Thorofare and is said to be one of the most remote places in the lower 48 states. Remote means this camp can only be accessed by 25 miles on horseback. The destination is called Mountain Creek! This camp sets at an elevation of 8,700 feet, and crosses the great mountain pass called Eagle Pass. Eagle Pass lays alongside the tallest peak in Yellowstone National Park, Eagle Peak. Our trailhead is between Cody, Wyoming and the East entrance of Yellowstone National Park. Summer pack trip vacations are taken from July through August. Hunting season starts September 1st through October 23rd in the main Mountain Creek camp. Late season elk hunting and deer hunting is offered as well. This outfit also comes with a Yellowstone Concessionaires permit and as an added bonus you get moose authorization in the Big Horn National Forest. This sale will come with every amenity and all the supplies needed to be successful including bookings with clients until 2022. Years have been spent making this camp a top-notch outfit! All stock, trucks, trailers, tack, and tents, are close to brand new and in great shape. If buyer wants the option, a manager can stay on to run it.



Wilderness Hunting

Camp

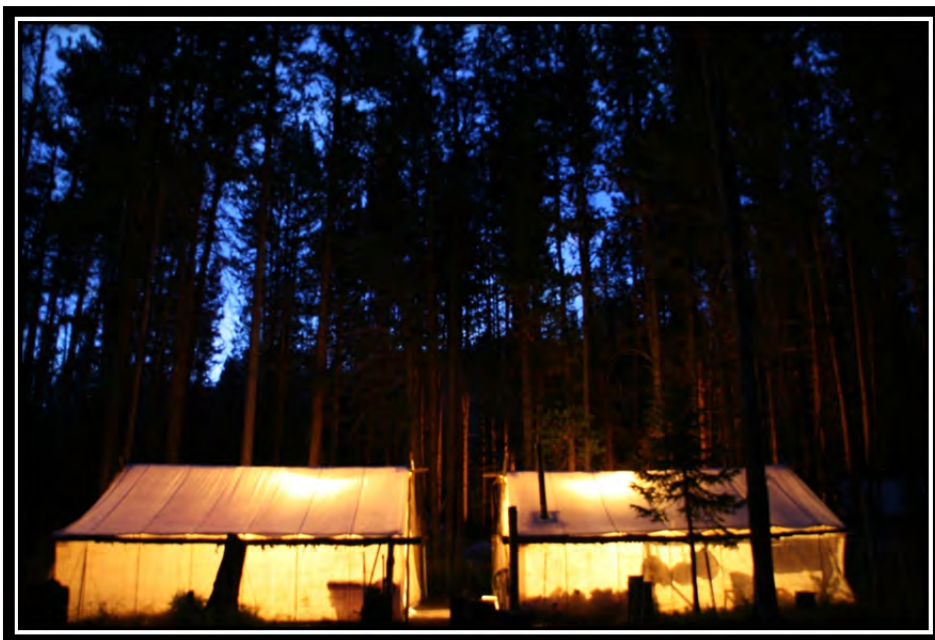
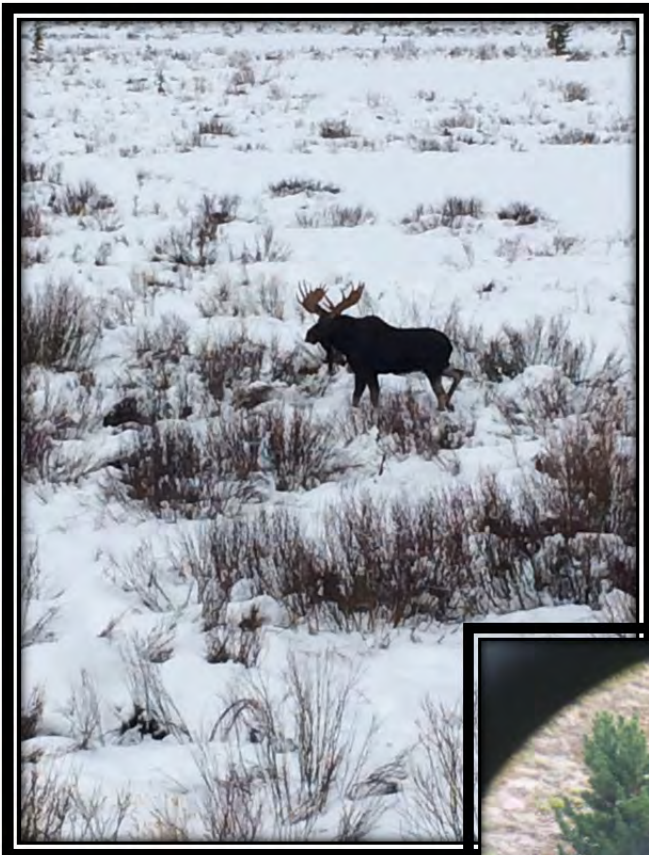
By Yellowstone Park











MLS #: O10012113A (Active) List Price: \$675,000

Cody, WY 82414



Business Type: Outfitting

Area: Cody Out of Town

Current Location: Northfork Highway

CrntBsnNm: Wilderness Adventures, LLC

Equipment & Fixtures Included: Yes

Description of Licenses/Permits: USDA Forest Service, US Department of Interior National Park Service

YrBsnStart: 2010

Inventory List: Yes

Inclusions: See inventory list in documents

Exclusions: none

Personal Property Tax Year: 2016

Personal Property Tax \$: 294.37

Seller Fin: No

Disclosures: No

Miscellaneous: P & L/Cash Flow Available, Licenses/Permits Required, Seller Will Train, Inventory Included

Comments: Premier – Wyoming, Deep Wilderness, Elk, Big Horn Sheep, Mule Deer, & Summer Pack Trip Camp For Sale. This camp makes its home in the Bridger Teton National Forest, also known as the Thorofare and is said to be one of the most remote places in the lower 48 states. Remote means this camp can only be accessed by 25 miles on horseback. The destination is called Mountain Creek!

Directions to Property: Call listing agent

Title Company: Wilcox Abstract

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 #: O10012113A



Inventory

2008 Dodge Ram	
2012 - 30 ft. Titan Stock trailer	
1998 - 24 ft. Falcon Cargo Trailer	
1972 Teton camper	
2 Grey bell mares	
10 guest riding mules	
25 pack and/or riding mules	
2 - Outhouse tents	
2 - 8x10 wall tent	
3 - 10x12 wall tents	
4 - 12x14 wall tents	
2 - 12x16 wall tents	
2 - 16x20 wall tents	
25 pack saddles	
10 riding saddles	
50 pack pads	
20 riding pads	
10 bridles	
35 halters	
10 saddlebags	
10 rifle scabbards	
3 chain halters	
2 chain hobbles	
6 pickets & leg chains	
7 half breeds	
25 lash ropes	
2 sets of roll up panniers	
10 sets of meat panniers	
20 sets of bag panniers	
8 sets of box panniers	
4 sets of bear proof panniers	
1 set of kitchen bear proof panniers	

1 set of Yeti coolers	
3 sets of regular coolers	
13 stoves & pipe	
9 tables	
2 - 2 burner propane camp chefs	
10 water jugs	
2 toilet boxes	
Archery target	
Pop-up blind	
20 cots	
22 pads	
Big fire grate	
Griddle	
4 metal buckets	
4 propane lanterns & lines	
9 extra propane lines	
10 battery powered LED lanterns	
2 axes	
4 crosscut saws	
2 one-man saws	
4 Cabela's summer tents	
2 electric fencers	
Electric fencer equipment	
2 solar chargers	
Shower floor	
Shower pump	
Shower metal water tub	
8 fishing poles	
Miscellaneous fishing tools & gear	
2 pack scales	
2 digital pack scales	
Digital floor scale	
2 ovens	
13 propane tanks	
6 rifle hard cases	
1 bow hard case	
Miscellaneous tack	
15 chairs	
25 feed bags	
2 shovels	
1 pick	
1 anvil	
Miscellaneous horse shoeing tools	
6 plastic buckets	



Authorizations

- Deer - 112, 121, 122 – BLM; 115 – FS
- Antelope - 78, 80, 81, 82 – BLM
- Elk – 53, 54 – BLM, 60 – FS
- Big Horn Sheep – 2 & 3 – BLM & FS
- Black Bear – 26 –FS, 27 – BLM
- Moose – 1 – BLM & FS

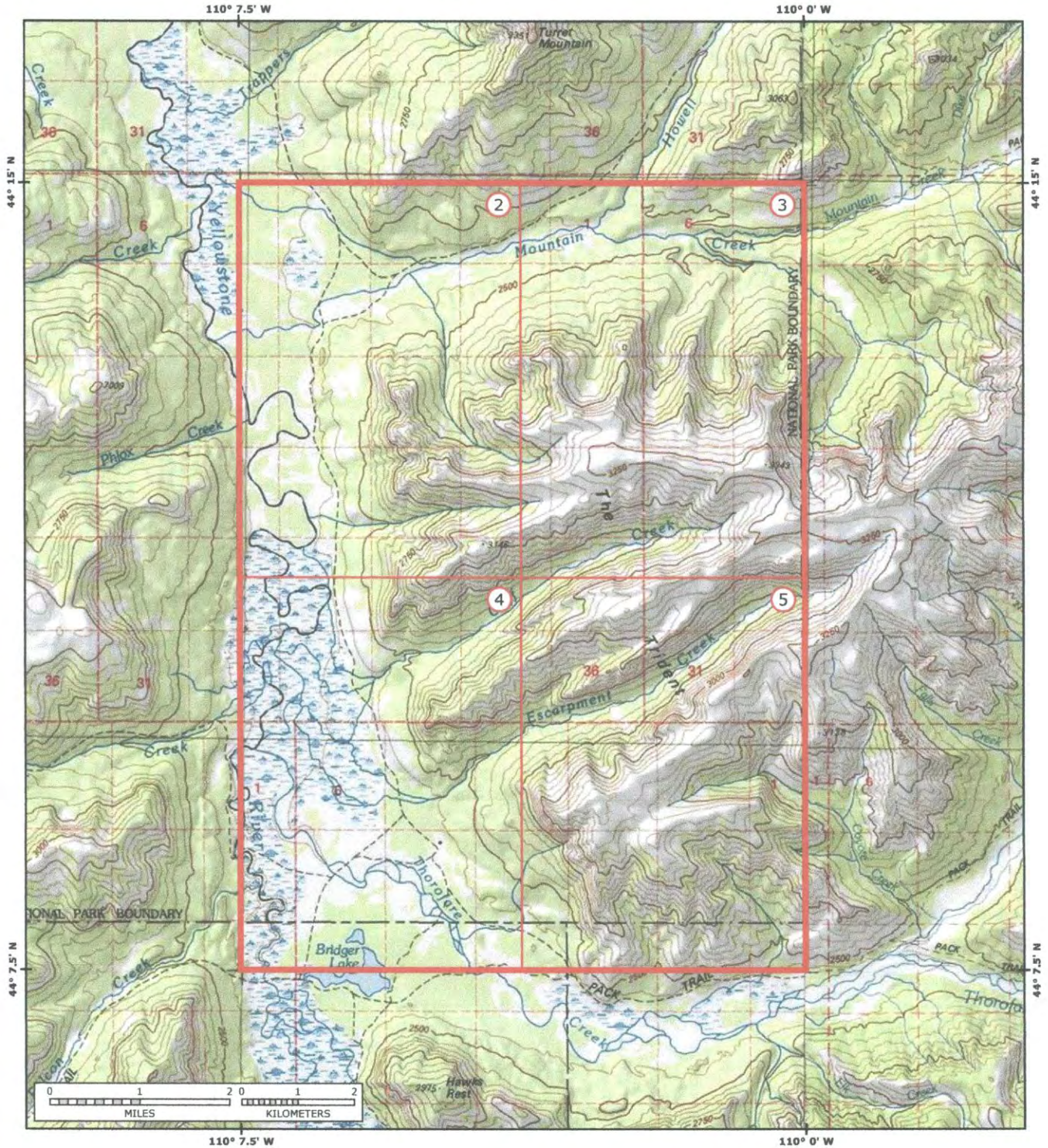
Permits

- Bridger-Teton National Forest Special Use Permit
 - 310 Fall Use Days
 - 131 Summer Progressive Priority Use Days
- Yellowstone National Park Concessionaires Permit
 - All Use
- Shoshone National Forest Special Use Permit
 - Eagle Creek Corral Association Transfer Sight
- Big Horn National Forest Special Use Permit

Future Bookings

- 2017
42 elk hunters
- 2018
24 elk hunters
- 2019
16 elk hunters
- 2020
6 elk hunters
- 2021
4 elk hunters
- 2022
6 elk hunters

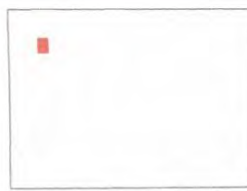
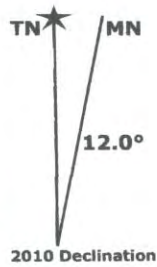
Asking Price: \$675,000



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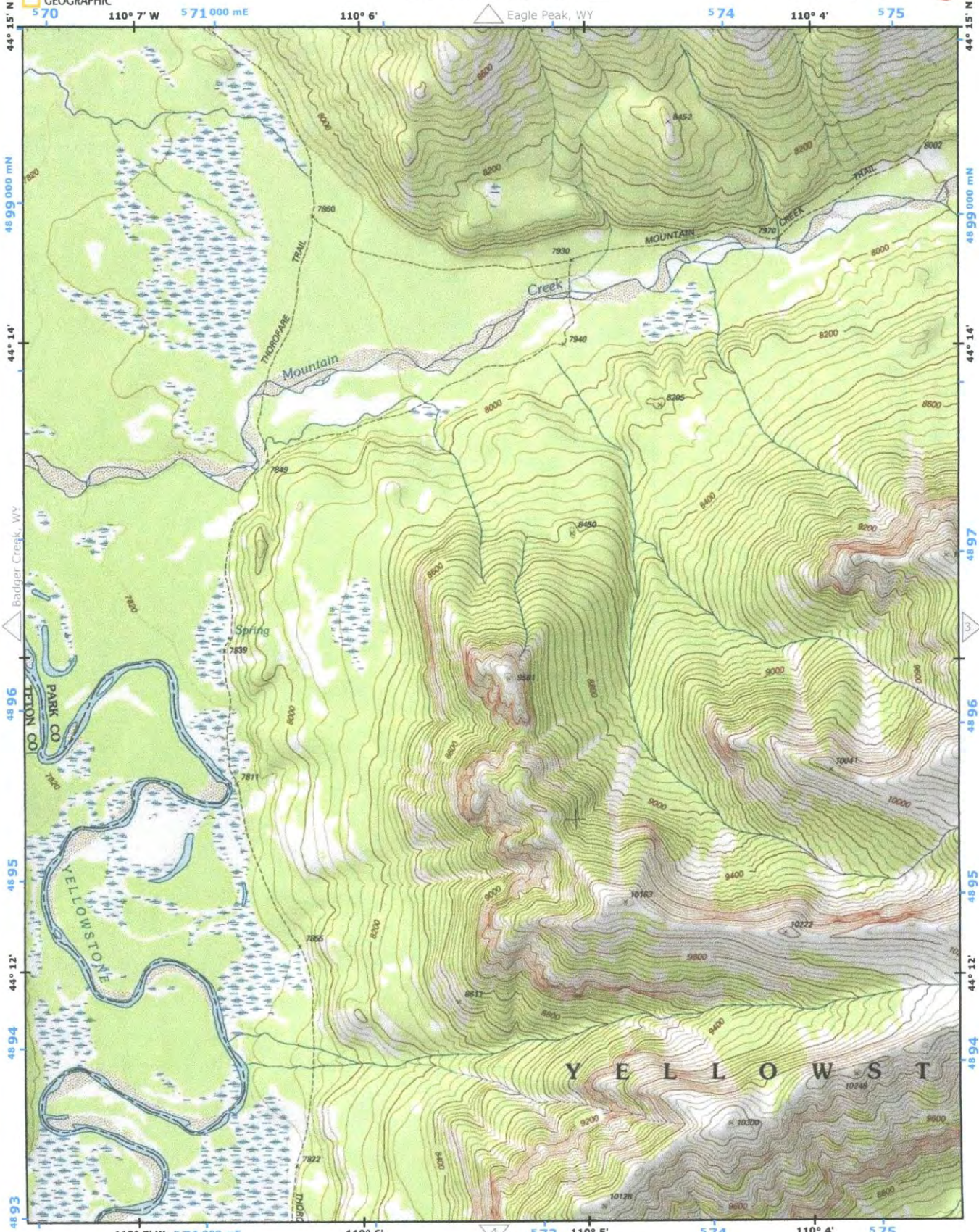
Wyoming

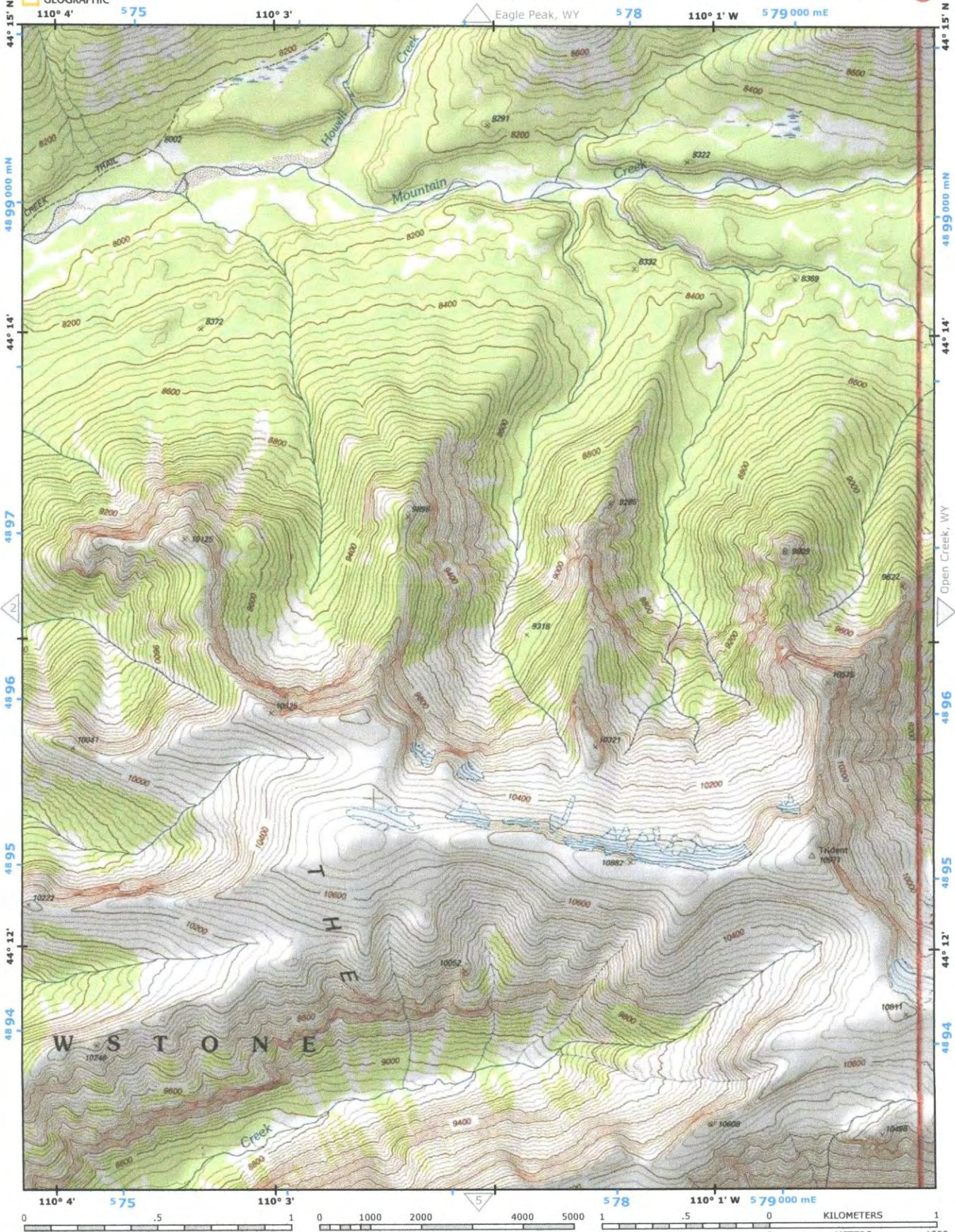
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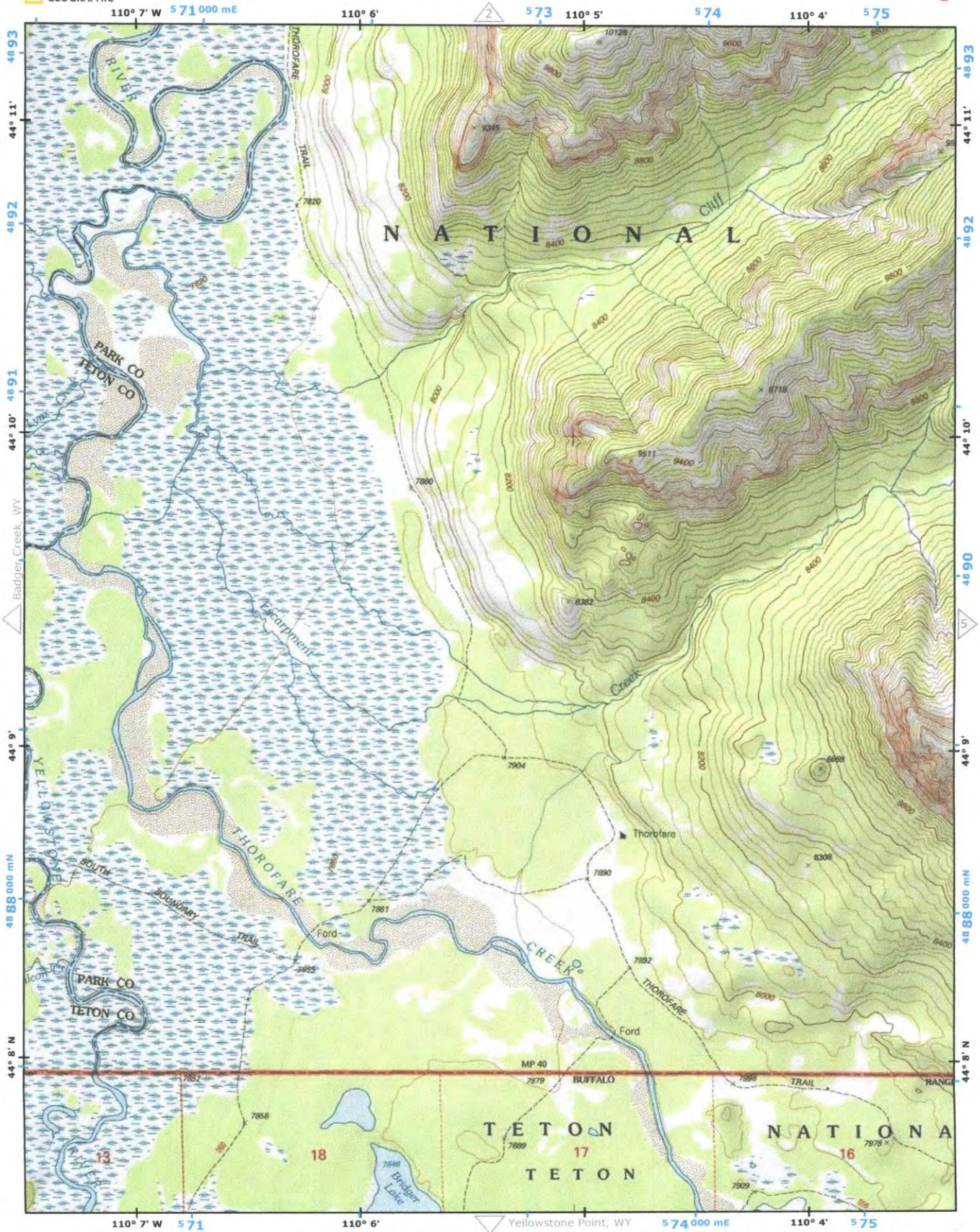
Adjoining 7.5' Quads

NW	N	NE
W	*	E
SW	S	SE

- NW: Trail Lake, WY
- N: Eagle Peak, WY
- NE: Pinnacle Mountain, WY
- W: Badger Creek, WY
- * The Trident, WY
- E: Open Creek, WY
- SW: Two Ocean Pass, WY
- S: Yellowstone Point, WY
- SE: Thorofare Plateau, WY

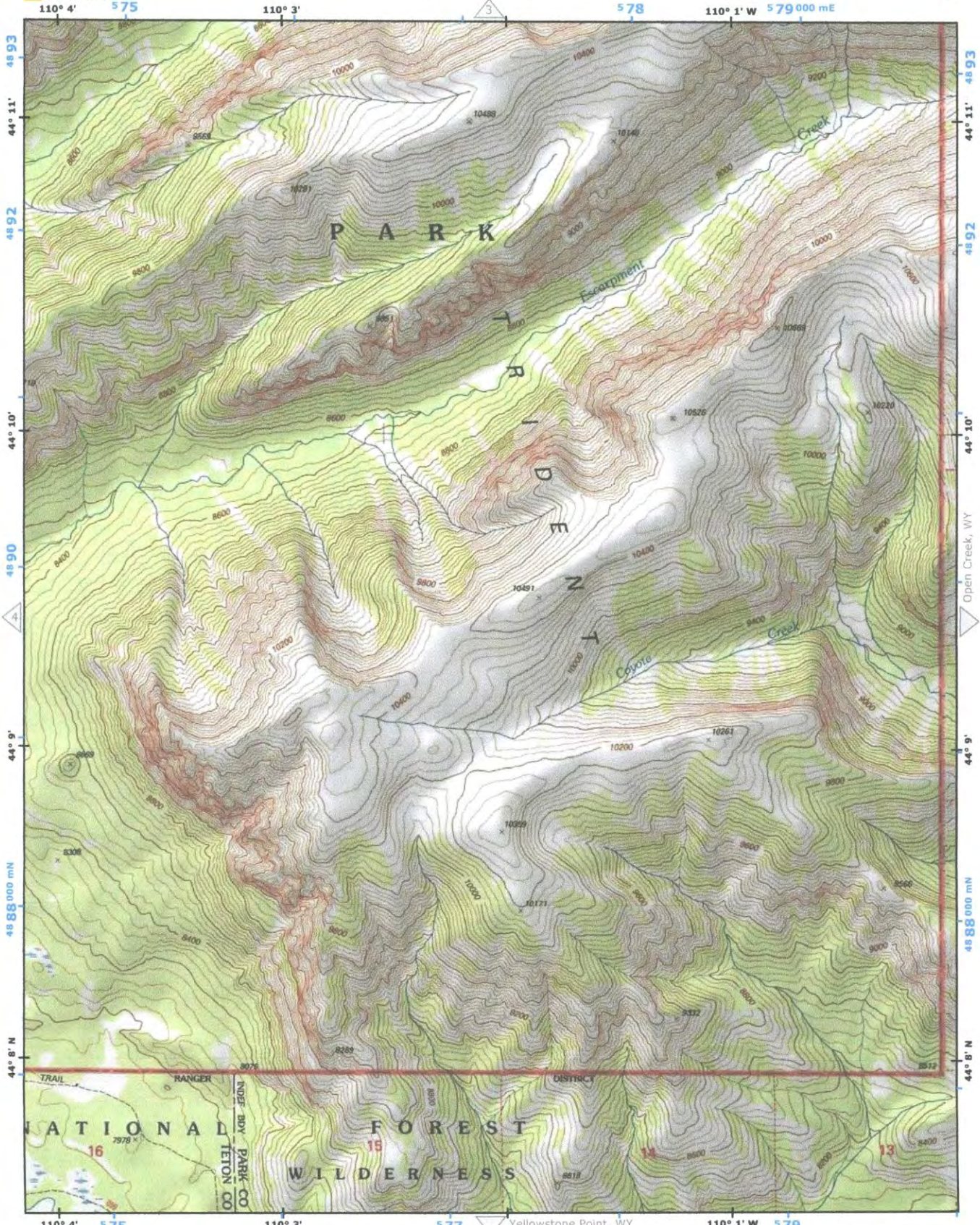






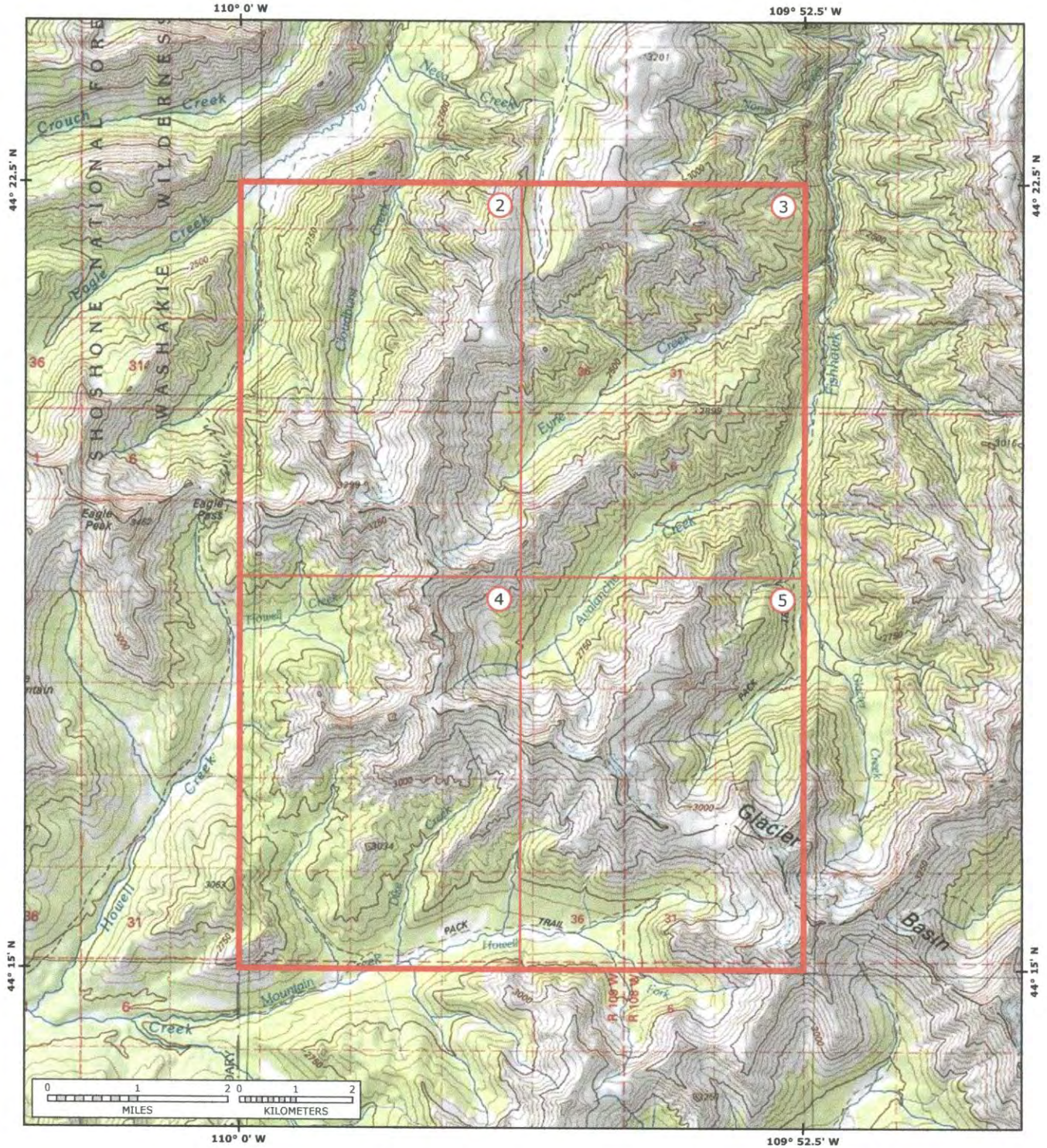
NAD83/WGS84 UTM Zone 12

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NAD83/WGS84 UTM Zone 12

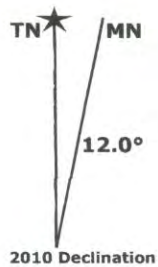
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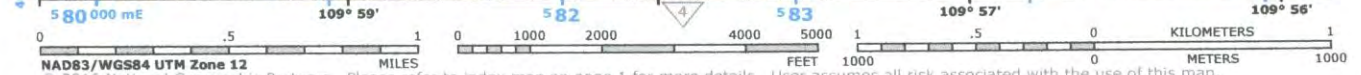
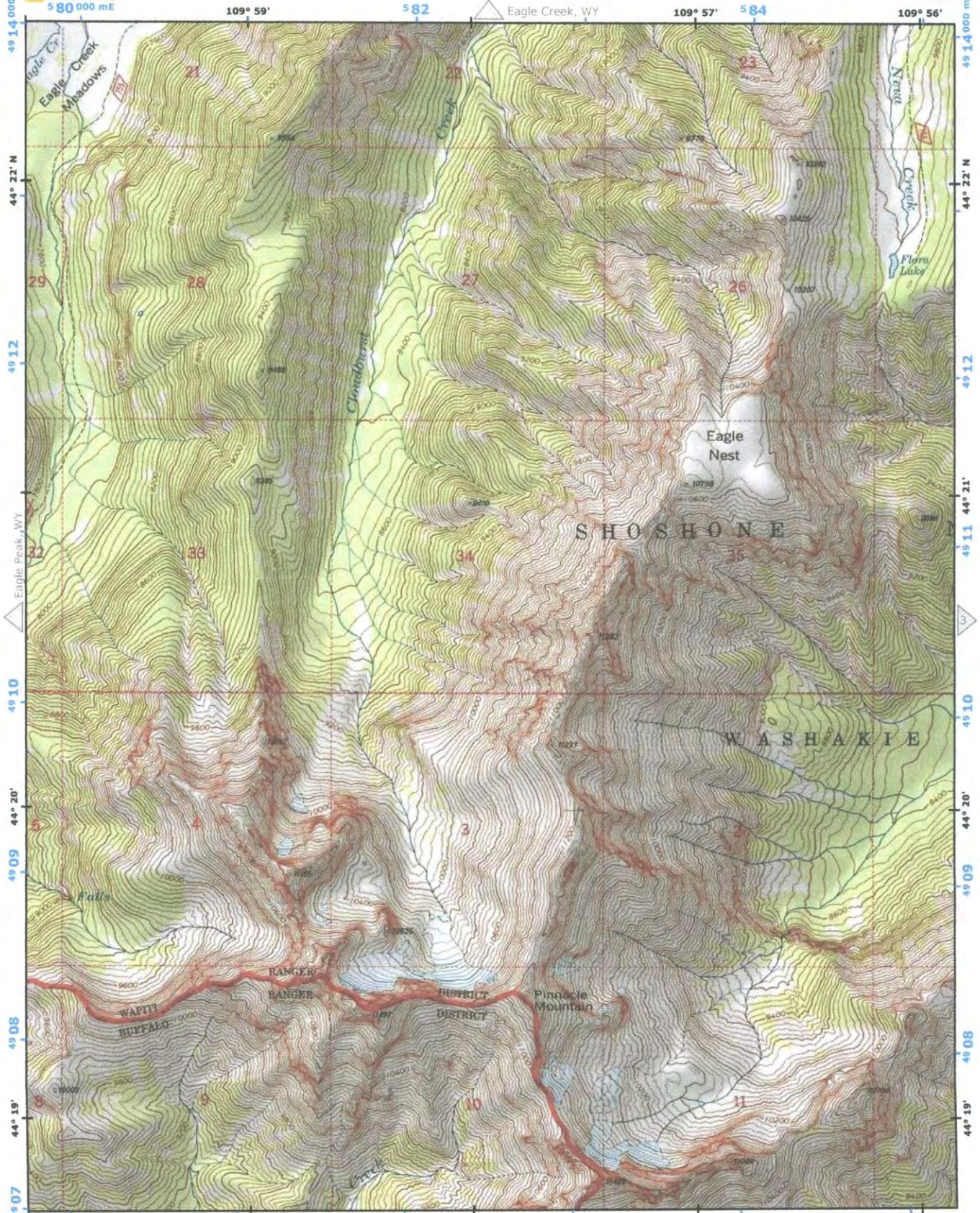
Wyoming

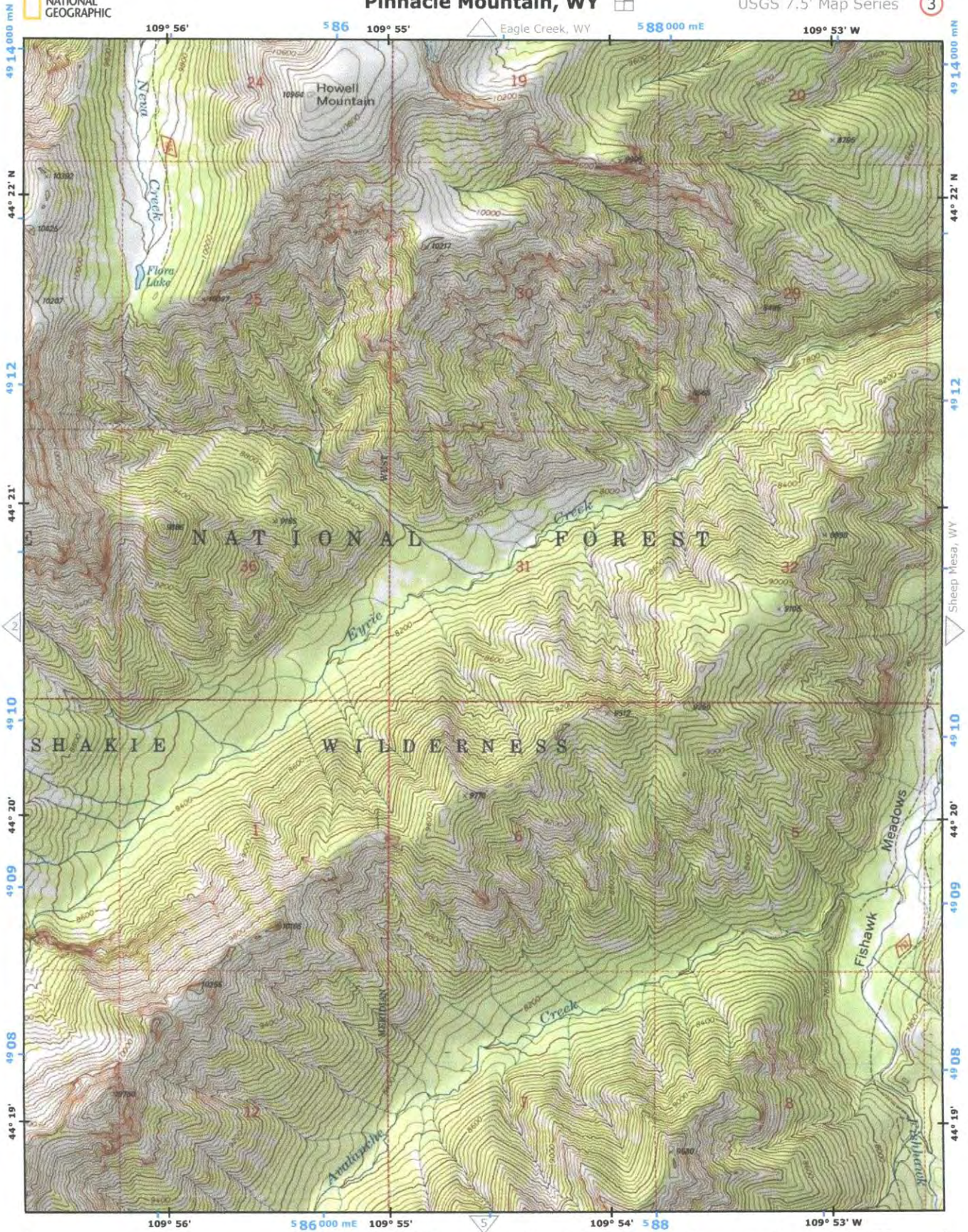
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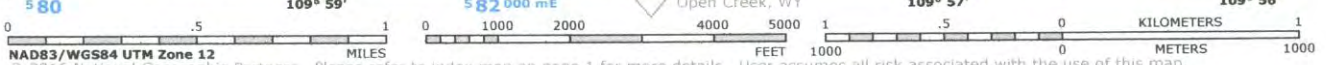
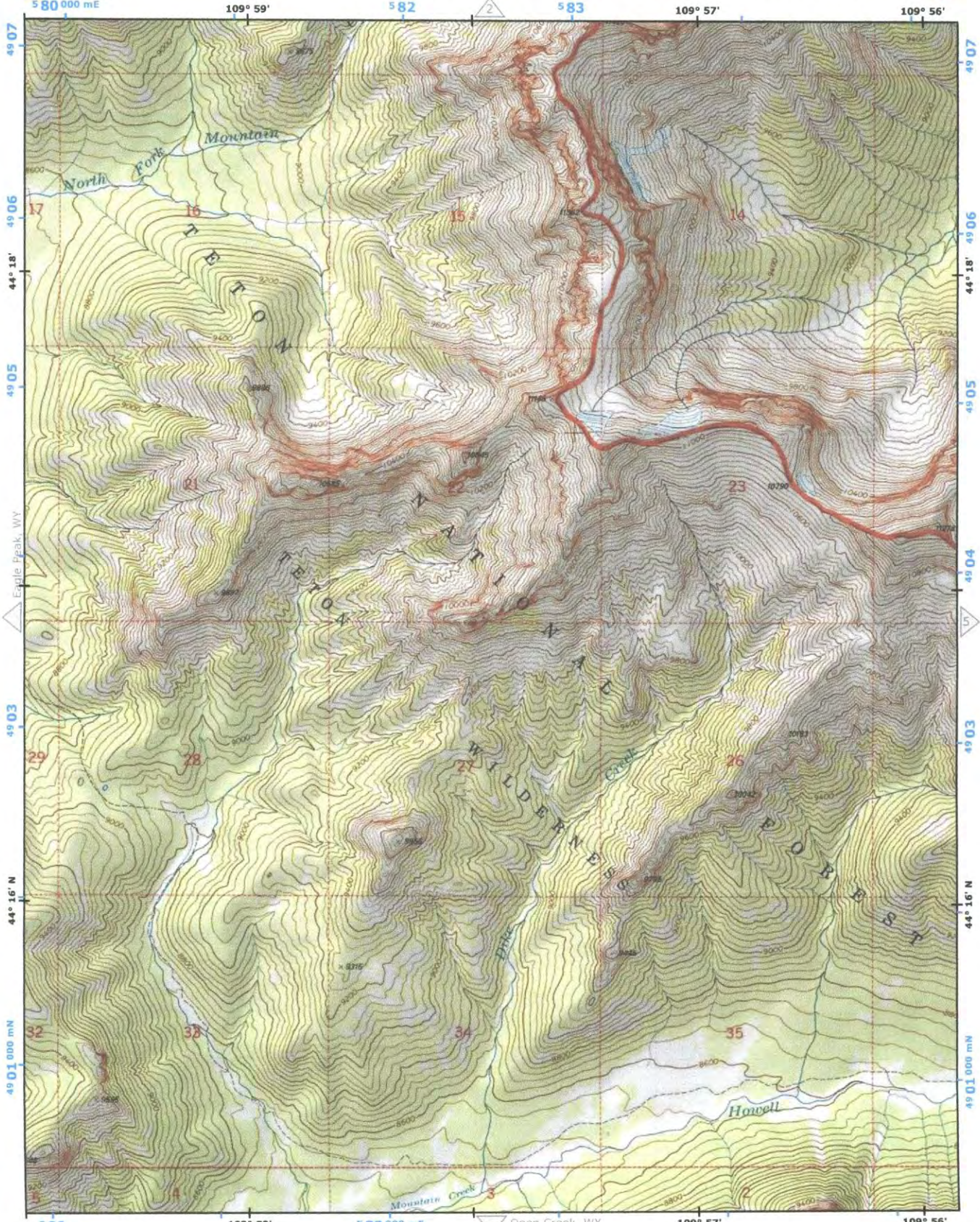
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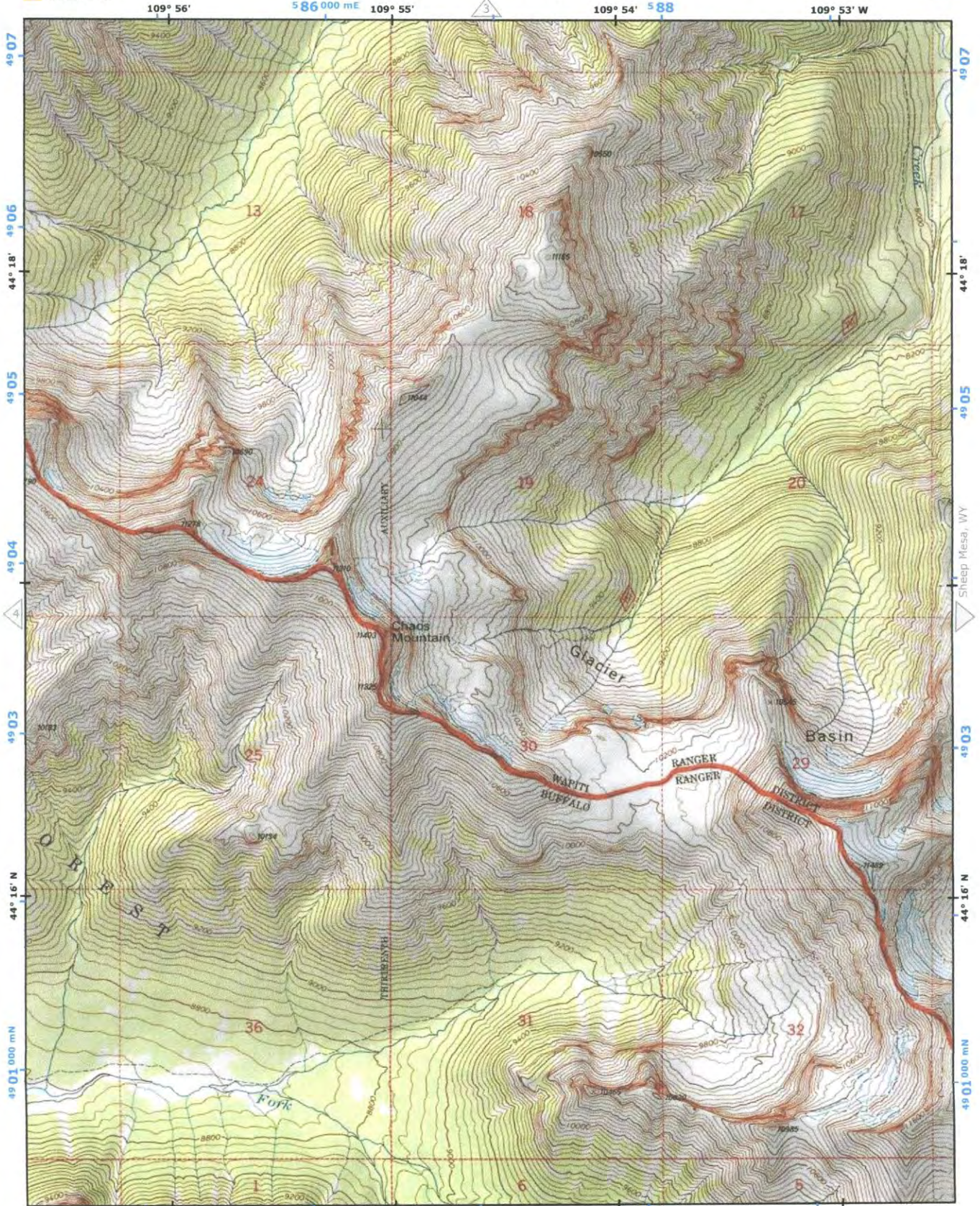
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SW	S	SE

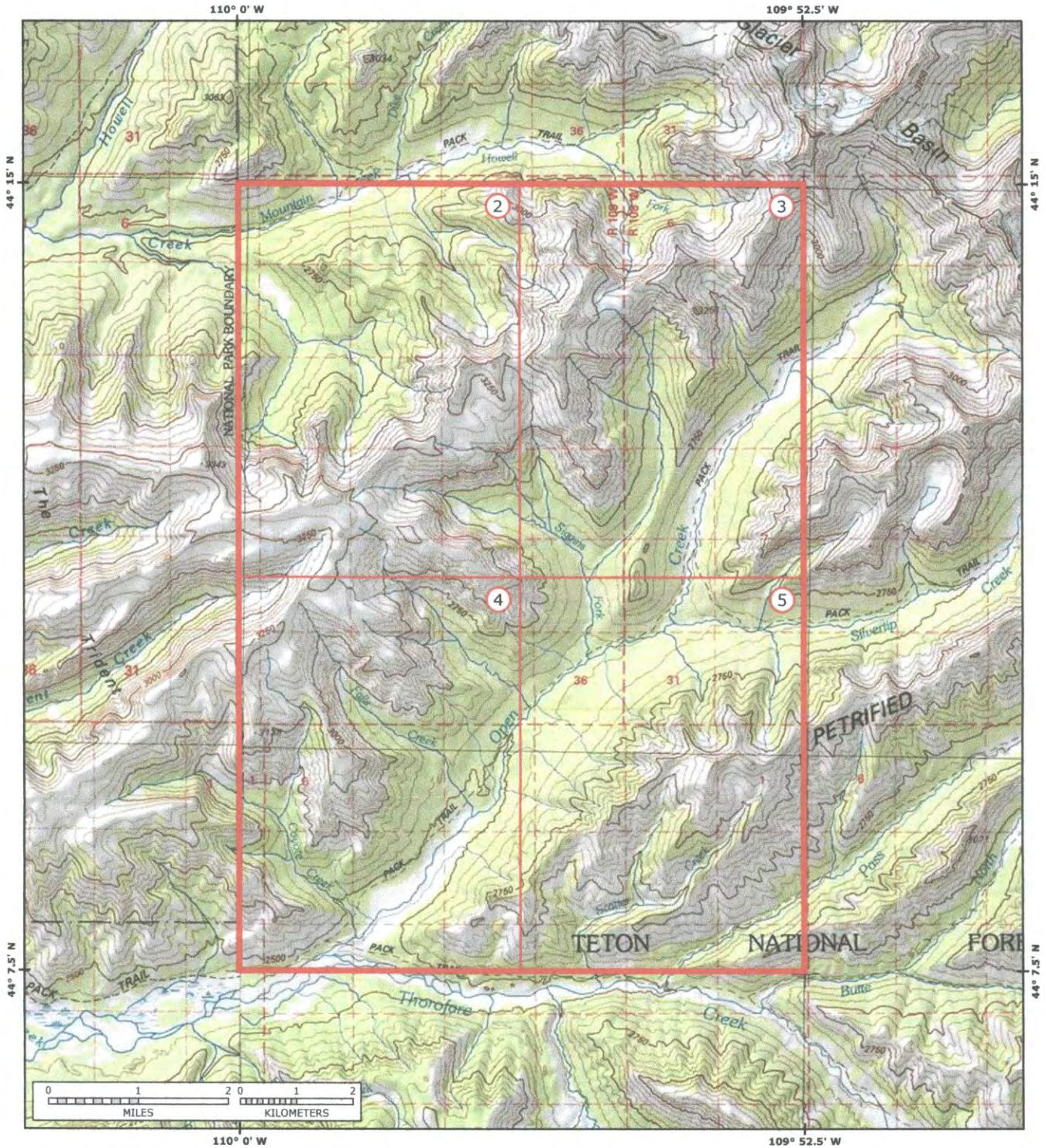
- NW: Plenty Coups Peak, WY
- N: Eagle Creek, WY
- NE: Chimney Rock, WY
- W: Eagle Peak, WY
- * Pinnacle Mountain, WY
- E: Sheep Mesa, WY
- SW: The Trident, WY
- S: Open Creek, WY
- SE: Thorofare Buttes, WY







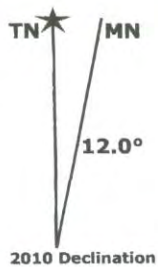




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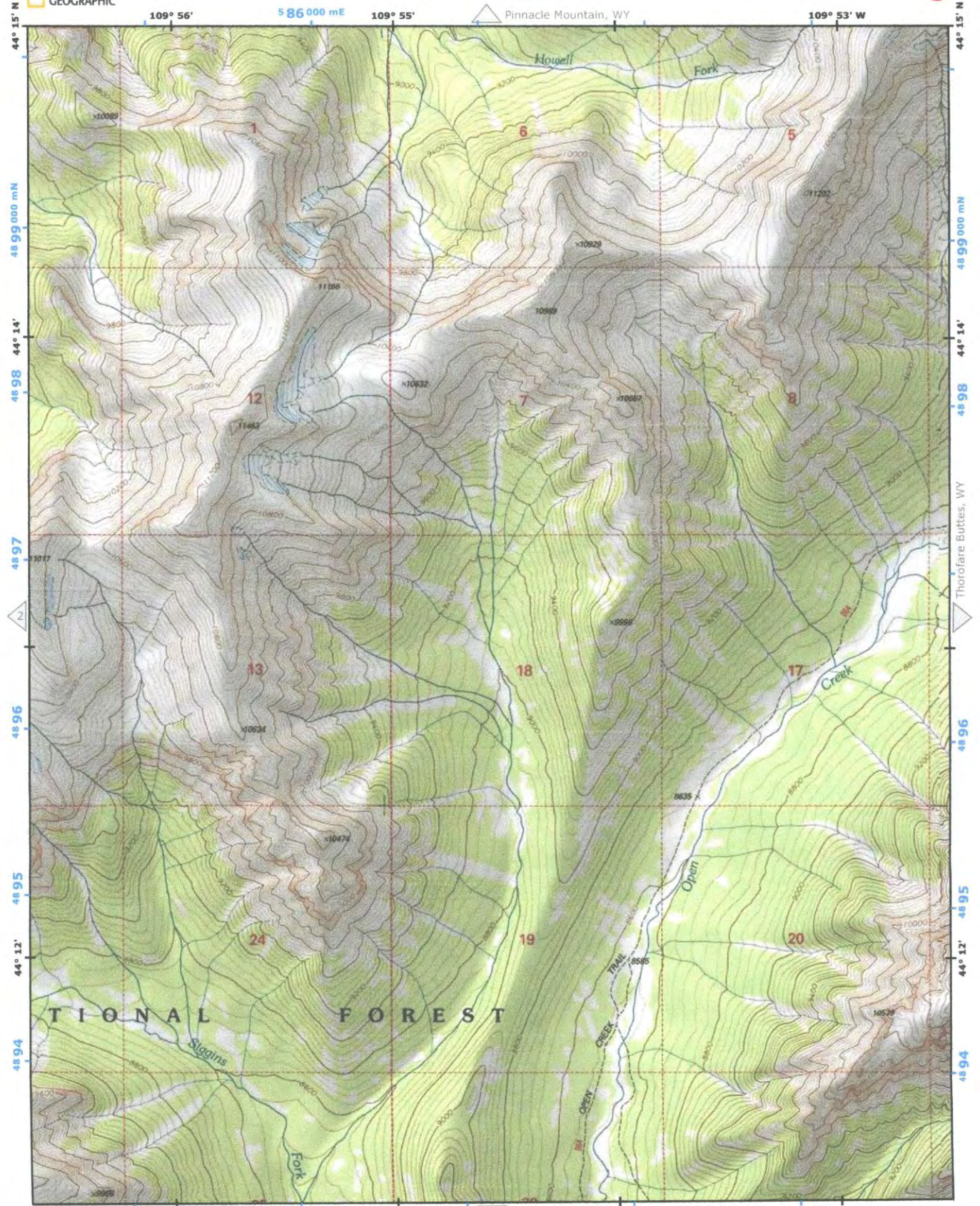
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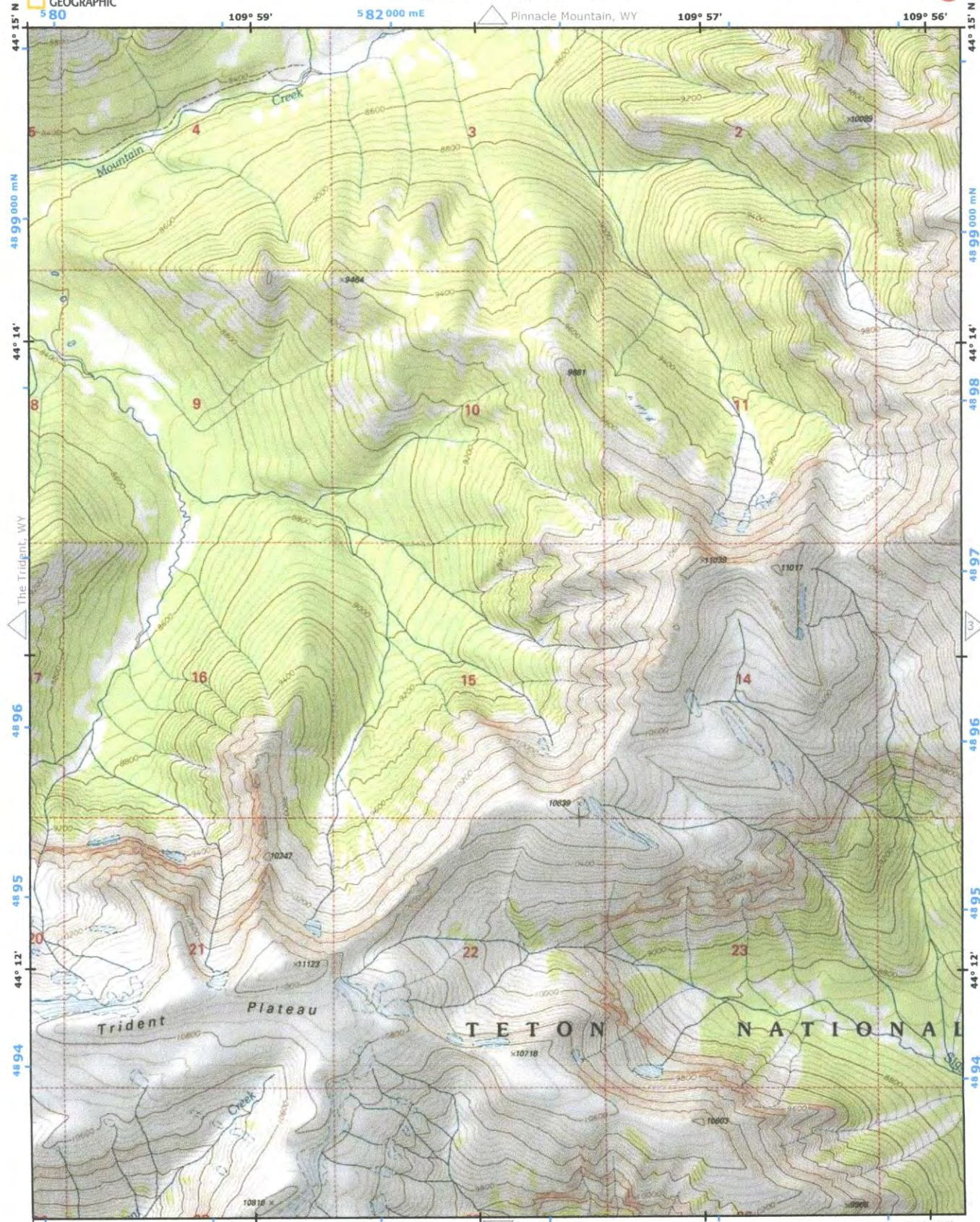
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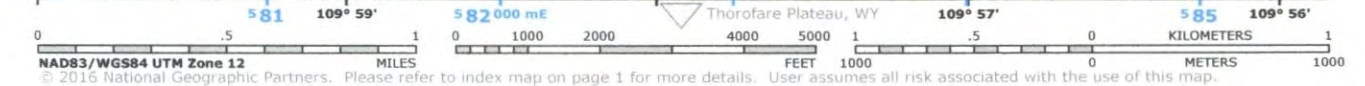
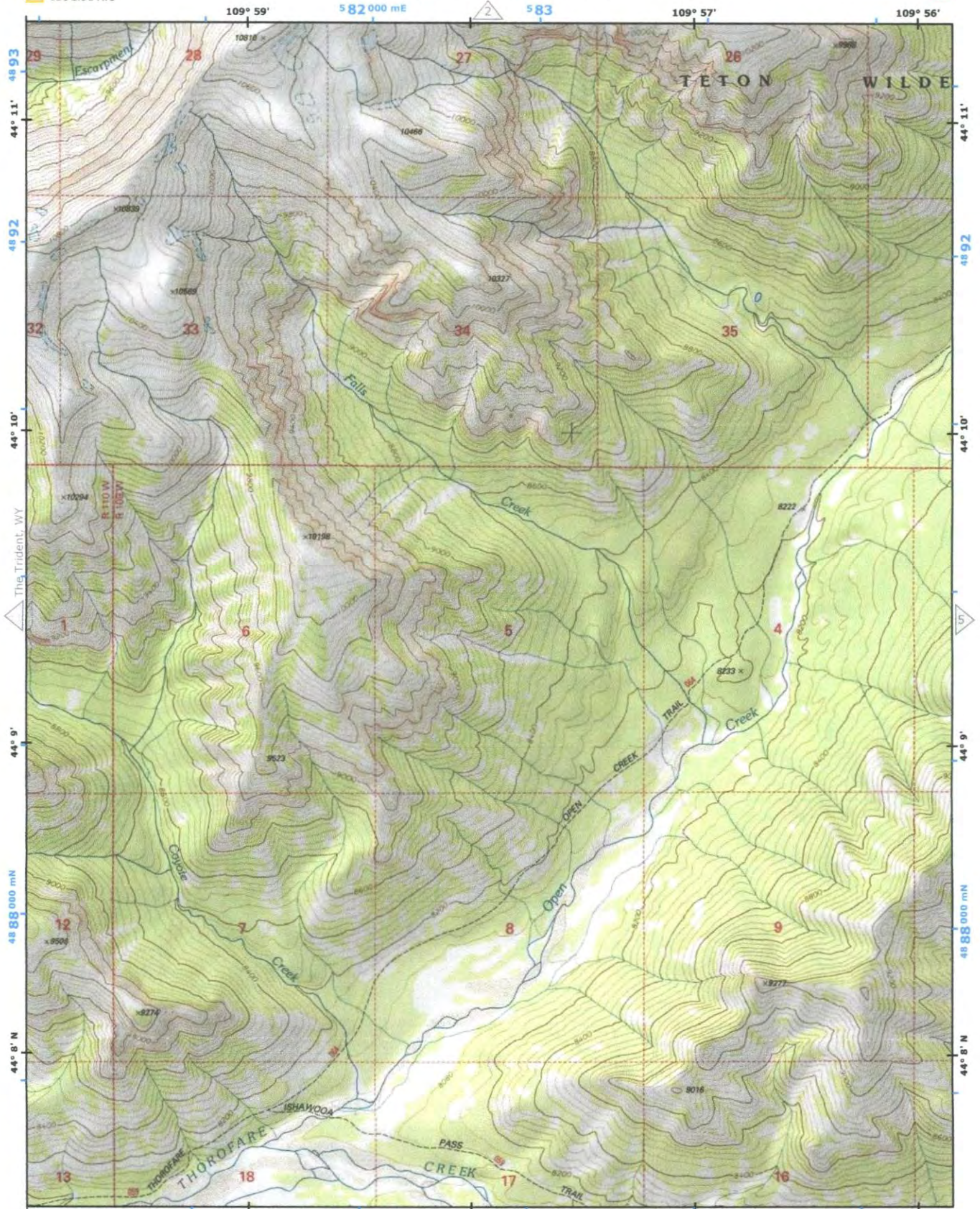
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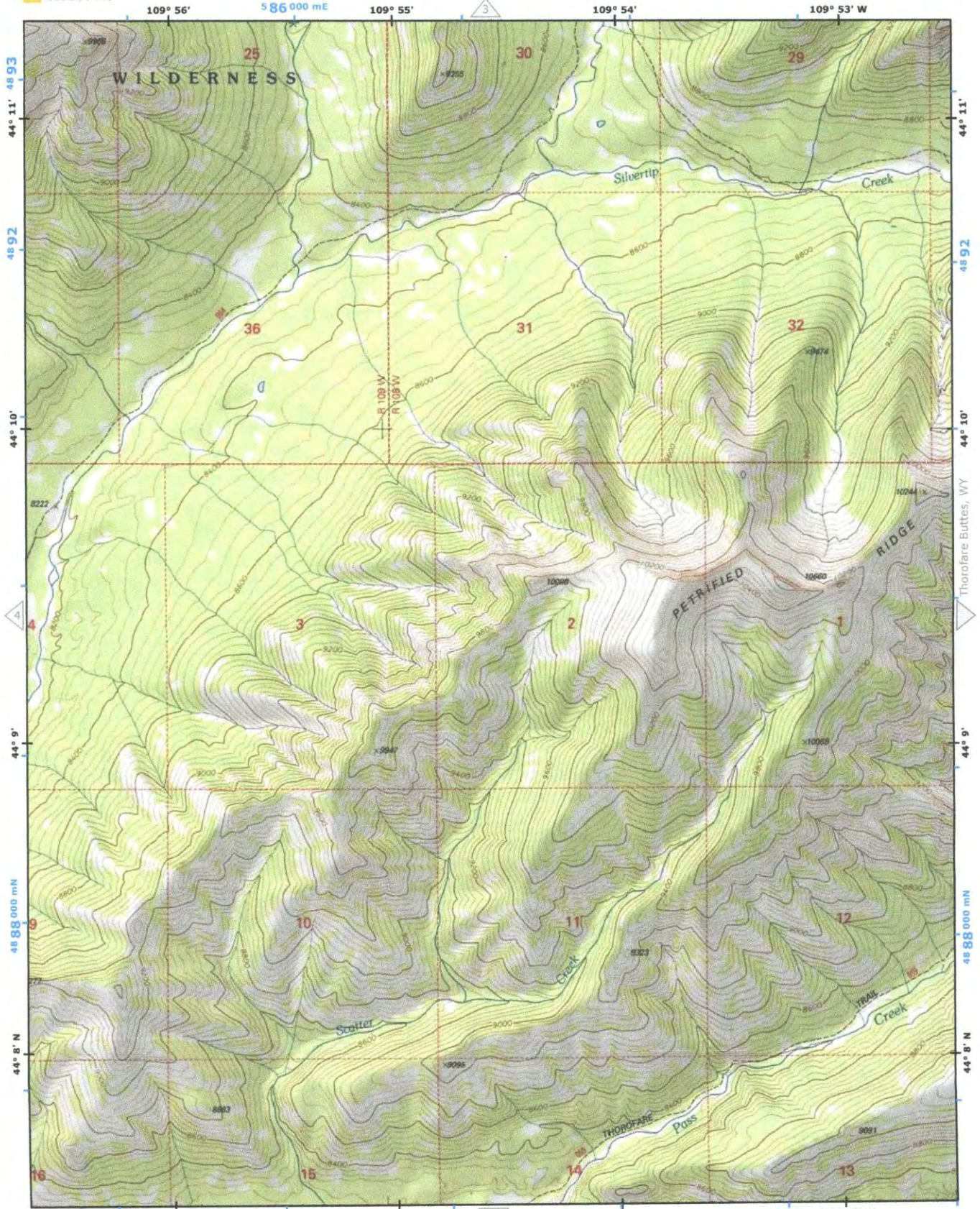
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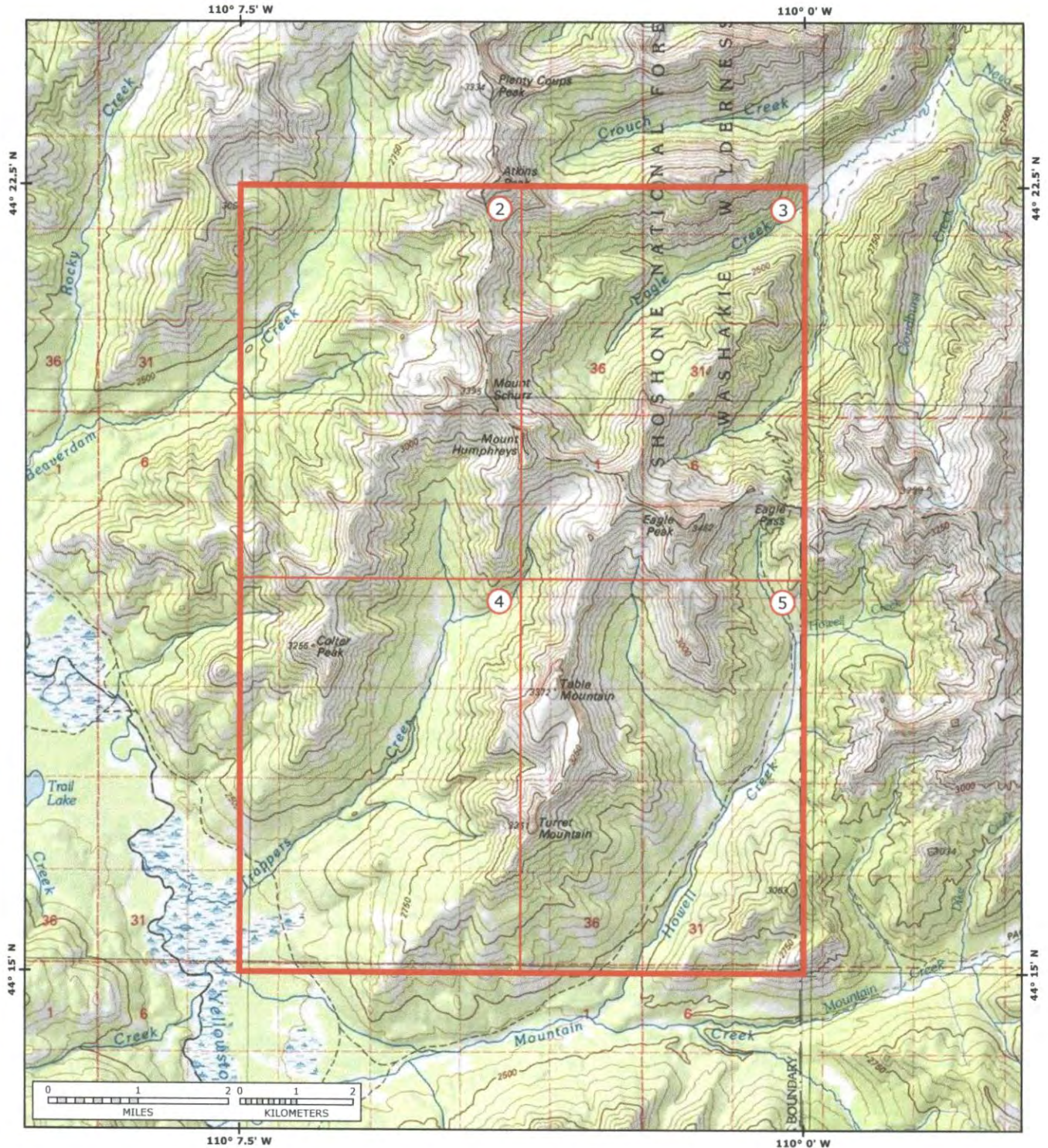
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- SE: Yellow Mountain, WY







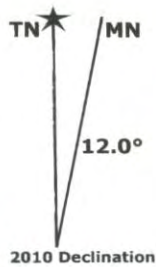




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Wyoming

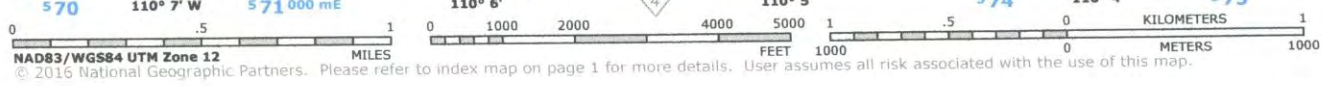
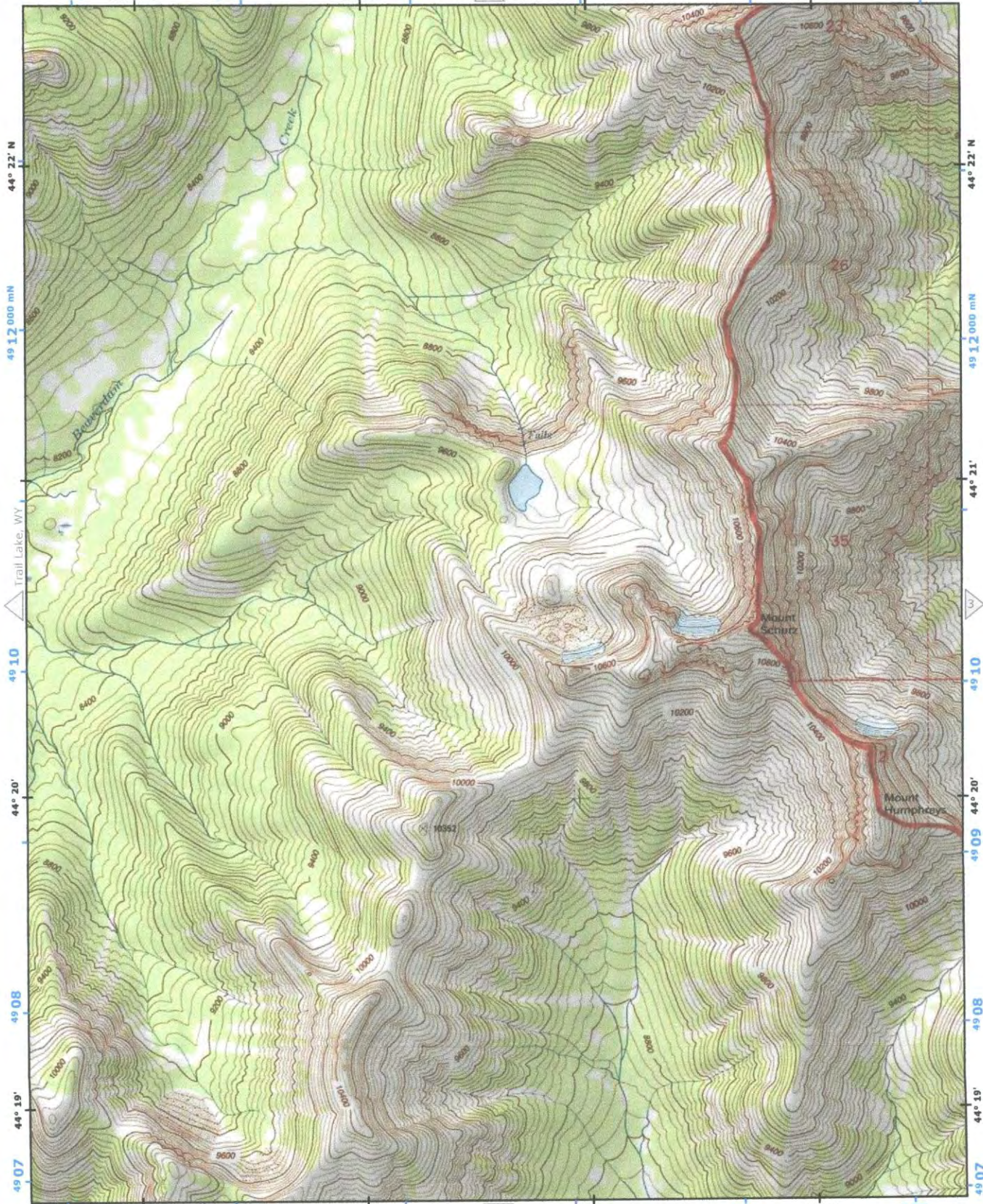
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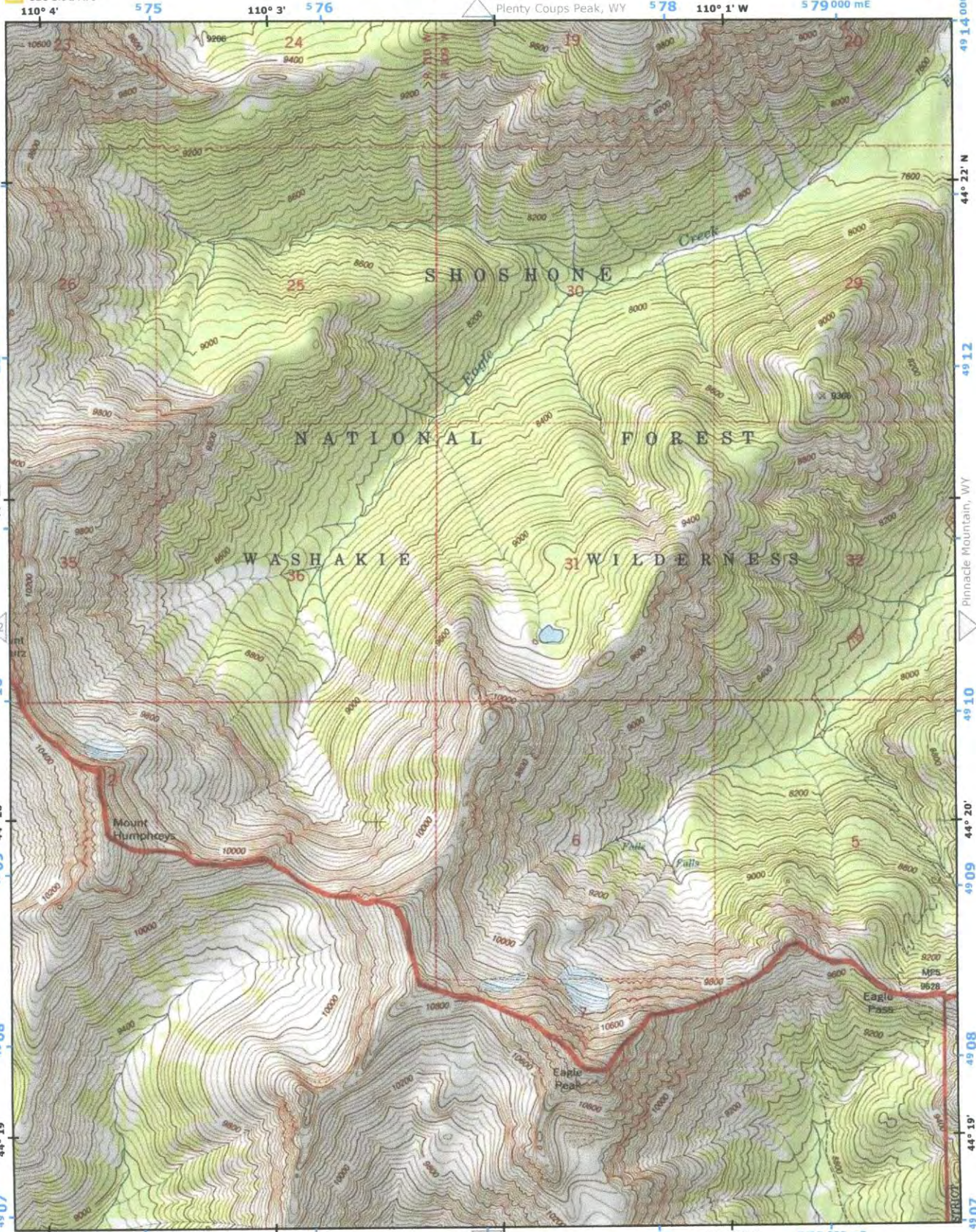
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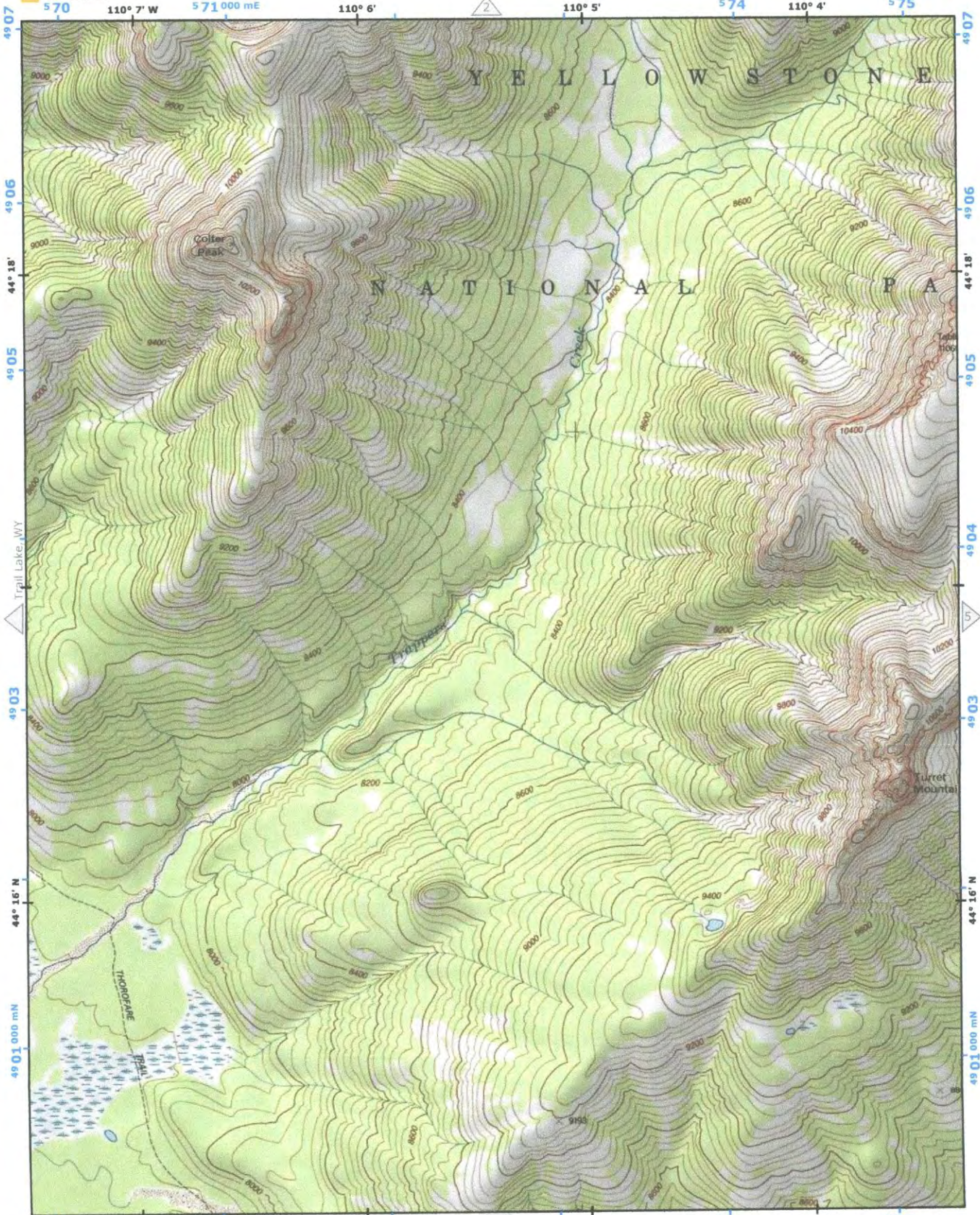
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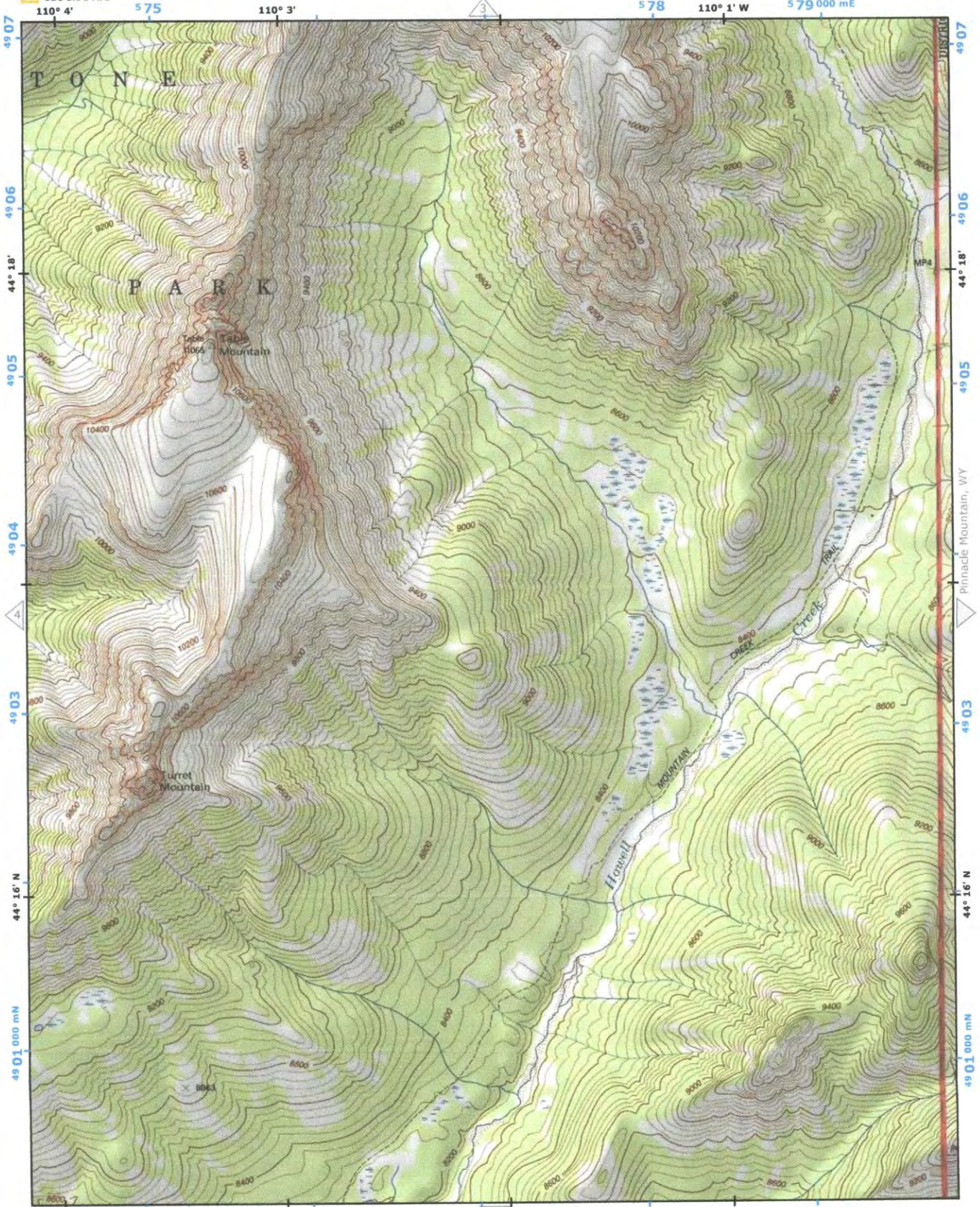
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- N: Plenty Coups Peak, WY
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- SE: Open Creek, WY

Plenty Coups Peak, WY











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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Canyon Real Estate LLC, 1327 Rumsey Ave. Cody, WY 82414
Phone: 307-527-7092 Fax: 307-527-7093 Lance Bower

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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 _____