

SHELL CREEK HORSE RANCH



\$985,000



Canyon Real Estate, LLC

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If you're looking for stunning views of Shell Canyon while owning over a thousand feet of frontage on both sides of a blue ribbon trout stream, look no further. This spectacular property, which is located at the base of the Big Horn Mountains, comprises 58+ acres divided roughly in half by Shell Creek. The home is a custom designed and built three bedroom, three bathroom, contemporary that captures the views of Shell Canyon and the surrounding mountains and red cliffs from almost anywhere in the house and on the large deck.

The passive solar house was built to very high standards, with premium features including nine foot poured concrete foundation, two by six and laminated beam framing, premium gauge steel roof, in-floor radiant heat, foam insulation, and Marvin double glazed e-glass windows and eight foot sliders that form glass walls on the south and east sides of the open plan main living area. Also on the main floor is a large master suite with three large closets and bathroom that features a free standing tub as well as a walk-in tiled shower. A large paneled mudroom and approx. 300 sq. ft. deck with two covered sitting areas complete the main level. Vaulted ceilings are found throughout this level and the upper level. An open staircase leads to the upper level which is a second master suite with large walk-in closet, full bathroom, and an area that could be a home office or additional closet space.

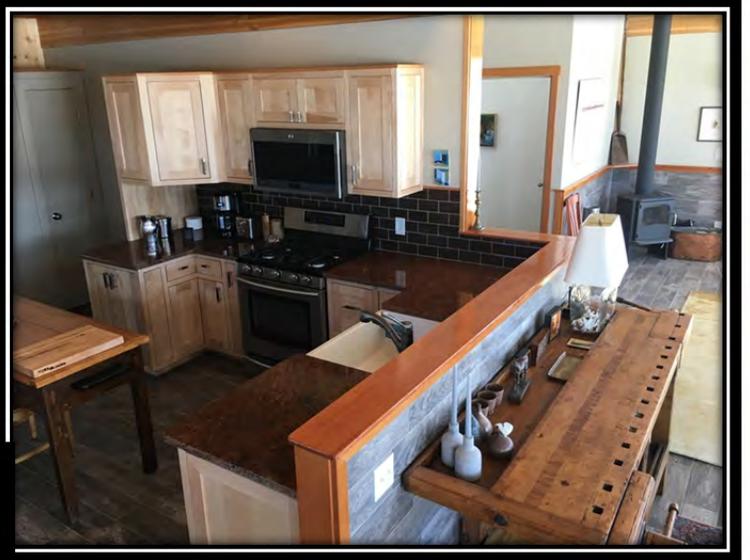
The walk-out lower level has large windows with great views of the pasture and wooded portions of the property as well as the surrounding red cliffs. This level features natural slate floors, cedar wainscoting, and a full slate bathroom with large shower. It is presently set up as guest quarters, entertainment area, and office space. It could be converted to a mother-in-law apartment if desired. There is also a large storage room as well as the mechanical room.

Wildlife abounds on the property and includes, white tail and mule deer, wild turkeys, pheasants, Canada geese, hawks, eagles, great horned owls, blue heron, and many song birds. Moose and elk visit occasionally. A six point bull elk spent most of last winter on the property! Trout fishing is outstanding for both browns and rainbows in this section of the creek. Other important features of the property include 24.5 acres of irrigation rights, Greybull town water, water and electricity in the horse corral area, and direct access to BLM land. Many recreational opportunities are available in this area, including the Antelope Butte ski area, which is scheduled to reopen in 2017, hiking, mountain biking, and cross country skiing on groomed trails in the Big Horns. It is a two hour drive to Yellowstone as well as to the ski area at Red Lodge, Montana.





Kitchen

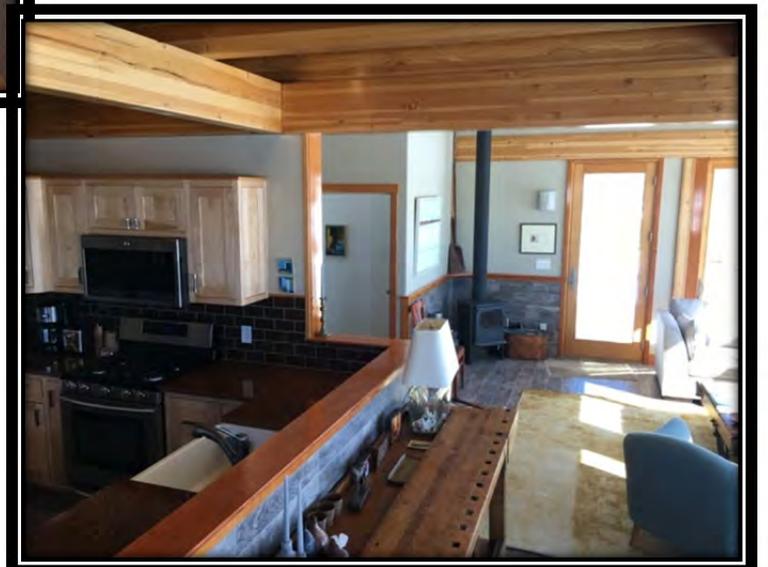




*Kitchen - stairway
To Upper Level*



Kitchen/Great Room





Great Room



Great Room



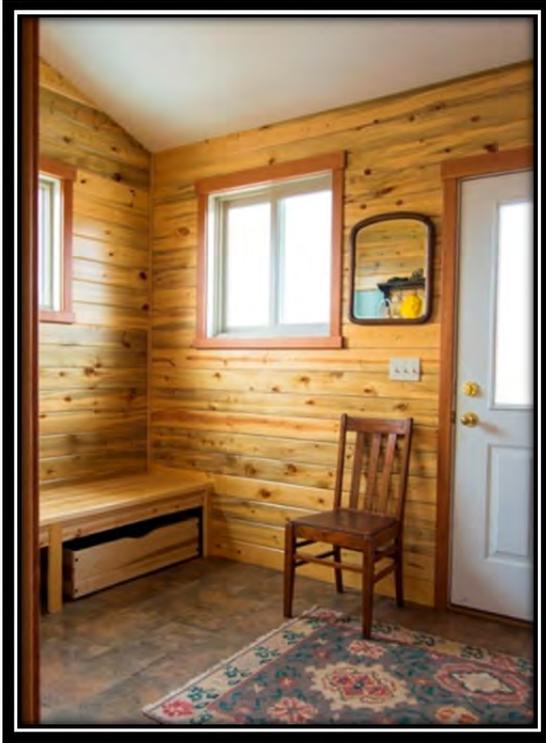


Great Room



Great Room





Mud Room



Ground Floor Den



Ground Floor Bedroom

*Custom made Buffalo Door
To Bathroom*

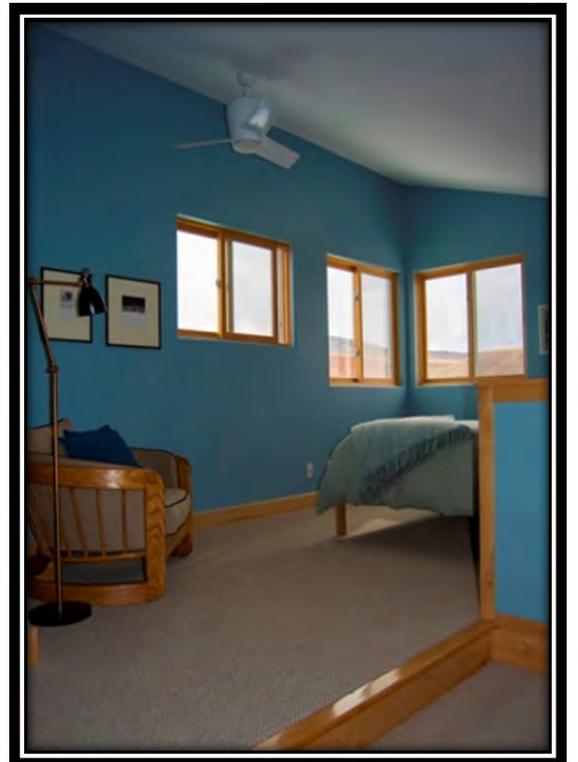




Ground Floor Bathroom



Upper Level Bedroom





Upper Level Bathroom



Pasture





Shell Creek



Shell Creek



Beautiful Views





*Shell Creek
Horse Ranch*



MLS #: R10011648A (Active) List Price: \$985,000

1716 Hwy 14 Shell, WY 82441



House Design: 1.5 Story
Bedrooms: 3
Total # Baths: 3
Apx Year Built: 2010
Apx Total SqFt: 3168
Additional Living Units: No
Basement: Yes
Basement Entry: Interior and Exterior
Basement Type: Full Walkout
Basement Completion: Mostly Finished

Area: S Big Horn Out of Town
Subdivision: None
School District: Big Horn County District #3
Mobiles Allowed: Yes
Modulars Allowed: Yes

Apx Above Grade SqFt: 1776 Apx Below Grade SqFt: 1392 # Full Baths: 1 # Half Baths: 0 # 3/4 Baths: 2
Avg Gas/Mo \$: 100 Avg Water/Mo \$: 50 Avg Electric/Mo \$: 75
Natural Gas Company: None Electric Company: Big Horn Rural Electric
Sewer: Septic Tank Primary Water Type: City Cooling Type: Central Air
Primary Heat: Radiant Secondary Heat: Stove Primary Fuel Type: Propane Secondary Fuel Type: Wood
Assessment \$: 0 HOA: No
Irrigation Fees \$: 200 Other \$: 0

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Kitchen	M	Under Const.						
Dining Rm	M		Family Rm	B				
	M			B				
	M			B				
	M		Laundry	B				
	2							

Additional Room Info: Several acres of the ranch are currently being used for alfalfa hay production. The property is fenced w/approx. 15 acres being used for horse pasture. 24.5 adjudicated acres of water rights for irrigation.
Inclusions: refrigerator, range/oven, microwave, disposal, dishwasher, all irrigation equipment, all horse corrals-fencing-water units.
Exclusions: sellers personal items

Apx Irrigated Acres: 24.5 **Apx Deeded Acres:** 58.11
Taxes TBD: No **Tax Year:** 2017 **Total Tax \$:** 1458.74 **Taxed w/Other Land:** No
Property Rights: Fee Simple **Parcelable:** No **Adj to Public Land:** Yes **River/Stream Front:** Yes
Covenants: No **Detailed Zoning:** Big Horn County - Not Zoned
Seller Fin: No **Disclosures:** No
Legal Description: PT W2NE 25 53 91 PT SWSE 24 53 91 58.11 AC SD93-234
RdAccs: Private **RdMaint:** Private **RdSrvc:** Unpaved (Dirt/Gravel)

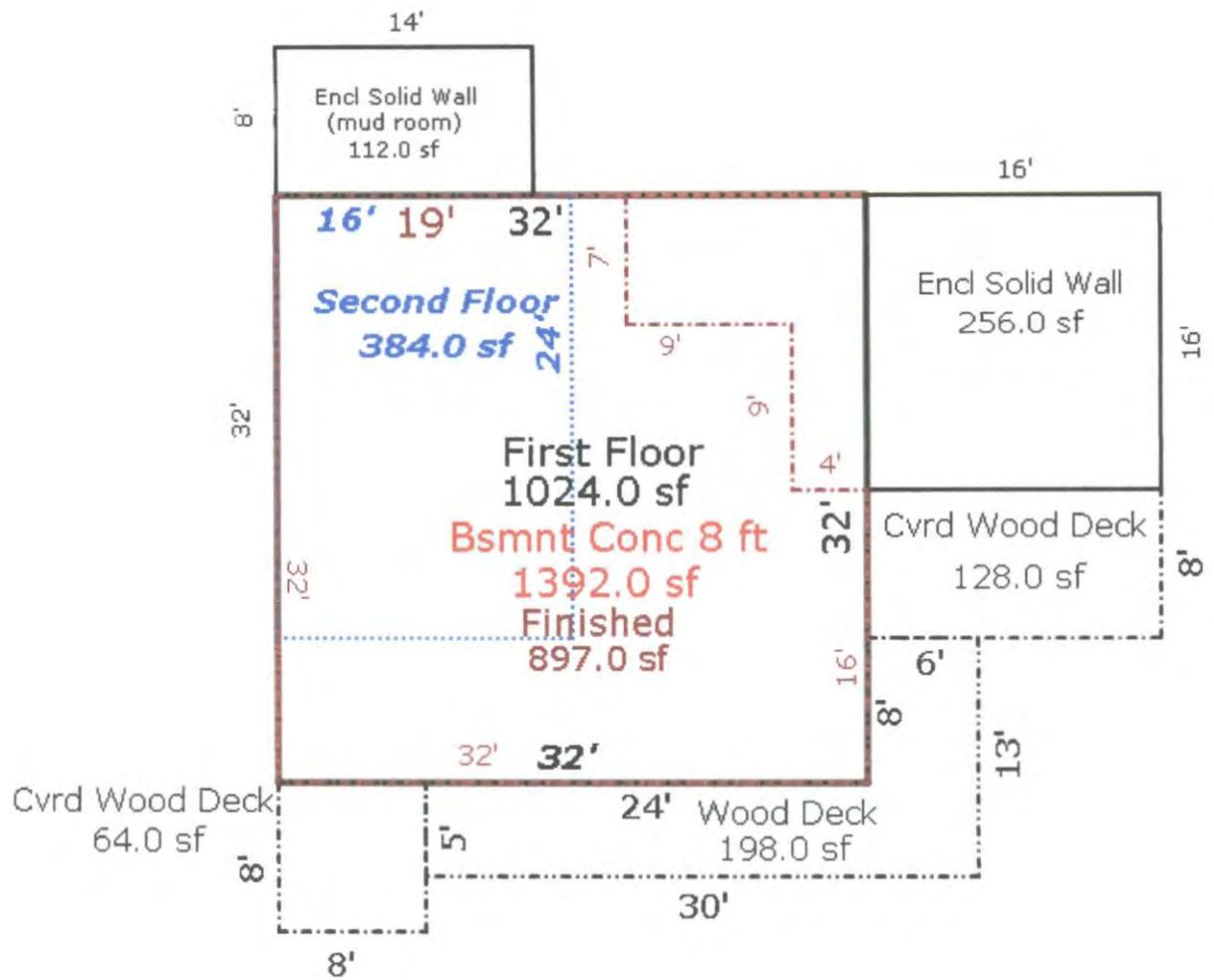
Construction: Frame **Heating Stove Type:** Wood
Exterior Siding: Composite Wood **Fireplace Type:** None
Roof: Metal **Interior Features:** Breakfast Bar, Ceiling Fan(s), Handicap Access, Walk-in Closet(s), Wood Floor
Garage/Type Stalls: None
Exterior Features: Acreage Fenced, Adj to BLM, Corrals, Covered Deck, Covered Patio, Creek, Deck, Dirt Ditches, Fishing, Flat Terrain, Horse Property, Hunting, Irrigated, Landscaping, Mountain View, Production Ground, Recreational, River Frontage, Rolling Terrain, Wooded Acreage

Comments: Beautiful property located along Shell Creek east of Greybull. The home is 1,776 sf on the upper & main levels w/another 897 finished sf on the lower lever. The main level offers a master bedroom, bath with a walk-in tiled shower, & mud room. The lower level is a walk out basement with amazing natural light & boasts of a large family room/office, a guest bedroom, bath with a unique barn style door.

Directions to Property: East out of Greybull to Shell, continue through Shell on Hwy 14 E approx. 2.2 miles, property on your right.
Subject to 1031: No
Office Name: Canyon Real Estate, LLC (#:46)

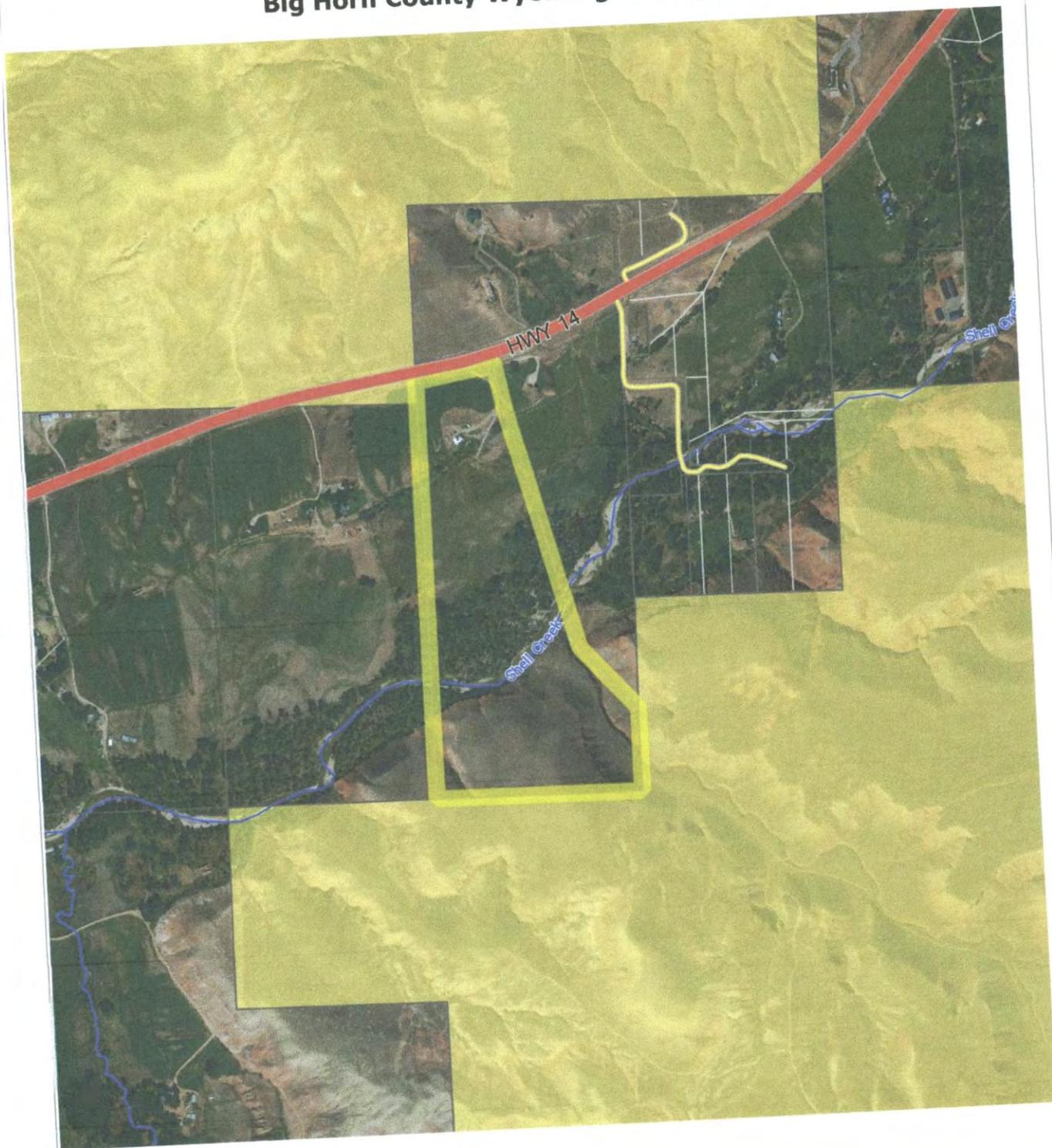
Listing Office: Canyon Real Estate, LLC (#:46)

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 #: R10011648A

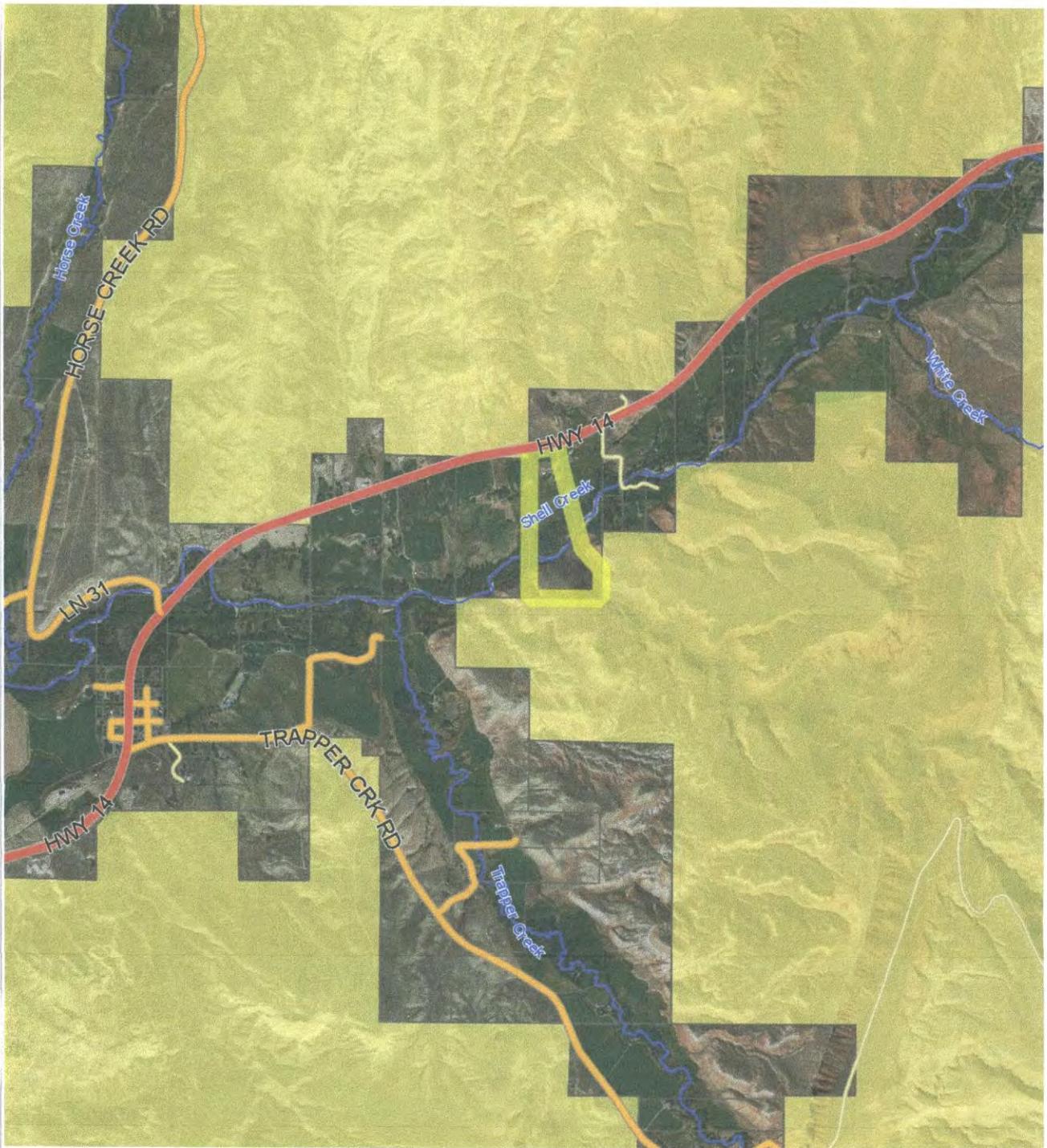


Sketch by Apex Medina™

Big Horn County Wyoming MapServer



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 _____