

BIG HORN RIVER EQUESTRIAN RANCH



\$1,290,000



Canyon Real Estate, LLC
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Here's a chance to have it all. 300 acres, 118 adjudicated acres of water rights with approximately 74 acres under production, on the Big Horn River. Mature cottonwood trees, an owner's home, a second guest house and an indoor riding arena with covered stalls and an apartment. In addition, this ranch has end of the road privacy and it's conveniently located minutes from downtown Greybull, Wyoming.

Traveling to your Big Horn River Equestrian Ranch is made accessible and safe on a paved county road. Once off the pavement, you're moments from the ranch. You'll notice the meandering Big Horn River that extends through much of the property. The majestic cottonwood trees in the background along with the red soiled bluffs make the perfect pictures.

The featured home is a 3,352 square feet hand crafted ranch style log home. Included in this home are 3 bedrooms, 3 bathrooms (2 full & 1- 3/4 baths), a beautiful rock fire place in family room, living room, open kitchen/dining room, master bedroom with a walk in closet along with an oversized two car garage.

The guest house is 3,094 square feet on three levels and includes 3 bedrooms, 2 baths (1-full, 1-3/4), living room, kitchen/dining, family room. The basement is currently unfinished but could be completed to suite your needs. The home is maintenance free with steel siding with steel roof.

You will surely enjoy the 23,960 square feet indoor Equestrian facility. Numerous horse related activities are conducted here including team roping competitions, horse sales and horsemanship clinics. Above all the activity is a modest apartment. In addition, there is another attached 8,000 square feet of covered space utilized for horse stalls. The ranch equipment shop is attached as well. The automatic horse waters are well planned and positioned throughout the ranch in various horse pastures.

Whether you enjoy fishing, floating the river, hiking, riding, picnicking under the trees, you won't want to miss a chance to see this ranch. This is the first time this property has been offered for sale in several decades!



Locale

- *The little town of Greybull, Wyoming was named after a white or gray buffalo (bison) that used to roam the area. Greybull is also recognized by having numerous fossil dig sites from the era of the dinosaurs.*
- *The Bighorn Basin of Wyoming contains extensively documented fossil-bearing deposits that date from 550 million years ago (Cambrian Period) to the present. These include world famous outcrops that contain dinosaur bones and track sites, ancient marine reptiles, and primitive mammal fossils. These deposits are located on privately held land as well as on public land, both state and federal.*
- *Shell, Wyoming is located about halfway between the Black Hills of South Dakota and Yellowstone National Park. Shell is just one mile from the east entrance to Shell Canyon and the magnificent Big Horn Mountains, about an hour drive from Cody, Wyoming, and about a two hour drive through the “most beautiful 50 miles in America” to the east entrance of Yellowstone National Park.*





Entryway



Great Room



Kitchen



Kitchen/Dining



Family Room



Office





Master Bedroom



Master Bathroom





Guest Bedroom One



Guest Bath One





Guest Bedroom Two

Guest Bath Two



Main House - Yard



Swing on Front Porch



Guest House



*Wood Stove
In Guest House*





Guest House Garage

Equipment Shop



Horse Paddocks

Off Stalls



Indoor Stalls



*Arena
And
Stalls*



*Arena
Interior*



Arena Tack Room

Camp Site by the River



Hay Field





Hay Field





© Kim McFadden-Effinger

Views



Baby Mule





Big Horn River

Views



MLS #: F10011329A (Active) List Price: \$1,290,000

2480/2485 Lane 30 1/2 Greybull, WY 82426



Days on Market: 665
Original List Price: \$1,750,000
House Design: 1 Story
Bedrooms: 3
Total # Baths: 3
Full Baths: 2
Half Baths: 0
3/4 Baths: 1
Apx Year Built: 1973
Apx Total SqFt: 3352
Apx Above Grade SqFt: 3352
Apx Below Grade SqFt: 0
Basement: No

Total # Residence: 2
Area: S Big Horn Out of Town
County: Big Horn
School District: Big Horn County District #3
Apx Miles from Town: 4
Apx Irrigated Acres: 118.63
Apx Deeded Acres: 300
Total Lease Acres: 0
Has Lease/Permits: No

Type of Leased Land: None

BldgType: Indoor Riding Arena BldgSize: 23960 BldgCnst: Steel Frame BldgYrBt: 1988
BldgType2: Indoor Attached Stables BldgSize2: 8000 BldgCnst2: Steel Frame
BldgType3: Guest House BldgSize3: 3094 BldgCnst3: Frame BldgYrBt3: 1976

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Kitchen	M		Full Bath	M				
	M		3/4 Bath	M				
	M	rock fireplace		M				
	M							
	M							
	M							

Additional Room Info: Approximately 74 acres are under production.

Inclusions: Major appliances in both homes and apartment. Equipment is negotiable, please call listing office for details.

Exclusions: Seller will provide a list of exclusions upon accepted offer. Sellers personal items.

IrrigCo: none IrrigCost: 0 IrrigCoYr: 0

Taxes TBD: No Tax Year: 2017 Total Tax \$: 5143.45 Taxed w/Other Land: No

Property Rights: Fee Simple Parcelable: Yes Adj to Public Land: Yes River/Stream Front: Yes

Detailed Zoning: Big Horn County - Not Zoned Topography: Flat, Rolling

Legal Description: see "Exhibit A" in documents (Legal Description)

Road Access: Private Road Maintenance: Private Road Surface: Unpaved (Dirt/Gravel)

Construction: Frame, Log

Exterior Siding: Log

Roof: Metal

Natural Gas Company: None

Electric Company: Rocky Mountain Power

Sewer: Septic Tank

Primary Water Type: Well

Cooling Type: Central Air

Primary Heat: Heat Pump

Secondary Heat: Stove

Primary Fuel Type: Electric

Secondary Fuel Type: Wood

Garage/Type Stalls: Attached-2 Stalls

Heating Stove Type: Wood

Fireplace Type: Wood

Interior Features: Breakfast Nook, Ceiling Fans, Garage Door Opener, Vaulted Ceilings, Walk-in Closet(s), Wet Bar, Wood Floors

Exterior Features: Acreage Fenced, Adj to BLM, Barn, Corrals, Covered Deck, Fenced Yard, Fishing, Flat Terrain, Garden, Guest House, Hand Line, Horse Property, Hunting, Irrigated, Landscaping, Loafing Shed, Mountain View, Production Ground, Recreational, River Frontage, Rolling Terrain, RV Parking, Shop, Sprinklers, Auto, Wooded Acreage

Yield Info: 3,094 sf guest house with 3 bedrooms and 2 baths. The 23,960 sf indoor riding arena has an apartment.

Comments: 300 acres on the Big Horn River, mature cottonwood trees, an owner's home, a second guest house and an indoor riding arena with covered stalls and an apartment. There is another attached 8,000 sf of covered space utilized for horse stalls with an attached equipment shop. Automatic horse waters positioned throughout ranch. End of the road privacy and minutes from downtown Greybull. Much More!!!

Directions to Property: West of Greybull 1/2 mile on Hwy 14/16/20. Turn North on Road 26, go approximately 3.3 miles, turn right on Lane 30 1/2, follow to property.

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 #: F10011329A

McFadden Ranch Greybull, Wyoming



Bureau of
Land Management
(BLM)

Bureau of
Land Management
(BLM)

Road 26

Ln 30 1/2

Ln 30 1/2

0 350 700
Feet



Canyon Real Estate LLC

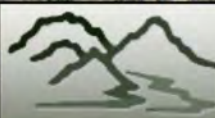
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Cody, Wyoming PH: 307.587.3411
Heber City, Utah PH: 435.315.3168
www.gdaengineers.com

**McFadden Ranch
Greybull, Wyoming
Building Detail**



0 100 200
Feet

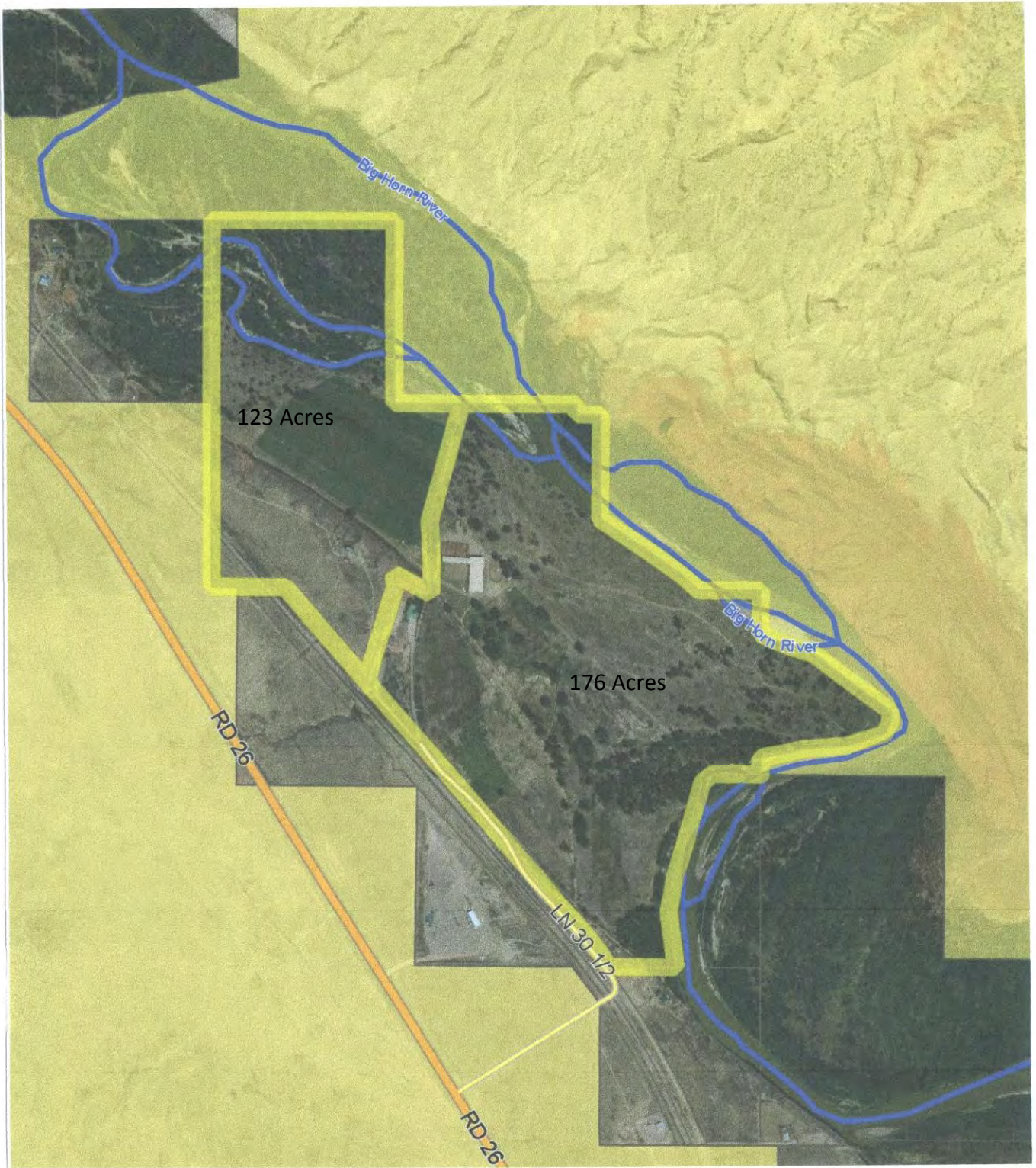


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Big Horn County Wyoming MapServer





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 _____