

20 ACRE COUNTRY HORSE RANCH



\$499,900



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

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Being adjacent to State Land has many advantages. Step on your horse and enjoy Wyoming's back country mountain ranges. Property like this rarely comes on the market. This 20 acre property has plentiful irrigation water to produce excellent hay crops. The home is 3004 square feet including 3 bedrooms and 2 ½ bathrooms with an open kitchen/dining/living room floor plan. The center piece of the living room is a rock fireplace. The home has numerous upgrades including vaulted ceilings and hardwood floors. The kitchen has granite counter tops, knotty pine cabinets and stainless steel appliances. The master bedroom and bathroom are spacious and modern. Upstairs you will find two bedrooms and one full bathroom. You will enjoy the views from you outside deck area.

This property also offers a 1440 square foot barn designed for hay and equipment storage as well as indoor stalls for the horses. The home is well kept and is move-in ready. There are many intangible features such as being minutes from Buffalo Bill Reservoir or fishing the South Fork of the Shoshone River. This property is twenty minutes from downtown Cody and one hour from Yellowstone National Park. You won't want to miss this opportunity!

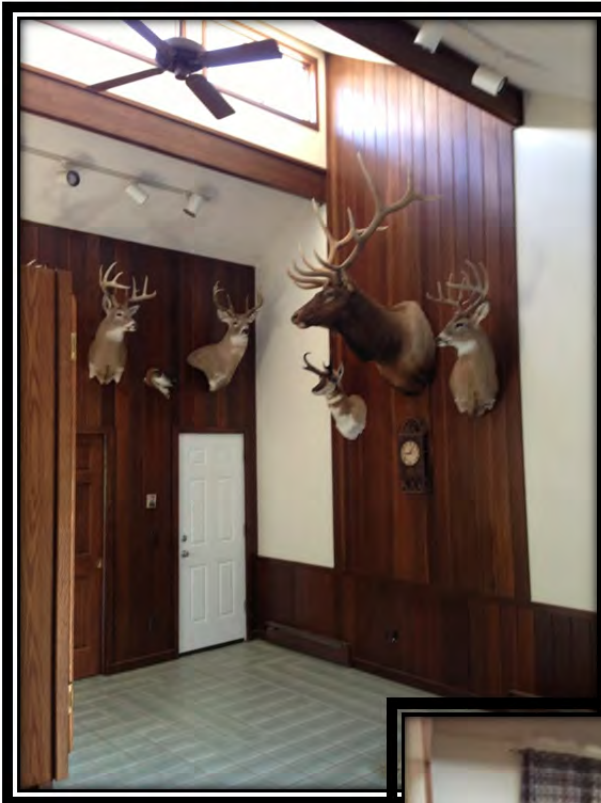




*Living Room
With Wood Fireplace*



Great Room



Dining Room





Master Bedroom



Master Bath





Office Nook

Upstairs

Bedroom One



Bedroom Two

Upstairs

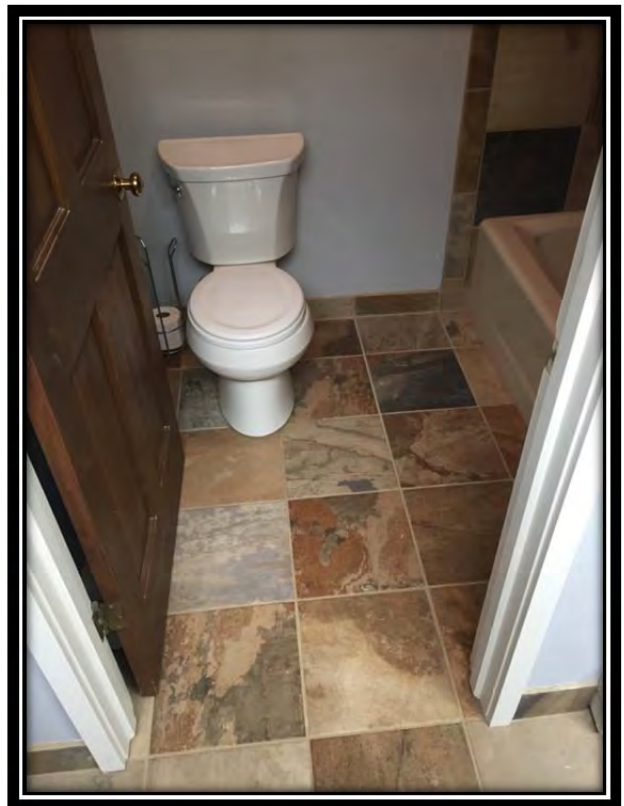




Jack & Jill Bathroom



Upstairs





Barn

Dog Kennel



Dog Kennel

*View of Carter Mountain
From Deck*





*View of Carter
Mountain*



Horse Paddock



Views





Pasture

Views to the West



Mule Deer in Pasture



Views and Pasture



Views





*Aerial
View*



*20 Acre
Country
Horse Ranch*

MLS #: R10011880A (Active) List Price: \$499,900

30 Elk Meadow Dr Cody, WY 82414



House Design: 2 Story
Bedrooms: 3
Total # Baths: 3
Apx Year Built: 1979
Apx Total SqFt: 3004
Additional Living Units: No
Basement: No

Area: Cody Out of Town
Neighborhood: Southfork
Subdivision: None
School District: Park County District #6
Apx Miles from Town: 15
Mobiles Allowed: No
Modulars Allowed: No

Apx Above Grade SqFt: 3004 Apx Below Grade SqFt: 0 # Full Baths: 2 # Half Baths: 1 # 3/4 Baths: 0
Natural Gas Company: None Electric Company: Rocky Mountain Power
Sewer: Septic Primary Water Type: Well Cooling Type: None
Primary Heat: Baseboard Secondary Heat: Fireplace Primary Fuel Type: Propane Secondary Fuel Type: Wood
Assessment \$: 0 HOA: No
Irrigation Fees \$: 525 Irrigation Company: Neff Ditch Association Other \$: 0
BldgType: Barn BldgSize: 1440 sf BldgCnst: Frame BldgYrB: 2003 BldgDesc: Barn
BldgType2: Shed BldgSz2: 400 sf BldgCnst2: Frame BldgYrB2: 2003 BldgDsc2: Cattle Shed

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Kitchen	M	wood floors	Bedroom 2	2				
Dining	M		Bedroom 3	2				
Living Rm	M		Full Bath	2				
Great Rm	M		J & J Bath	2				
Master Bed	M		OfficeNook	2				
M. Bath	M							

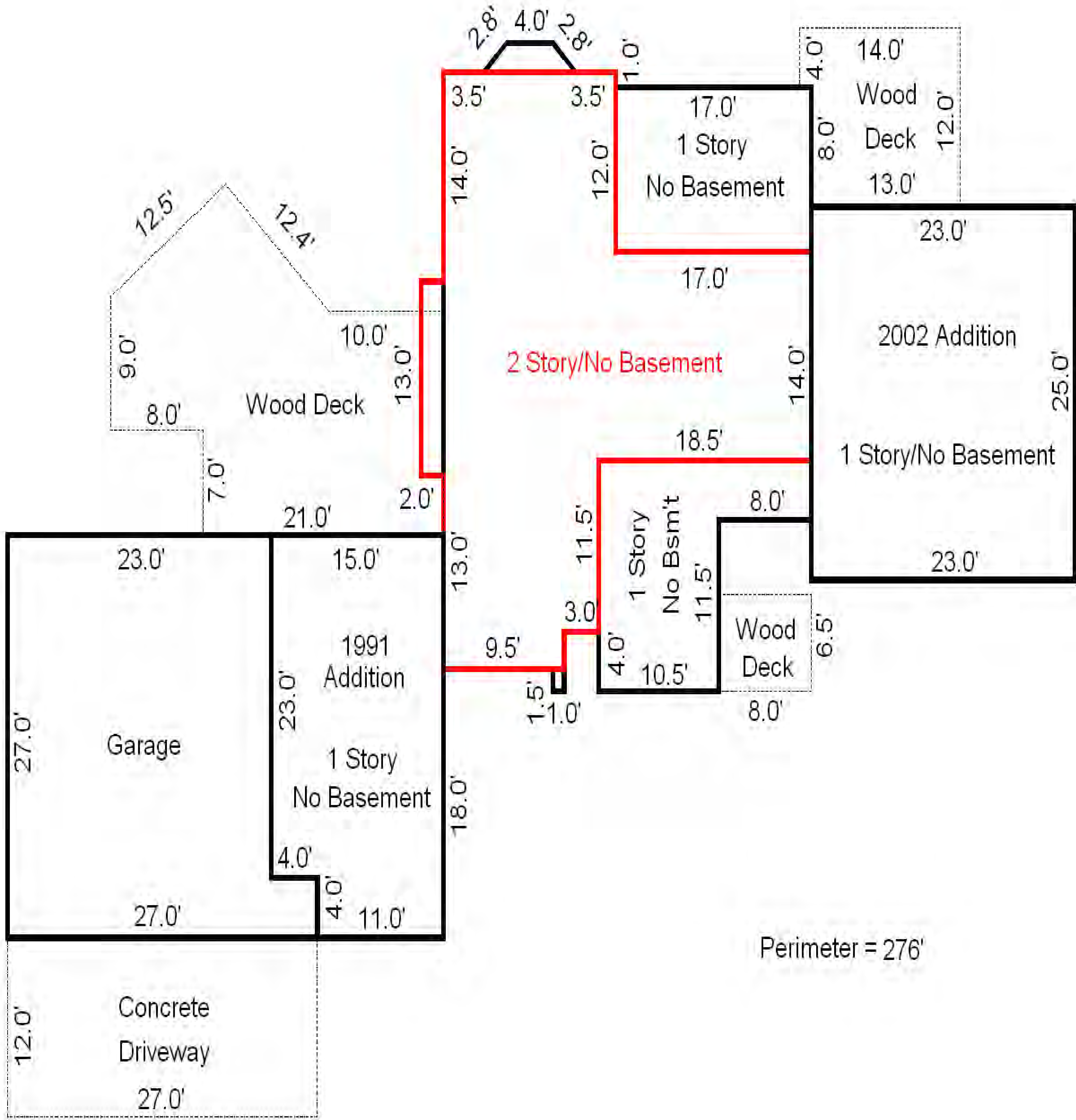
Inclusions: Stove, refrigerator, washer/dryer, dishwasher, window coverings, irrigation pipe, horse waters, shed
Exclusions: Antler chandelier, corral panels, all horse feeders and stock tanks
Apx Irrigated Acres: 19 Apx Deeded Acres: 19.99
Taxes TBD: No Tax Year: 2016 Total Tax \$: 3215.73 Taxed w/Other Land: No
Property Rights: Fee Simple Parcelable: No Adj to Public Land: Yes River/Stream Front: No
Covenants: No Detailed Zoning: Park Co - 20 Acres (GR-20)
Seller Fin: No Disclosures: No
Legal Description: 19.99 AC. DES. AS: N/2NW/4NE/4 SEC. 7 O.S. (PT. LOT 58 R.S.) T51 R103 (PARCEL 25, AMENDED RECORD OF SURVEY F-112 - "THE RANCH AT BEAR CREEK, PHASE II" NON-SUB)
RdAccs: Private RdMaint: Private RdSrvc: Unpaved (Dirt/Gravel)

Construction: Frame Heating Stove Type: None
Exterior Siding: Wood Fireplace Type: Wood
Roof: Composition Shingle Interior Features: Breakfast Bar, Ceiling Fan(s), Jetted Tub, Loft, Mud Room, Pantry, Skylights, Vaulted Ceiling(s), Walk-in Closet(s), Wood Floor
Garage/Type Stalls: Attached-2 Stalls
Exterior Features: Acreage Fenced, Adj to State Land, Barn, Corrals, Deck, Fenced Yard, Flat Terrain, Horse Property, Hunting, Irrigated, Kennel (Dog), Loafing Shed, Mountain View, Production Ground, Recreational, RV Parking, Storage Building

Comments: Being adjacent to State Land has many advantages. Step on your horse and enjoy Wyoming's back country mountain ranges. This 20 acre property has plentiful irrigation water to produce excellent hay crops. The home is 3004 sf including 3 bedrooms, 2 1/2 baths with an open kitchen/dining/living room floor plan. 1440 sf barn designed for hay & equipment storage and indoor stalls.
Directions to Property: Southfork Road to Lower Southfork Road (6QS), continue to Road 6NS, turn right on Elk Meadow Drive and follow to the end.
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.

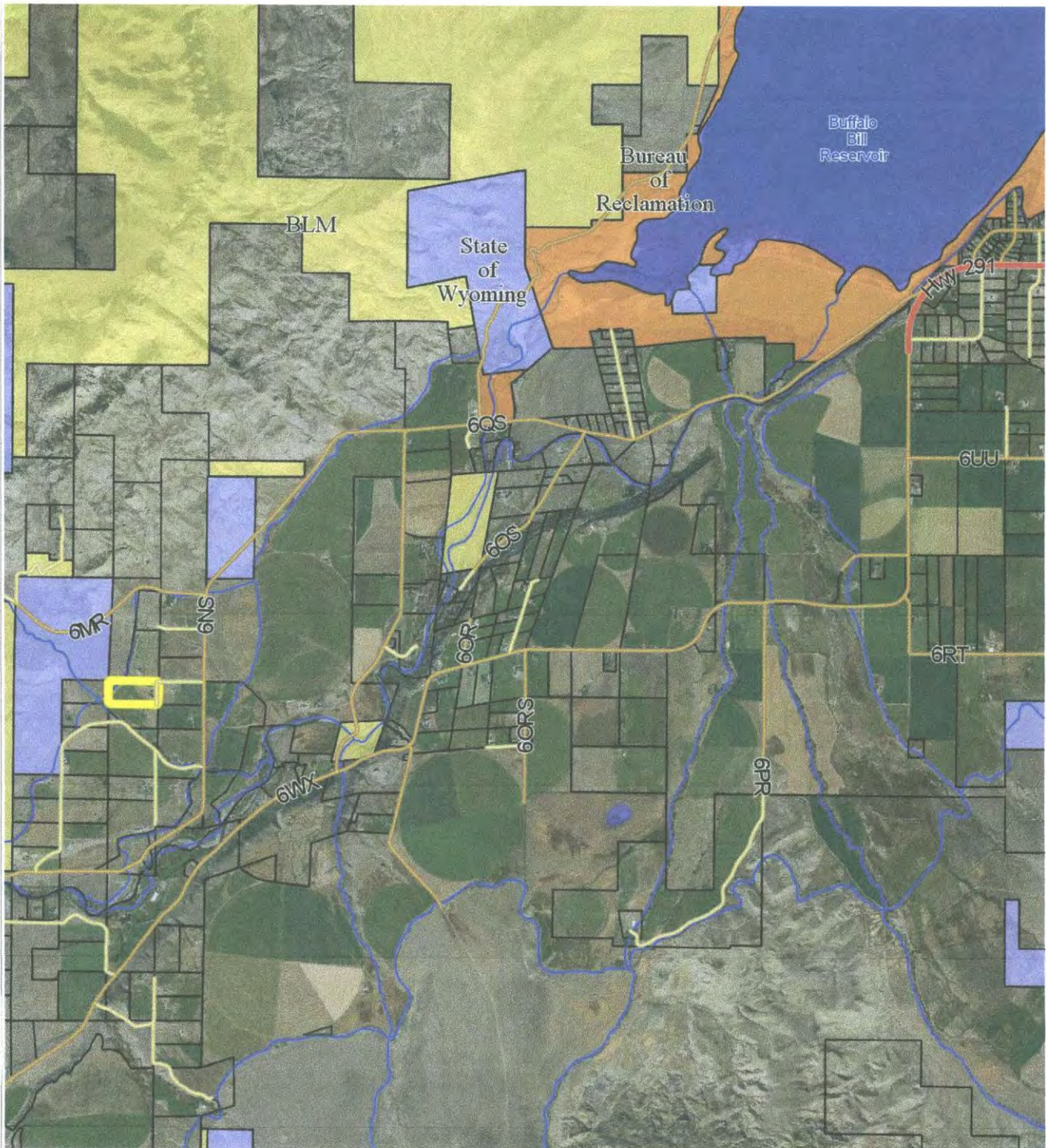
MLS #: R10011880A



Park County Wyoming MapServer



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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 _____