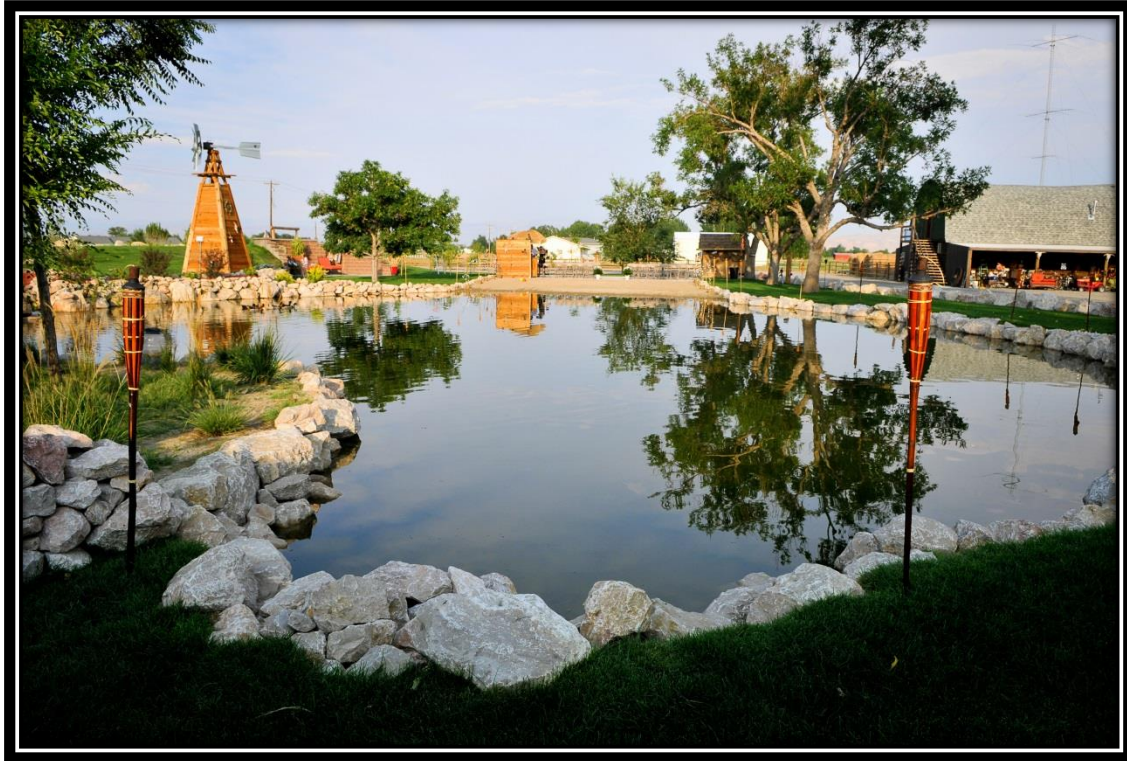


OASIS HORSE RANCH

Lovell



\$399,000



Canyon Real Estate, LLC
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INFORMATION ON THIS PROPERTY WAS OBTAINED FROM SOURCES OTHER THAN THAT OF CANYON REAL ESTATE, LLC, AND IS DEEMED TO BE RELIABLE, BUT IS NOT GUARANTEED BY EITHER THE SELLER OR THE SELLER'S AGENT. THIS OFFERING IS SUBJECT TO CORRECTION, WITHDRAWAL, PRIOR SALE, OR PRICE CHANGE WITHOUT PRIOR NOTICE.



OASIS HORSE RANCH

This extremely rare property has it all! The unique features include: electric security gate, beautiful bass pond with a beach area for the kids, walking paths through mature trees with seating areas for enjoying the sun or shade, a landscaped creek flowing into the pond, a Tiki Hut and outdoor bar area for entertaining, a log home, barn, irrigated horse pastures, riding area and a rental property for extra income. This property has landscaping and attention to detail that will rival any home in the area.

The log sided house was built in 2011 with a 100 year old cabin as its living room. The cabin, called the intermission cabin, was moved off of the Big Horn Mountains and placed on a foundation on the property. The cabin has a floor to ceiling moss rock fireplace. The home has a one bedroom with a bonus room currently used as an office, one full and one $\frac{3}{4}$ bathrooms. The master bath has a 2 person tub, a 2 person tiled shower and a water closet. The master bedroom has a large walk in closet. The kitchen has stainless steel appliances, gas stove, hickory cabinets and solid custom counter tops. The house has 10 foot ceilings, hardwood floors, knotty pine walls and is finished in high end fixtures. The home also has a 400 square foot deck with a custom rock gas fireplace with plenty of seating area and a ceiling fan.

The barn is the original building used as a feed store in Cody, Wyoming and was moved to the property, placed on a foundation, accented with river rock and finished by chinking it. The barn is completely finished with the ground floor containing a tack room, storage area, pantry, tanning room and reloading room. The upstairs is a complete apartment and game room with a full kitchen, Murphy bed and a $\frac{3}{4}$ bath.

This 8.03 acre horse property is completely fenced with doweled rail fence and a dog fence. The main residence is gated with an electric security gate. Seven acres are irrigated with a newly planted alfalfa field and a newly planted grass field. The property is fenced into 3 separate horse pastures with 3 corrals, 2 stalls, lean to with automatic waterer and a nice sized horse riding arena with sand. This property has a 24 x 55 RV storage/shop building, an RV dump station, and a 35 x 40 garage foundation.

The property is dotted with mature trees including cottonwoods, ash, elm, pine, lindens, aussie willows, mugos, and crabapples. The property also has raspberry plants, strawberry plants and German plum trees. The entire property is on an automatic sprinkler system and can be watered with the pump in the well or the pump in the pond which is refilled with irrigation water. The property has 1 well, rural water and 3 new septic systems.

This property is located in a very desirable location on Lane 12 just south of downtown Lovell, Wyoming, only 20 miles from the Big Horn Mountains. It is near the hospital and close to town while remaining rural. Located approximately 85 miles from historic Yellowstone Park, this property offers tremendous recreational value. Public lands such as BLM and Forest Service are accessed easily for hikers, horseback riders and hunters. The Shoshone National Forest has abundant wildlife of many species including, mule deer, elk, Big Horn sheep, mountain lion and mountain goats. Whether you enjoy fishing or family boating, you will have excellent opportunities just minutes from your front door on Yellowtail Reservoir.





Landscaping by Pond



Bass Pond



Swing by Pond





Shaded Sitting Area by Pond



Waterfall by Pond



Man Made Creek Leading to Pond



Walking Bridge over Creek



Tiki Hut by Pond



Sitting Area by Tiki Hut



Bar by Tiki Hut



Sitting Area by Bar



Beach Area by Pond



Main House





Great Room -
Family Room





Kitchen



Island in Kitchen





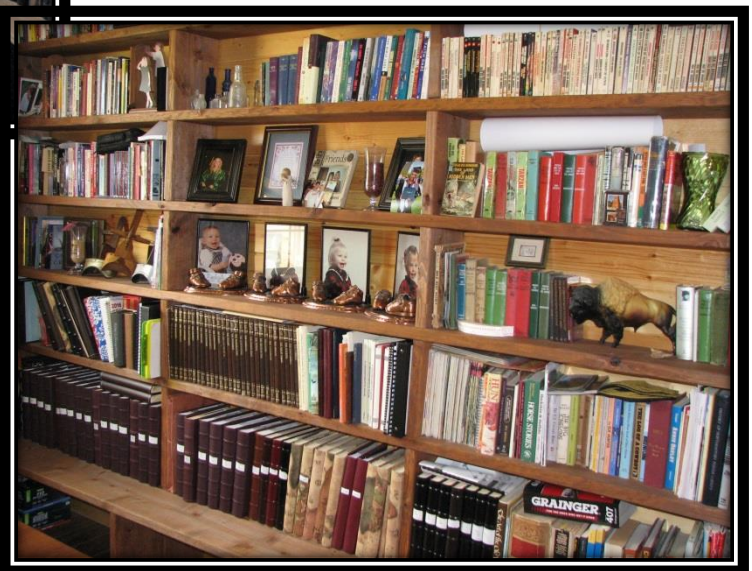
Dining Area



Foyer



Office





Master Bedroom



Master Bath



Walk-in Tile Shower with Dual
Heads in Master Bath

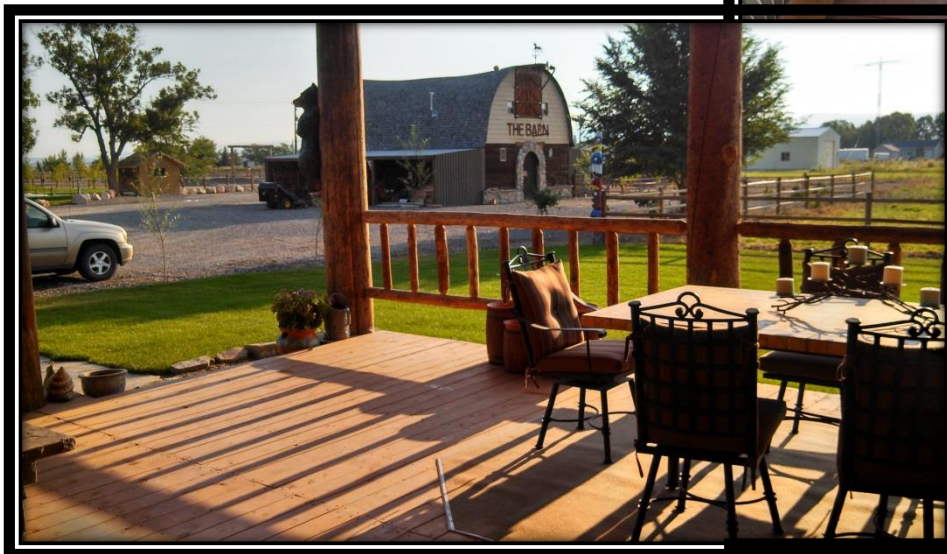


3/4 Guest Bath



Deck on Main Home

Gas/Rock Fireplace on Deck



View from Deck

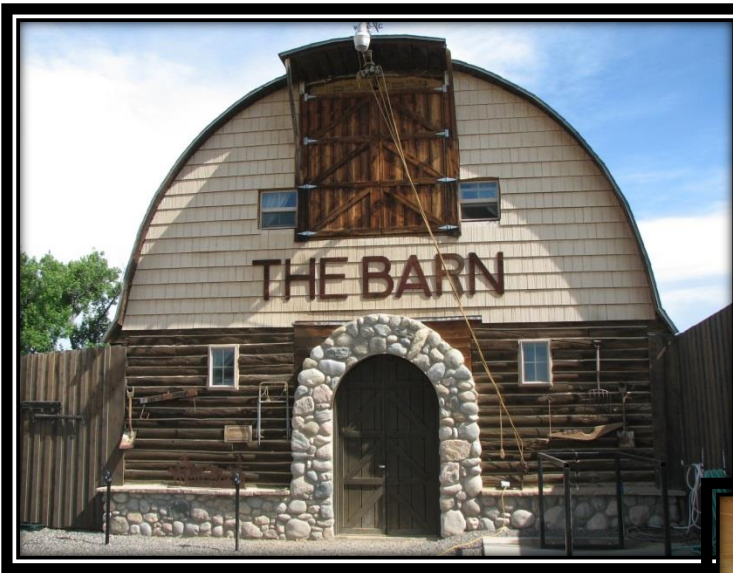


Front Yard Landscaping



Back Yard
Landscaping





The Barn



Kitchen on Upper Level



Murphy Bed





Game Room in Barn

Upper Level





Tanning Room in Barn

Lower Level



Tack Room in Barn



Tack Room





Back Entrance to the Barn



Corrals



Riding Arena





Horse Shelter



Irrigated Pasture



Pasture



RV Barn



Garage Foundation



Entrance with Auto

Security Gate



MLS #: R10014436A (Active) List Price: \$399,000

1034 Lane 12 Lovell, WY 82431



House Design: 1 Story
Bedrooms: 1
Total # Baths: 2
Apx Year Built: 2011
Apx Total SqFt: 2120
Additional Living Units: Yes
Basement: No

Area: N Big Horn Out of Town
Subdivision: Lewis Brothers
School District: Big Horn County District #2
Apx Miles from Town: 2
Mobiles Allowed: No
Modulars Allowed: No

Apx Above Grade SqFt: 2120 Apx Below Grade SqFt: 0 # Full Baths: 1 # Half Baths: 0 # 3/4 Baths: 1

Natural Gas Company: Mon-Dak Utilities Electric Company: Big Horn Rural Electric

Sewer: Septic Tank Primary Water Type: Northwest Rural Cooling Type: Central Air

Primary Heat: Forced Air Secondary Heat: Fireplace Primary Fuel Type: Natural Gas Secondary Fuel Type: Wood

Assessment \$: 0 HOA: No

Irrigation Fees \$: 150 Other \$: 0

BldgType: Barn BldgSize: 1000 SF BldgCnst: Log BldgYrB: 1940 BldgDesc: Barn with Apartment

BldgType2: RV Storage/Shop BldgSz2: 24 x 55 BldgYrB2: 2018 BldgDsc2: RV Storage/Shop

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Kitchen	Main	Slate Bar	Office	Main	Built-in shelves			
Dining Room	Main							
Living Room	Main	rock fireplace						
Bedroom	Main							
Full Bath	Main	w/i tile shower						
3/4 Bath	Main							

Inclusions: Outdoor rock fireplace, 2 stoves, 2 refrigerators, 1 microwave

Exclusions: Sellers personal property, weather vane on barn, decorative wagons, fiberglass horse in front yard

Apx Irrigated Acres: 7 Apx Deeded Acres: 8.03 Apx Lot SqFt: 349787

Taxes TBD: No Tax Year: 2018 Total Tax \$: 1401.62 Taxed w/Other Land: No

Property Rights: Fee Simple Parcelable: No Adj to Public Land: No River/Stream Front: No

Covenants: No Detailed Zoning: Big Horn County - Not Zoned

Seller Fin: No Disclosures: No

Legal Description: LOT 21 LEWIS BROTHERS SUBD 6.31 AC SD109-631 LI-127G, LB-092 and LOT 2 SS 18-002 (IN NW COR TR-77A) 22 56 96 SD109-764/SD141-1567 LI-127B?, LB-095?

RdAccs: Public RdMaint: Public RdSrvc: Paved (Asphalt/Concrete)

Construction: Log Heating Stove Type: Wood
Exterior Siding: Log Fireplace Type: Wood
Roof: Composition Interior Features: Breakfast Bar, Ceiling Fan(s), Disposal, Mud Room, Pantry, Security System, Tile Floor, Vaulted Ceiling(s), Walk-in Closet(s), Wood Floor
Garage/Type Stalls: None
Exterior Features: Acreage Fenced, Barn, Corrals, Covered Deck, Covered Patio, Creek, Dirt Ditches, Fenced Yard, Fishing, Garden, Guest House, Horse Property, Irrigated, Landscaping, Loafing Shed, Mountain View, Natural Gas to Property, Patio, Pond, Production Ground, Recreational, RV Parking, Shop, Sprinklers, Storage Building

Comments: This extremely rare property has it all! The unique features include: electric security gate, beautiful bass pond with a beach area for the kids, walking paths through mature trees, a landscaped creek flowing into the pond, a must see log home and barn with apartment, irrigated horse pastures, riding area, a 24 x 55 RV Storage/Shop, and a 35 x 40 garage foundation. Property is completely fenced.

Directions to Property: Heading West out of Lovell on Hwy 14A, turn South on Hwy 32 (at big white house), follow to Lane 12, turn left and follow to 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 #: R10014436A

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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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 _____