

OXBOW RANCH

Manderson, Wyoming



\$1,596,000



Canyon Real Estate, LLC

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Located just 10 miles from the historic mountain town of Hyattville, Wyoming you'll find the Oxbow Ranch. This unique 494 acre recreation and production ranch includes approximately 2 miles of the Nowood River with end of the road privacy and has an out-the gate BLM permit. Best of all, the ranch has artesian water for the home, corrals, and to livestock watering systems in five pastures. This ranch has 245.2 acres of adjudicated water rights, and shares from the Avant Canal to irrigate 198 acres. The ranch also sits in enviable "first on the canal" position. The owners have made substantial infrastructure improvements including geo-thermal-heated stock water drinkers and new high-tensile electric fencing that is wildlife friendly. The ranch is irrigated by gated pipe, wheel-line, and hand-line systems, with underground raw water lines to settling pond and risers. Many ranch roads have been improved, and electric utility lines have been buried. The fields are producing certified weed free grass or alfalfa hay averaging between 4 - 5 tons per acre. With its well-distributed and abundant water, high-quality fencing, and excellent forage production, the Oxbow Ranch could easily accommodate a management-intensive grazing system for maximized livestock production.

The ground-up restoration of the historic log home (dated to early 1900's) was completed in 2017. Now just under 2,000 square feet, the house is surrounded by an 800 square foot covered porch decked in maintenance-free Port Orford cedar. When you walk in the home you'll immediately notice the spacious kitchen/dining room/family room area. The kitchen is equipped with granite and stainless steel counter tops, solid oak cabinets, a Bertizonni 36-inch gourmet range with convection oven set in a maple butcher block island. Original wood floors are accented by a slate stone hearth at the woodstove. This home has 2 bedrooms, including a master bedroom with en suite bathroom and spacious walk-in closet and guest room also with en suite bath and a sleeping loft. The den is equipped with floor to ceiling bookshelves, and double French doors lead into the main living area. The entire house, inside and out, is designed to be energy-efficient and low maintenance.

Other amenities include newly constructed wood and steel stock working pens and holding facilities, a horse riding arena, horse stalls/pens with automatic waters, a loafing shed with a vet supply room and hay storage, a large metal building for more storage, and a 2 car detached carport with attached insulated shop. There are lots of cottonwood trees along the river and spectacular mountain views.

As an additional bonus, this ranch includes an approximate 2000 acre adjacent BLM lease with 141 AUM's with turn out dates of October 15th to December 15th. (BLM permit # 00134) The owner has installed BLM approved stock water on the allotment.

This property is very unique with its outstanding water characteristics, productive soils, and excellent wildlife habitat for many species of fish, small and large game animals and upland birds. This ranch is located in the Big Horn Basin which is surrounded by spectacular mountain ranges including the Big Horn Mountains, Wind River Mountains and Absaroka Mountains near Cody, Wyoming- a gateway town to Yellowstone National Park. Recreational possibilities are endless for outdoor enthusiasts, ice climbers, skiers and hunters. Come see this ranch and enjoy the clean water and air!





*Nowood
River*





Kitchen

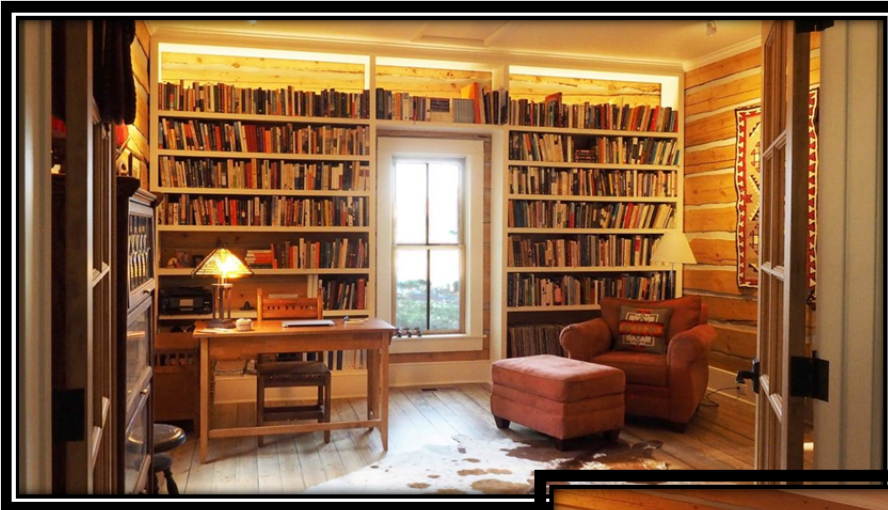


Dining



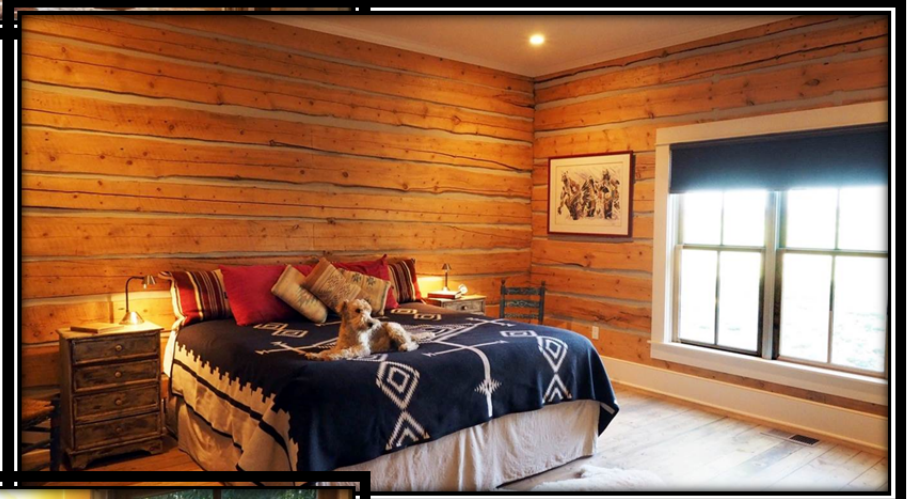
*Family
Room*





Den

*Master
Bedroom*



Master Bath

*Laundry
Mud Room*





Deck



Arena





*Corrals with
Waters*



Pasture



Irrigated Field



Hay Fields





Hay Barn



Historic Loafing Shed



*Loafing Shed with
Vet Supply Room*



Shop & Car Port



*Mountain
Views
From
Property*

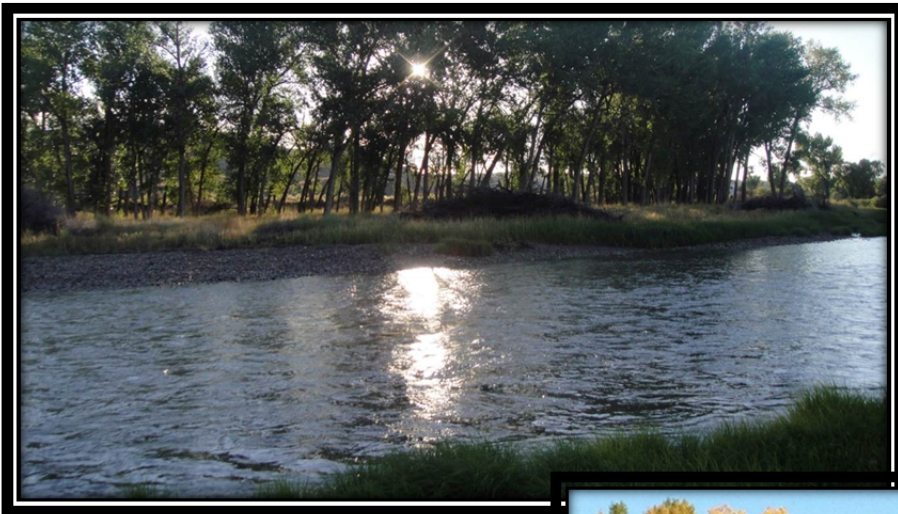


*Wild
Turkeys*

BLM Grazing Permit



Nowood River



Nowood River



*Irrigated Fields
And
Mountain Views*



MLS #: F10013979A (Active) List Price: \$1,596,000

5183 Road 40 Manderson, WY 82432



Days on Market 5
Original List Price: \$1,596,000
House Design: 1 Story
Bedrooms: 2
Total # Baths: 3
Full Baths: 2
Half Baths: 1
3/4 Baths: 0
Apx Year Built: 1940
Apx Total SqFt: 1995
Apx Above Grade SqFt: 1995
Apx Below Grade SqFt: 0
Basement: No

Total # Residence: 1
Area: S Big Horn Out of Town
County: Big Horn
School District: Big Horn County
District #4
Apx Miles from Town: 10
Apx Irrigated Acres: 198
Apx Deeded Acres: 494
Total Lease Acres: 2000
Has Lease/Permits: Yes

Type of Leased Land: BLM

Mineral Rights: Yes

Type of Lease 1: BLM

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Kitchen	Main		Full Bath	Main				
Dining Room	Main		Full Bath	Main				
Family Room	Main		1/2 Bath	Main				
Den	Main		Laundry	Main				
Master Bedroom	Main		Bonus Room	Second	Loft			
Bedroom	Main							

Inclusions: refrigerator, dishwasher, washer/dryer, all gated pipe, wheel lines, hand lines, pumps, gates, automatic horse waters, stock tanks, propane tank by pump, (house propane tank is rented)

Exclusions: horse round pen panels, farm equipment/attachments, electric fence chargers

IrrigCo: Avant Canal Company

IrrigCost: 1500

IrrigCoYr: 2017

Taxes TBD: Yes

Tax Year: 2018

Total Tax \$: 1850.26

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: SE4NW4: TR-55A-B: LOTS 7-11 & 14-15: TR-54 (E2SE4) 3 49 91 372 AC NW-162 SD85-1988 PERSONAL PROPERTY and TR. 56 A & B 3/4 49 91 LOT 5 (R.S.) 4 49 91 122AC NW-163 SD85-1988

Road Access: Private

Road Maintenance: Private

Road Surface: Unpaved (Dirt/Gravel)

Construction: Frame, Log

Exterior Siding: Log, Steel

Roof: Metal

Natural Gas Company: None

Electric Company: Big Horn Rural Electric

Sewer: Engineered Septic

Primary Water Type: S.B.H.Cty.Rural

Secondary Water Type: Well

Cooling Type: Other

Primary Heat: Forced Air

Secondary Heat: Stove

Primary Fuel Type: Propane

Secondary Fuel Type: Wood

Garage/Type Stalls: Carport-2 Stalls

Heating Stove Type: Wood

Fireplace Type: None

Interior Features: Breakfast Bar, Ceiling Fans, Handicap Access, Mud Room, Pantry, Porch, Satellite Dish, Tile Floor, Walk-in Closet(s), Wood Floors

Exterior Features: Acreage Fenced, Adj to BLM, Adj to State Land, Barn, Concrete Ditches, Corrals, Covered Deck, Creek, Deck, Dirt Ditches, Fishing, Flat Terrain, Hand Line, Horse Property, Hunting, Irrigated, Loafing Shed, Mountain View, Production Ground, Recreational, River Frontage, Rolling Terrain, RV Parking, Shop, Storage Building

Comments: Unique 494 acre recreation & production ranch includes approx. 2 miles of the Nowood River with end of the road privacy and has a BLM permit. 245.2 acres of adjudicated water rights. A restored 1,995 sf historic log home completed in 2017. Newly constructed wood & steel stock working pens & holding facilities, a horse riding arena, horse stalls and more. See additional comments in documents.

Directions to Property: Between Manderson and Hyattville on Hwy 31, property on North side of Hwy.

Subject to 1031: Yes

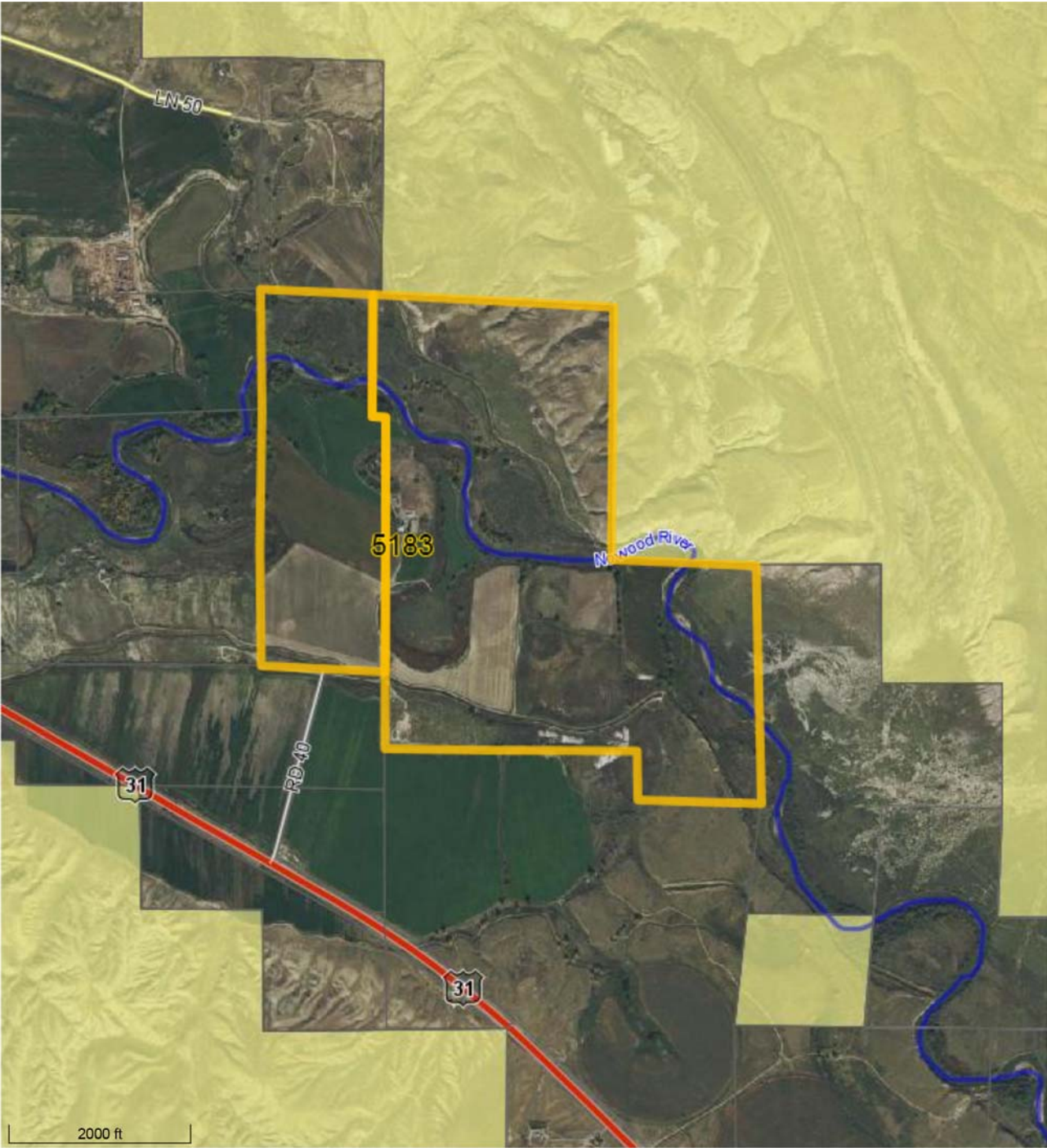
Office Name: Canyon Real Estate, LLC (#:46)

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

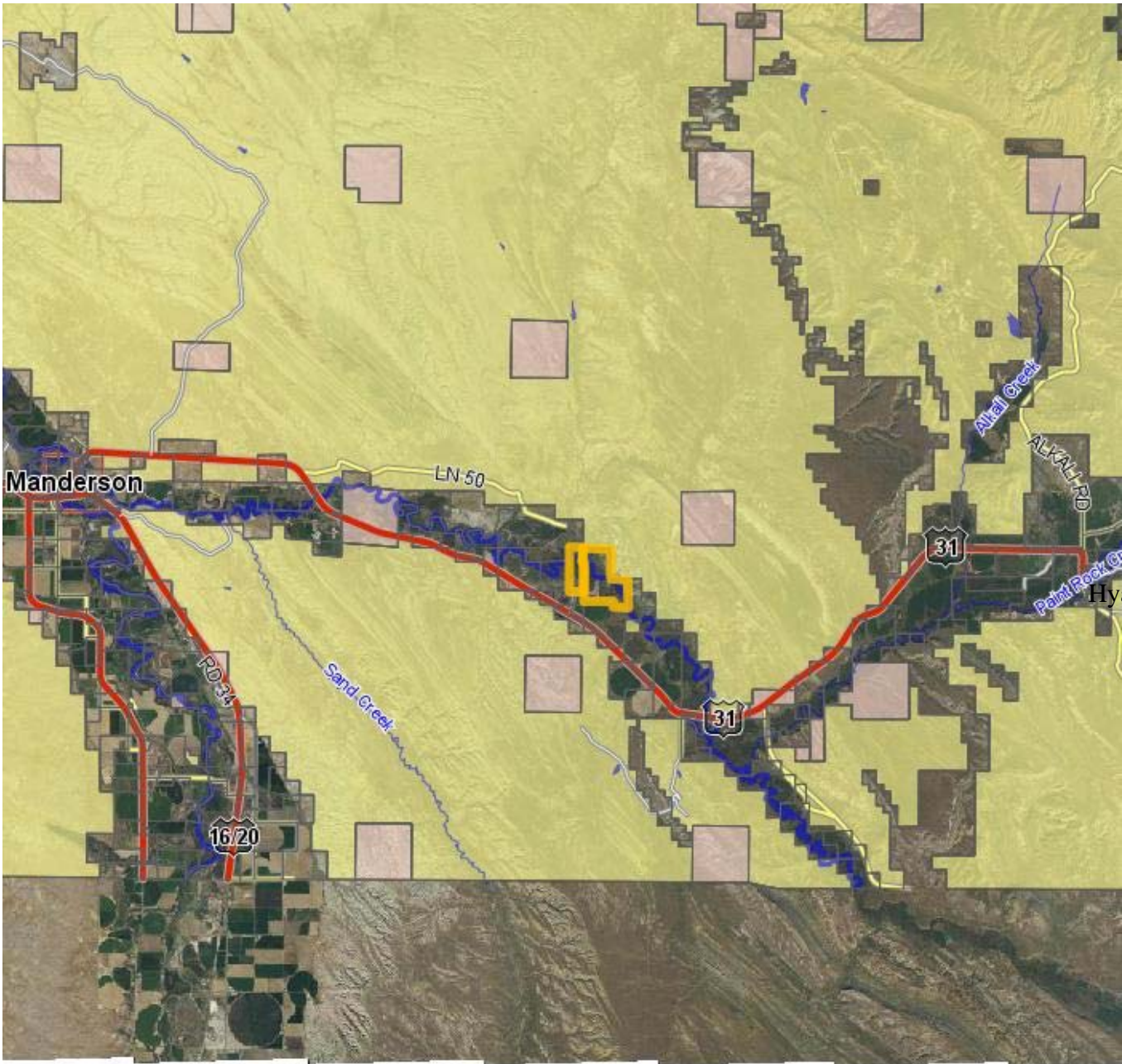
These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.

MLS #: F10013979A

Big Horn County Wyoming MapServer



Big Horn 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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- 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 _____