

# RIVER RUN RANCH



*Canyon Real Estate, LLC*  
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## RIVER RUN RANCH

*Situated on the fertile banks of the Clarks Fork of the Yellowstone River, this exceptional river property consists of 107 acres. The property offers an extensive horse complex for the equestrian enthusiast, a stocked trout pond for the fisherman, hunting for the sportsman and a beautiful 4250 square foot home overlooking the Clarks Fork River. All situated with the dramatic Absaroka and Beartooth Mountains as a backdrop.*

*Privately situated with year round access one quarter mile off paved County road. River Run Ranch is located in the small community of Clark, Wyoming, 30 miles north of Cody. It is 24 miles west of Powell, 32 miles south of Red Lodge, Montana, a ski resort, and 80 miles from Billings, Montana's largest city. The area is rich in history and lavish in beauty. It is an easy scenic drive to Yellowstone National Park and many other numerous recreational opportunities within the Yellowstone ecosystem. There are 3 public accesses to the National Forest close by offering endless trails for riding and 1000's of acres of recreational opportunities. Cody, the rodeo capital of the world, is a scenic 30 minute drive from this ranch and is home to the Buffalo Bill Center of the West and many western cultural events. It is an easy scenic drive to Yellowstone National Park as well as many other recreational opportunities within the Yellowstone ecosystem.*

### HOME

- *5 bedrooms, 5 baths*
- *Kitchen with alder cabinets and granite counters*
- *Stainless steel appliances*
- *Hickory floors and alder woodwork*
- *Master suite with jetted tub, tiled shower, double sinks, granite counter,  
Enormous walk in closet, French doors to deck overlooking the river, moss rock fireplace*
- *Loft overlooking great room with ¾ bath*
- *Great room with a wall of windows facing the river and sliding doors to a deck overlooking the river and taking in the mountain views*
- *Vaulted ceilings in the great room with a gas stove for comfortable heat*
- *Spacious family/game room on lower level with hickory floors, moss rock fireplace and wet bar custom made with alder wood*

- *Patio off the family leads to a pathway to the river*
- *Central air conditioning and forced air heat*

#### *BARN*

- *Office with ¾ bath and sleeping area*
- *Tack room*
- *2 box stalls with outside run areas*
- *Extensive corral system and holding corrals*
- *2 roll up doors large enough to back a 5 ton stack retriever in*
- *Insulated and heated*

#### *HORSE SHELTER AND CORRAL*

- *8X12'6" shelter within a corral*

#### *ARENA*

- *110 X 120 overall*
- *55 X 120 inside heated riding arena*
- *8 heated box stalls with adjoining exterior paddocks*
- *Bathroom*
- *Wash bay*
- *Medical bay*
- *Two 16' doors at either end to drive through*
- *Storage room with walk-in cooler for the hunter*
- *6 exterior parking bays each 12' wide*

#### *PASTURES*

- *Approximately 54 irrigated acres with remainder in dry land pasture*
- *Pastures and hay fields are irrigated by hand sprinkler pipe and flood irrigation. Sprinkler pipe included.*
- *107 acre parcel is fenced and cross fenced in all horse friendly wood rail fencing and smooth wire*
- *Approximately 68 ton of hay produced in two cuttings with a third cutting possible.*

#### *POND*

- *Approximately 1+- acre pond stock*
- *Gazebo built over the pond with benches and a barbecue*
- *Clay trap shooter for the Gazebo for the sports enthusiast*



*Family Room*



*Wet Bar*





*Kitchen*

*Alder Cabinets &*

*Granite Countertops*



*Great Room*



*Stairs to Loft*







*Great Room*



*Great Room  
View from Loft*





*Bedroom*

*In*

*Loft*



*Loft Bath*







*Master  
Bedroom*

*Moss  
Rock  
Fireplace*



*French Doors  
To Deck  
Overlooking  
River*





*Clarks Fork River*





*Master Bath*

*Jacuzzi Tub*



*Walk-in Tile Shower*



*Master*

*Walk-in Closet*







*Private Exterior Entrance*

*Guest Bedrooms with  
Jack & Jill Bathroom*



*On Main Level*



*Private Exterior  
Entrance*





*Vaulted Tongue & Groove  
Ceiling*

*Bedrooms with  
Jack & Jill Bathroom*



*On Second Level*







*Laundry with Half Bath*



*Deck Overlooking River*



*Pond*

*Irrigated Field*

*Gazebo*

*Over Pond*





*Heated & Insulated  
Barn*



*Barn Interior*







*Barn Interior*

*Arena*



*Storage Bays*



*Arena*



*Wash & Medical Bay*

*Viewing Stand in Arena*



*8 Box Stalls*

*Walk-in Cooler*







*Irrigated Hay Field*

*Clarks Fork Canyon*



*Pasture*



*Beartooth Mountains*

*And Hay Field*







*Beartooth  
Mountains*



*Pastures*







*View of Heart Mountain*



*Irrigation Ditch*



*Irrigation Overflow  
Forms a Waterfall  
In Summer*







*Clarks  
Fork  
River*





MLS #: F10012731A (Active) List Price: \$2,150,000

55 Bunn Ln Clark, WY 82435



Days on Market: 22  
Original List Price: \$2,150,000  
House Design: 2 Story  
# Bedrooms: 5  
Total # Baths: 5  
# Full Baths: 2  
# Half Baths: 1  
# 3/4 Baths: 2  
Apx Year Built: 1996  
Apx Total SqFt: 4250  
Apx Above Grade SqFt: 2384  
Apx Below Grade SqFt: 1866  
Basement: No

Total # Residence: 1  
Area: Clark  
County: Park  
School District: Park County District #1  
Apx Miles from Town: 0  
Apx Irrigated Acres: 54  
Apx Deeded Acres: 107  
Total Lease Acres: 0  
Has Lease/Permits: No

Drainage Fee Year: 0

Type of Leased Land: None

BldgType: Barn/Shop with 3/4 bath

BldgSize: 43x58

BldgCnst: Steel Frame

BldgYrBt: 2000

BldgType2: Arena

BldgSize2: 110x120

BldgCnst2: Steel Frame

BldgYrBt2: 2002

BldgType3: Horse Shelter

BldgSize3: 8x12'6

BldgCnst3: Frame

BldgYrBt3: 0

% Mineral Rights Included: 0

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Living Rm	2	overlooks river	Full Bath	2		Bedroom	M	
Dining Rm	2	doors to deck	Extra Rm	2	Loft & 3/4 bath	Bedroom	M	
Kitchen	2	alder & granite	Full Bath	2	tile & granite	3/4 Bath	M	
Mstr Bdrm	2	moss rock FP	3/4 Bath	2	in loft	Laundry	M	off garage
Bedroom	2		Family Rm	M	alder wet bar	1/2 Bath	M	in laundry
Bedroom	2							

Inclusions: All appliances, furniture and equipment. See Inventory List in documents.

Exclusions: art work, porch swing on back porch. See inventory list in documents.

IrrigCo: Clarks Fork Irrigation

IrrigCost: 150

IrrigCoYr: 2017

Taxes TBD: No

Tax Year: 2016

Total Tax \$: 5056.88

Taxed w/Other Land: No

Property Rights: Fee Simple

Parcelable: Yes

Adj to Public Land: Yes

River/Stream Front: Yes

Detailed Zoning: Park Co - 20 Acres (GR-20)

Topography: Flat, Rolling

Legal Description: see in documents

Road Access: Private

Road Maintenance: Private

Road Surface: Unpaved (Dirt/Gravel)

Construction: Frame

Exterior Siding: Cedar, Log

Roof: Metal

Natural Gas Company: None

Electric Company: Beartooth Electric Co

Sewer: Septic Tank

Primary Water Type: Well

Secondary Water Type: Well

Cooling Type: Central Air

Primary Heat: Forced Air

Secondary Heat: Fireplace

Primary Fuel Type: Propane

Secondary Fuel Type: Wood

Garage/Type Stalls: Attached-2 Stalls

Heating Stove Type: Gas

Fireplace Type: Wood

Interior Features: Breakfast Bar, Ceiling Fans, Disposal, Garage Door Opener, Loft, Mud Room, Tile Floor, Vaulted Ceilings, Walk-in Closet(s), Wet Bar, Wood Floors

Exterior Features: Acreage Fenced, Adj to BLM, Barn, Corrals, Deck, Dirt Ditches, Fishing, Flat Terrain, Horse Property, Hunting, Irrigated, Landscaping, Loafing Shed, Mountain View, Pond, Production Ground, Recreational, River Frontage, Rolling Terrain, RV Parking, Shop, Spring, Sprinklers, Auto, Wooded Acreage

Yield Info: alfalfa - 68 ton in two cuttings in 2017. Possible 3rd cutting.

Comments: 107 ac. with a beautiful home overlooking the Clarks Fork River with hickory floors & alder cabinetry, 2 fireplaces, deck off Gr.Rm. & Master with river & mtn.views. Irrigated fields, wood rail fencing, corrals, barn w/office & 3/4 bath. Heated indoor riding arena(55x120 inside), 110x120 overall w/8 heated box stalls, 1/2 bath, wash bay, medical bay, drive through doors, storage with walk-in cooler

Directions to Property: Off County Road 1AB

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 #: F10012731A

## RIVER RUN RANCH INVENTORY List – August 30, 2017

Desk, file cabinet

Fire Extinguisher

Single log bed w/linens in barn

2 x 2 ft. electric fan

6 ft. aluminum step ladder, plus 3 more ladders

Stihl chainsaw (like new)

2 - 5 gallon gas cans

4 - 2 gallon gas cans

Roll of barbless fence wire, 2 come-a-longs

12 volt 3/8 electric drill (Dewalt) with battery charger

Multiple hand tools, drills, pliers, hay hooks

500-600' of garden hose m/l

Case 4x4 C50 Tractor w/loader

1 floor jack

Misc. shovels, brooms, forks, rakes, buckets

Lawn fertilizer push spreader

2 Handyman jacks

Huskavarna weed whacker (good condition)

Stiehl weed eater

3 wheel barrels

Inflatable rubber row boat

Clay pigeon automatic thrower, attaches to Gazebo at the pond

High pressure washer

Towing 25g weed sprayer and misc. weed spray chemicals

Air compressor

Raccoon trap

Large shop vac

5 ft. step ladder

Metal 4 x 6' storage cabinet for horse medicine and supplies



Small fire extinguisher  
ATV trailer, black  
8 Portable corral panels  
V-ditch plow 3 point  
200 gal. water tank for fire use and portable pump & Great Northern 50 gal sprayer  
1985 Chevy 1 ton dumping flatbed truck  
Artic Cat 4 wheeler ATV 400- VIN # 4UF03ATV93T252524  
H & S Manure spreader power take off driven  
6 ft. brush hog (3 point) power take off driven  
Dual axle pipe trailer (new condition)  
2 large pasture harrows  
1 small spike harrow  
Honda 4 wheeler  
800 Polaris Side by Side  
900 Polaris Side by Side  
16 ft. aluminum extension ladder  
Water/feed troughs  
Sprinkler pipe, 30 feet each  
1 pump  
4" main water lines, 30 feet each  
3" main water lines, 30 feet each  
Multiple plastic dams and metal back boards for irrigation  
3 Portable hand sprinklers  
Misc. sprinkler heads & cutoff valves  
Small TV  
Microwave  
Kenmore upright vacuum  
Refrigerator, washer/dryer in laundry room  
Small fire extinguisher  
Misc. cleaning supplies, mops, ironing board

4 TV's

4 Sofas'

Arm chair

Moose head and antelope head

6 beds & linens

Toy chest

Stainless steel appliances in kitchen

Gas BBQ & BBQ Pit on deck and other BBQ grills

3 Patio table & chairs

Post hole digger

Generac power system - 45 kw

8 night stands

Chest of drawers

2 coffee tables

1 Recliner

2 Dining room tables

3 Bar stools

Gun Safe

Refrigerator in Bar

Chest freezer in Garage

2 Air compressors

Walk-in cooler

250 gal gas tank



**EXLUDED ITEMS**

Porch swing on back porch

Art work

Big black utility trailer

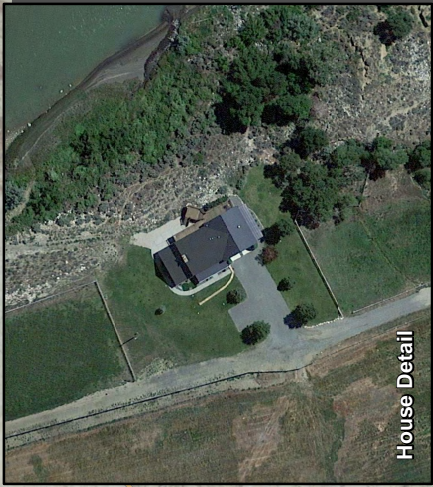
20' horse trailer

Horse tack and supplies

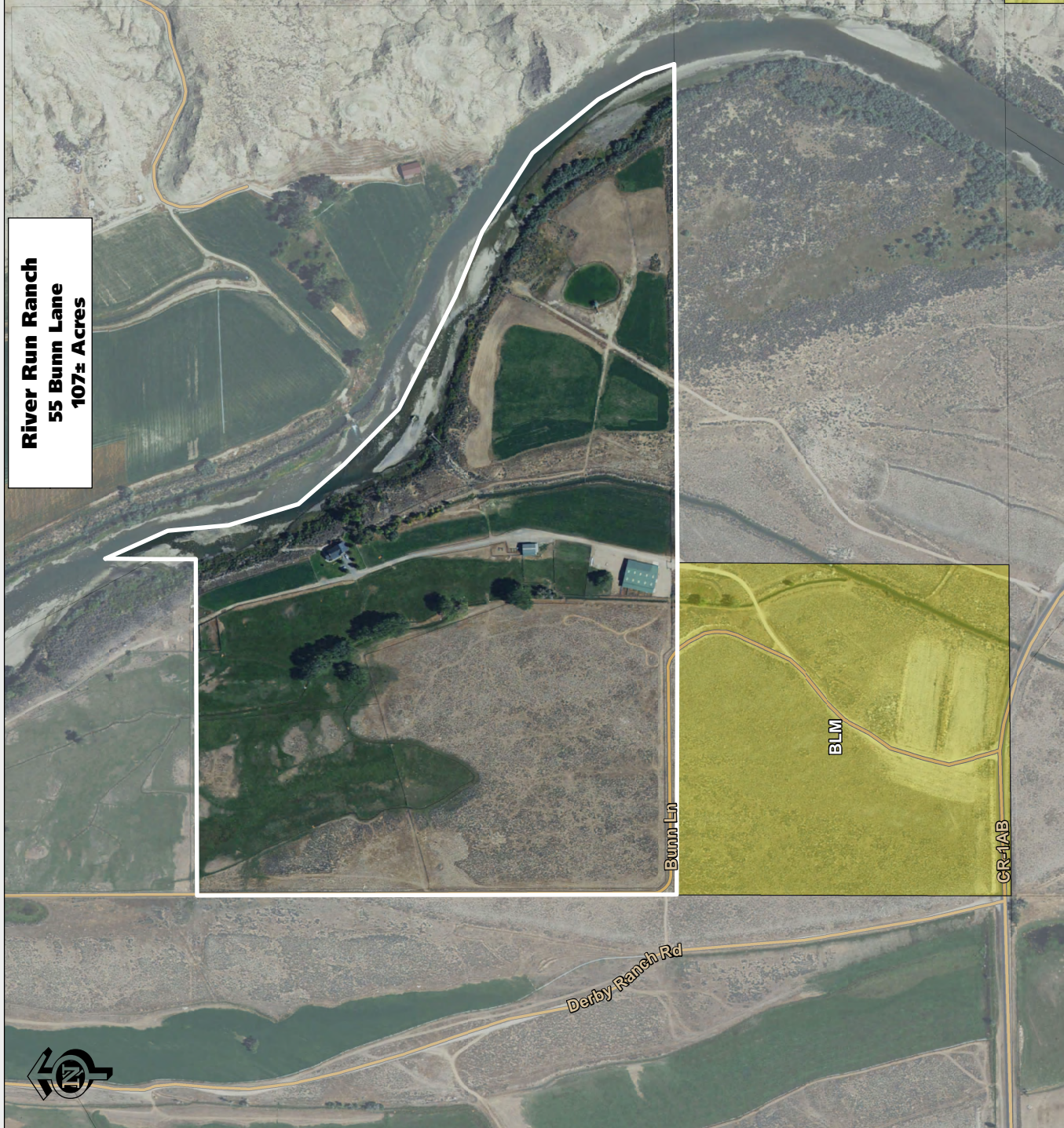
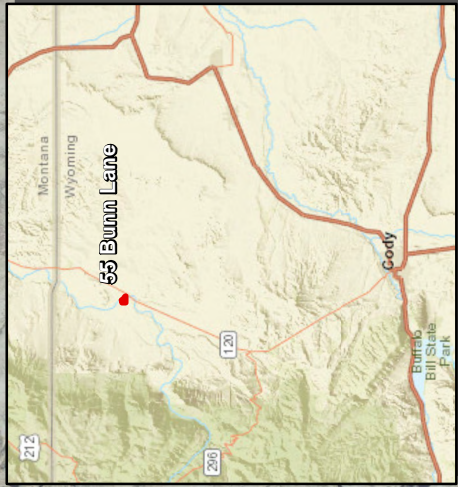
500 gal diesel tank - belongs to Big Horn Co-op



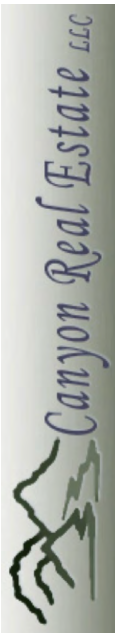
**River Run Ranch  
55 Bunn Lane  
107± Acres**



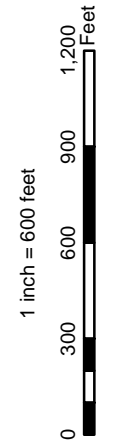
House Detail



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



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*For a private showing of this pristine property contact:*

*Rita Lovell, Broker  
Canyon Real Estate, LLC  
1327 Rumsey Ave  
Cody, WY 82414  
307-527-7092*

*Recapture the last of the old west  
in this exquisite property.*

*Price: \$2,150,000*

*Including furniture & equipment on Inventory List*



**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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Rita Lovell

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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 Rita Lovell

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 \_\_\_\_\_