

SHOSHONE RIVER RANCH NEAR CODY



\$825,000



Canyon Real Estate, LLC
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SHOSHONE RIVER RANCH NEAR CODY

The Shoshone River Ranch is a unique offering with 83.39 total acres with 27 of those acres irrigated conveniently located between Powell/Cody. This ranch has ½ mile or more of river frontage and is deeded on both sides of the river. The Shoshone River is considered by many to be a blue-ribbon fishery. The property topography is very diverse. There are 4 levels to the property. The highest level is where you'll enjoy this cozy 1909 sq. ft. ranch style home overlooking the property. This split bedroom open floor plan home includes a spacious great room with vaulted ceilings, wood floors, tongue and groove ceilings, large kitchen/dining area, master bedroom and a ¾ bathroom with a walk-in tile shower, a guest bedroom suite with a full bathroom and utility room. The home has a 3 car attached garage with an additional 3 car covered car port, a 1575 sq. ft. guest house with 1 bedroom, 1 full bathroom, family room, kitchen/dining area, and a loft/office. Outside you'll relax on your covered deck with gorgeous views. Livestock corrals and pens are in place including a 130 x 70 outdoor riding arena for horse enthusiasts. The next two levels of the property are ideal for high end residential property or cabins. Multiple springs originate from this property. Buck Creek crosses this property on the south edge. The property offers end of the road privacy, mature trees, mountain views, recreational opportunities and abundant water. Numerous wildlife species call this property home including deer, pheasant, ducks, geese and more! Yellowstone National Park is 1 hour away! Property like this is difficult to find.





Kitchen/Dining





Great Room

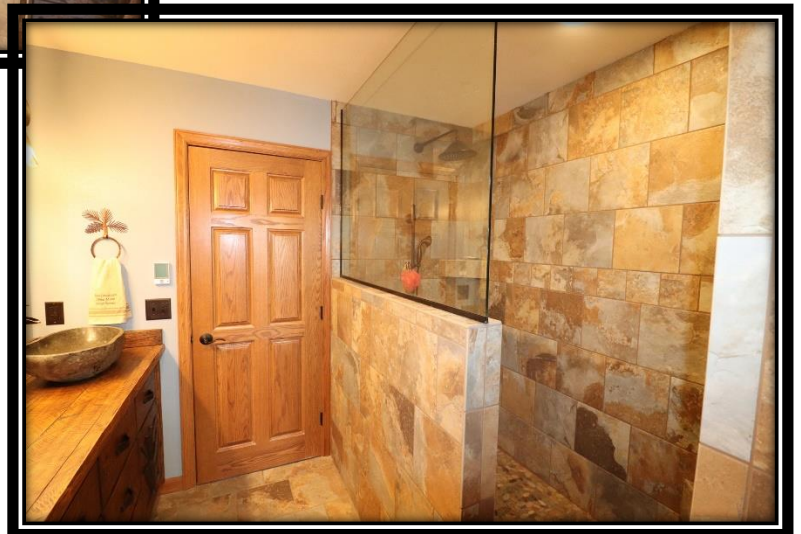




Bedroom One



Full Bath





Bedroom Two



3/4 Bath



Laundry Room



View from Deck



Front View of Home



*Covered Deck
And
Landscaping*





*Carport
And Attached Garage*



Guest House

*Living Room
In Guest House*





Living Room

Guest House



Kitchen



Kitchen





Bath

Guest House



Loft



Loft





Horse Barn



Corrals

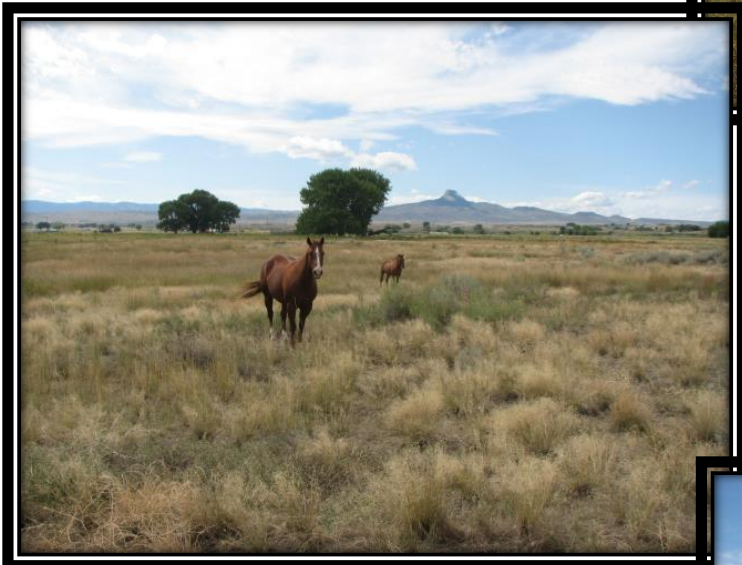


View of Heart Mountain

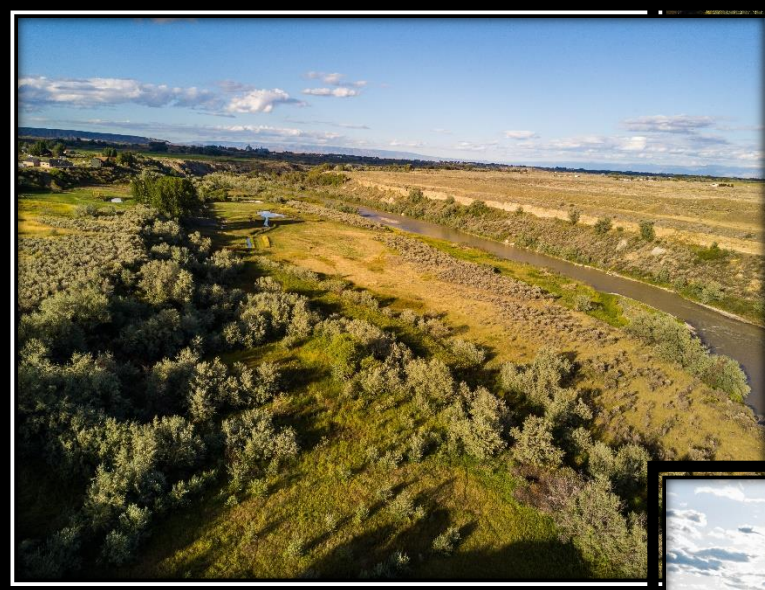


Tool Shed

Pasture



*Drone Footage
Of Property*





MLS #: R10014962A (Active) List Price: \$825,000

1514 Hwy 14A Powell, WY 82435



House Design: 1 Story
Bedrooms: 2
Total # Baths: 2
Apx Year Built: 1992
Apx Total SqFt: 1909
Additional Living Units: Yes
Basement: No

Area: Powell Out of Town
Neighborhood: Between
Cody&Powell
Subdivision: None
School District: Park County
District #1
Mobiles Allowed: No
Modulars Allowed: Yes

Apx Above Grade SqFt: 1909 Apx Below Grade SqFt: 0 # Full Baths: 1 # Half Baths: 0 # 3/4 Baths: 1
Avg Gas/Mo \$: 75 Avg Electric/Mo \$: 150 Avg Garbage/Mo \$: 32
Natural Gas Company: Black Hills Energy Electric Company: Garland Light/Power
Sewer: Septic Tank Primary Water Type: Well Cooling Type: Central Air
Primary Heat: Forced Air Secondary Heat: Stove Primary Fuel Type: Natural Gas Secondary Fuel Type: Wood
Assessment \$: 0 HOA: No
Irrigation Fees \$: 781.24 Irrigation Company: Shoshone Irrigation District Other \$: 0
BldgType: Guest House BldgSize: 1575 SF BldgYrB: 1991
BldgType2: Horse Barn BldgSz2: 25 x 14 BldgYrB2: 1950
BldgType3: Tool Shed BldgSz3: 240 SF

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Kitchen	Main		Full Bath	Main				
Dining Room	Main		3/4 Bath	Main				
Living Room	Main		Laundry	Main				
Great Room	Main		Sunroom	Main				
Master Bedroom	Main							
Bedroom	Main							

Additional Room Info: 1575 SF, 1 bedroom, 1 full bath guest house
Inclusions: refrigerator, stove/oven, dishwasher, microwave, washer/dryer, disposal, gated pipe, horse panels/gates, electric fence.
Exclusions: 14 x 36 portable cabin, sellers personal property
Apx Irrigated Acres: 27.23 Apx Deeded Acres: 83.39 Apx Lot SqFt: 3632468
Taxes TBD: No Tax Year: 2019 Total Tax \$: 3881.88 Taxed w/Other Land: No
Property Rights: Fee Simple Parcelable: Yes Adj to Public Land: No River/Stream Front: Yes
Covenants: No Detailed Zoning: Park Co - Powell (GR-P)
Seller Fin: No Disclosures: No
Legal Description: See in documents
RdAccs: Private RdMaint: Private RdSrvc: Unpaved (Dirt/Gravel)

Construction: Concrete, Frame Heating Stove Type: Wood
Exterior Siding: Wood Fireplace Type: None
Roof: Composition Interior Features: Breakfast Bar, Ceiling Fan(s), Disposal,
Garage/Type Stalls: Attached-3 Stalls Garage Door Opener, Mud Room, Porch, Tile Floor, Vaulted
Exterior Features: Acreage Fenced, Corrals, Covered Deck, Ceiling(s), Walk-in Closet(s), Water Softener (owned), Wood
Creek, Dirt Ditches, Fishing, Flat Terrain, Garden, Guest House, Floor
Horse Property, Hunting, Irrigated, Landscaping, Mountain View,
Natural Gas to Property, Pond, Porch, Production Ground,
Recreational, River Frontage, Rolling Terrain, RV Parking, Shop,
Storage Building, Wooded Acreage

Comments: The Shoshone River Ranch is a unique offering with 83.39 acres, 27 irrigated acres between Cody/Powell. This ranch has a half mile of river frontage & is deeded on both sides of the river. There are 4 levels to the property. The highest level is where the 1909 SF home, a 1575 SF guest house, corrals/pastures are located. Buck Creek crosses this property on the South edge. End of the road privacy.

Directions to Property: Powell Hwy where Lane 14 and Highway 14A intersect, go east on private gravel road to the end, look for sign.

Subject to 1031: No

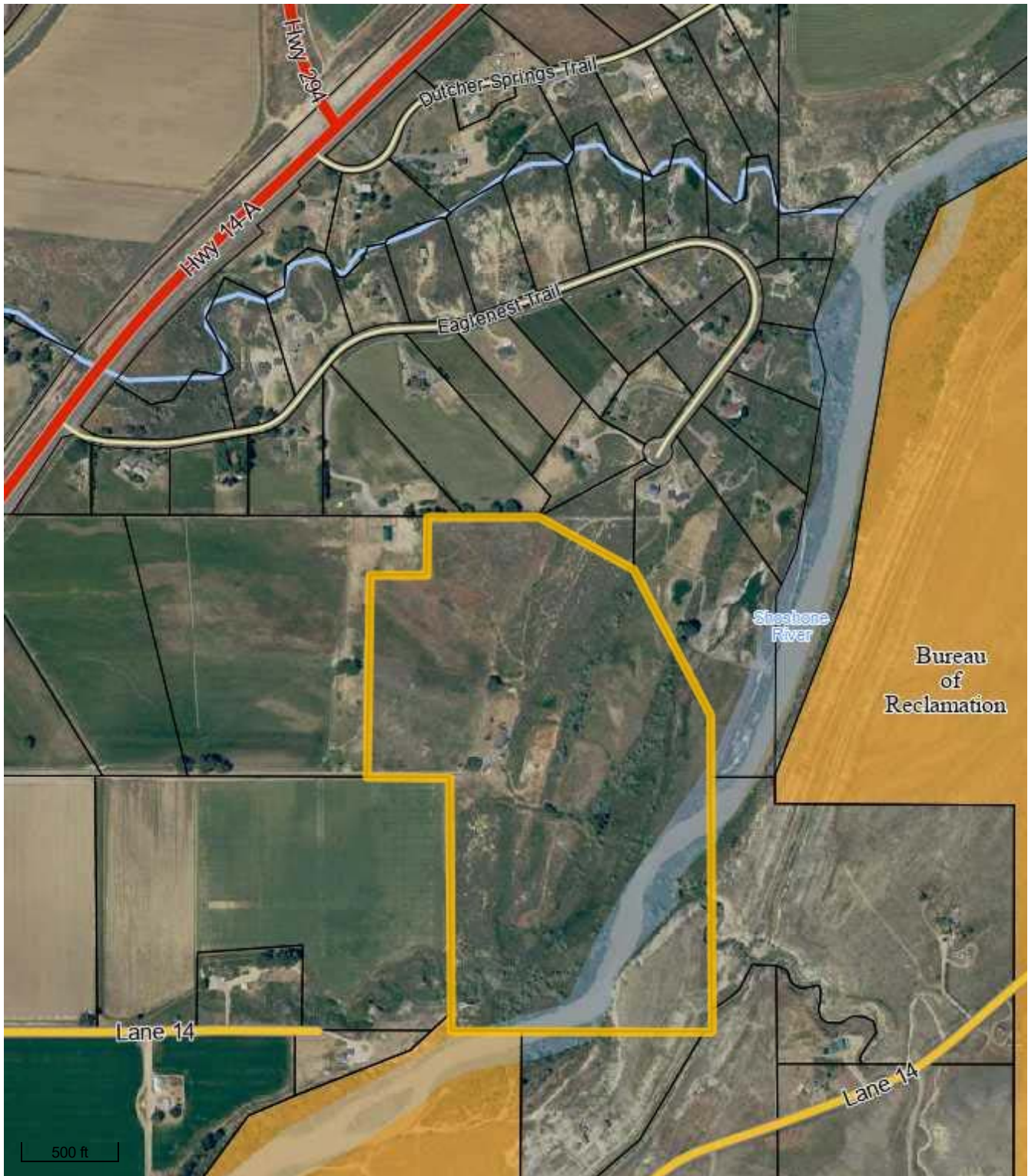
Office Name: Canyon Real Estate, LLC (#:46)







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 #: R10014962A

Park County Wyoming MapServer



-  Highways
-  County Roads
-  Rivers, Creeks, Lakes
-  Incorporated Towns
-  Yellowstone National Park
- 



Park County provides this map for illustrative purposes

Park County Wyoming MapServer



- Highways
- County Roads
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- Incorporated Towns
- Yellowstone National Park
-



Park County provides this map for illustrative purposes



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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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 _____