

Z LAZY 3 RANCH

Powell



\$749,000



Canyon Real Estate, LLC

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Z Lazy 3 Irrigated Farm in Wyoming

Powell, Wyoming | County: Park

Near Cody, Wyoming and nestled in the heart of the Big Horn Basin and located just north of Heart Mountain, the Z Lazy 3 Ranch is comprised of 122+/- productive acres with a newly remodeled ranch style home. This diversified operation can be utilized as irrigated hay farm or a livestock operation with an intensive grazing system, or a combination of both. A newly remodeled three-bedroom home completes this outstanding farm property.

The Z Lazy 3 Ranch is a diverse operation with an outstanding set of water rights with a nice balance of irrigated hay ground and pasture and a working set of improvements. Within a short commute to Powell, Wyoming, this ranching operation would make a nice addition to an existing operation or a great stand-alone property.

LOCATION

The Z Lazy 3 Ranch is centrally located between Powell, Wyoming (14 miles, 12 minutes) and Cody, Wyoming (18 miles, 21 minutes.) The Powell school district provides bus service to the ranch and runs down Lane 11 for student pickup.

Powell, Wyoming is considered the “friendly spot” whether your visiting friends and family, shopping, on vacation, or looking to relocate. Nestled in the Big Horn Basin of northwest Wyoming, surrounded by the Prior and Absaroka Mountain ranges, Powell is a recreational paradise with many big town amenities. The Park County School District #1 encompasses a large geographical area and includes Powell, Clark, Garland and Ralston. The District operates with seven schools, which include Clark Elementary School, Parkside Elementary School, Southside Elementary School, Westside Elementary School, Powell Middle School, Powell High School, and Shoshone Learning Center. Powell Wyoming High School is ranked 3rd in the State of Wyoming based on ACT assessments, graduation rates and college readiness. Current K-12 enrollment is 1,700+ students.

Cody Wyoming is considered “one of the best small towns in America” and is just 50 miles from Yellowstone National Park’s east gate and 85 miles from the northeast gate. Cody was created with the help of Buffalo Bill Cody and still retains that western charm and flair. Enjoy the many adventures in Cody by visiting the Buffalo Bill center of the West Museum, or hope the Cody Trolley tour, attend the Cody Nite Rodeo and Dan Miller’s Music review. Cody is county seat of Park County, Wyoming.

ACREAGE AND DESCRIPTION

The Z3 Ranch offers 122+/- acres, with 70 acres under pivot, with the balance of 50 acres of ground irrigated by gated pipe and irrigation tubes. Each irrigated field is also fenced for cattle operations and watering systems are in place for year round water for grazing livestock. A T-L pivot features a stand of sanfoin with an average production of 5.5T per year with residue grazing; the second fenced field is a 15-acre field with gated pipe with a clover and grass stand; the last field is a 35-acre clover and grass field with a combination of gated pipe and tubes with these two fields producing approximately 2T per acre of hay. Up to three cuttings per year can be taken off of the irrigated fields.

OPERATIONS

The current owner has run this operation as a combination hay farm/cattle ranch. During the summer months, the irrigated ground is utilized for hay production and from October through April, cattle are brought in to graze residue. New fencing completes the three-pasture/field rotation for a very diversified farm/ranch. The operation could easily be converted to a year round operation with grazing one or two of the pastures and producing hay on the remaining field.

WILDLIFE AND RECREATION

Northwest Wyoming and Yellowstone Country is renowned for a natural gathering place for wildlife. Deer, moose, mountain sheep, elk, grizzly bears, black bears, eagles and more can all be found in the Northwest Wyoming corridor and can be found just minutes from Z Lazy 3 Ranch. Buffalo Bill Dam, Big Horn Lake, and the Shoshone River provide the angler with premier fisheries. And just a short distance away, is the gateway to Yellowstone National Park with unlimited hiking, fishing and wildlife viewing opportunities.

WATER RIGHTS AND RESOURCES

The Heart Mountain Irrigation district provides 382.36 ac/ft on 121.44 acres and transfers with the sale of the Z Lazy 3 Ranch. *(The ac/ft is based on snowfall and spring runoff, and may vary from year to year.)* Irrigation water is available and utilized from April 20 through October 15. The Heart Mountain Irrigation water assessment for 2017 was \$2,853 with electric costs running between \$250/\$350 per month.

The Heart Mountain Irrigation District is comprised of 31,120 irrigable acres north of the Shoshone River from Cody, Wyoming to about seven miles north of Ralston, Wyoming. The Heart Mountain Canal provides water for the Heart Mountain division. The canal begins at the inlet to the Shoshone River Siphon, which spans the river below the Shoshone Canyon conduit outlet; the canal has an initial capacity of 914 cubic feet per second and a length of about 28 miles. About 140 miles of distribution laterals and 145 miles of open and closed drains also serve the Heart Mountain division. The facility was built by the Bureau of Reclamation in the late 1940's with water deliveries starting in the early 1950's. Around 1960 the operation and maintenance was turned over to the Heart Mountain Irrigation District. (From Heart Mountain Irrigation District Website.)

A private well drilled in 2002 with a depth of 210' services the house and corrals (4W- 147308 Sinder#1). NRCS has approved cost share on an additional well for livestock water and the cost share is transferable to new owner.

MINERAL RIGHTS: Seller will transfer any owned mineral rights.

IMPROVEMENTS

The Z Lazy 3 Ranch offers the following improvements:

- A completely remodeled three-bedroom, one-bath home with new appliances, new flooring, and new kitchen cabinets. An open floor plan optimizes the central living space.
- 1,056 square foot detached garage
- Corrals with heated waterer
- Approximately two miles of new barbed wire fence
- Approximately 1/8 mile pipe fence/working corrals with heated waterer
- 8 tower 2010 T-L pivot

TAXES: \$2,592/year

SUMMARY

The Z Lazy 3 Ranch is a diverse operation with an outstanding set of water rights with a nice balance of irrigated hay ground and pasture and a working set of improvements. Within a short commute to Powell, Wyoming, this ranching operation would make a nice addition to an existing operation or a great stand-alone property.

This property is co-listed between Canyon Real Estate, LLC and Mason & Morse Ranch Company

Jacque Zurcher is agent owner for Z Lazy 3 Ranch



*View of Heart Mountain
In the background*



Kitchen

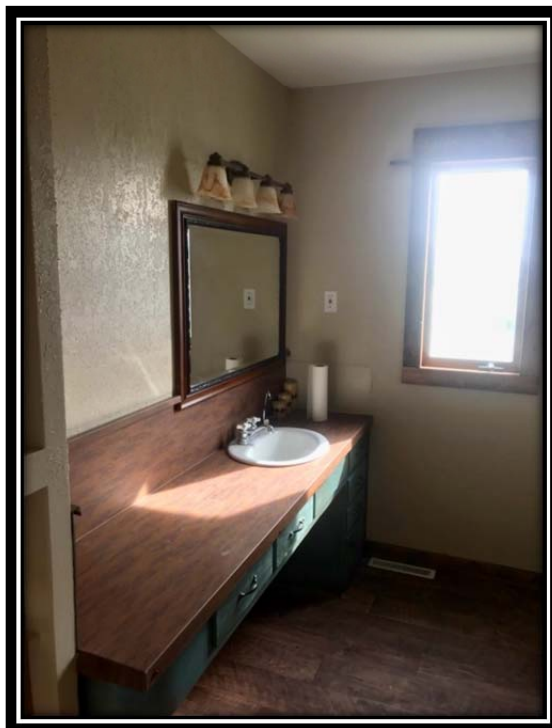


*Open Floor
Plan*





*Three Bedrooms
And
Full Bath*





Corrals



Garage



Waterers



Hay Production



Irrigated Fields



Pasture

*More views of
Heart Mountain*





Production Ground



Z Lazy 3 Ranch



MLS #: R10013998A (Active) List Price: \$749,000

1838 Lane 11 Powell, WY 82435



House Design: 1 Story
Bedrooms: 3
Total # Baths: 1
Apx Year Built: 1942
Apx Total SqFt: 1436
Additional Living Units: No
Basement: No

Area: Powell Out of Town
Neighborhood: Heart Mountain
Subdivision: None
School District: Park County District #1
Apx Miles from Town: 14
Mobiles Allowed: No
Modulars Allowed: Yes

Apx Above Grade SqFt: 1436 Apx Below Grade SqFt: 0 # Full Baths: 1 # Half Baths: 0 # 3/4 Baths: 0
Avg Gas/Mo \$: 40 Avg Electric/Mo \$: 60 Avg Garbage/Mo \$: 31.50
Natural Gas Company: Black Hills Energy Electric Company: Garland Light/Power
Sewer: Septic Tank Primary Water Type: Well Secondary Water Type: Well Cooling Type: None
Primary Heat: Forced Air Secondary Heat: Stove Primary Fuel Type: Natural Gas Secondary Fuel Type: Wood
Assessment \$: 0 HOA: No
Irrigation Fees \$: 3211 Irrigation Company: Heart Mountain Irrigation Dist Other \$: 0

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Kitchen	Main		Full Bath	Main				
Dining Room	Main		Laundry	Main				
Family Room	Main		Utility Room	Main				
Master Bedroom	Main							
Bedroom	Main							
Bedroom	Main							

Additional Room Info: The Heart Mountain Irrigation water assessment for 2017 was \$2,853 with electric costs running between \$250/\$350 per month.

Inclusions: refrigerator, oven, pivot sprinkler, all gates, panels, stock water, gated pipe, pumps.

Exclusions: tenants personal property and owners personal property

Apx Irrigated Acres: 122 Apx Deeded Acres: 122 Apx Lot SqFt: 5314320
Taxes TBD: No Tax Year: 2018 Total Tax \$: 2523.16 Taxed w/Other Land: No
Property Rights: Fee Simple Parcelable: Yes Adj to Public Land: No River/Stream Front: No
Covenants: No Detailed Zoning: Park Co - Powell (GR-P)
Seller Fin: No Disclosures: Yes
Legal Description: 122.15 AC. DES. AS: LOT 93, TR. 2 & LOT 102, TR. 1 (EX. THAT PT. WITHIN SNIDER SUB. TRS. A & B AMENDED & THAT PT. OF LOT 102 DESC. IN R.O.S. FILED WITH DOC. 1998-7977) T55 R100
RdAccs: Public RdMaint: Public RdSrvc: Paved (Asphalt/Concrete)

Construction: Frame **Heating Stove Type:** Wood
Exterior Siding: Hardboard **Fireplace Type:** None
Roof: Metal **Interior Features:** Ceiling Fan(s), Mud Room, RO System
Garage/Type Stalls: Detached-2 Stalls
Exterior Features: Acreage Fenced, Concrete Ditches, Corrals, Dirt Ditches, Fenced Yard, Flat Terrain, Garden, Horse Property, Hunting, Irrigated, Landscaping, Mountain View, Natural Gas to Property, Pivot Irrigated, Production Ground, Recreational, RV Parking, Sprinklers

Comments: 122 prime irrigated acres of farm ground near Heart Mountain. Numerous amenities including a T-L pivot sprinkler covering 70 acres with the balance of land irrigating with gated pipe/tubes producing approximately 4 ton per acre, new fencing, horse corrals, stock water unit, a 1436 SF ranch style newly remodeled home with 3 bedrooms & 1 full bath. 360 degree views, located between Cody & Powell.

Directions to Property: Hwy 14-A to Hwy 294, North on Hwy 294 (also known as Badger Basin Road), West on Lane 11, property is on the South side of the road.

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 #: R10013998A

Park County Wyoming MapServer



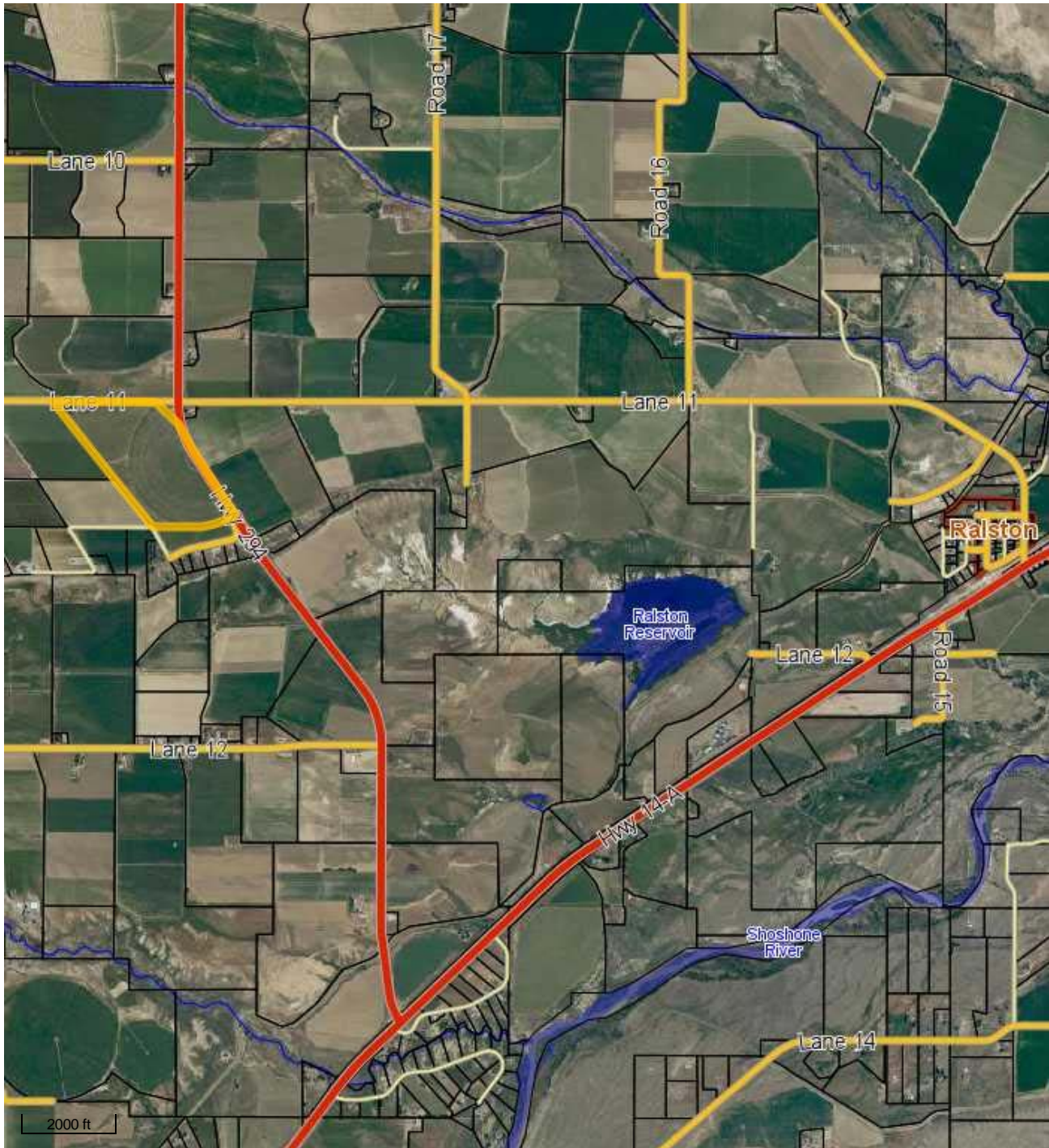
-  Highways
 -  County Roads
 -  Lot and Parcel Lines
 -  Rivers, Creeks, Lakes
 -  Incorporated Towns
- 2017 Aerial Photography (1m)








Park County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.

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Park County Wyoming MapServer



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- 2017 Aerial Photography (1n)



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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 _____