

Northfork River Ranch



Canyon Real Estate, LLC

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Lance Bower ~ 307-272-4114

\$4,495,000

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Situated along the Northfork of the Shoshone River, a world class pristine trout fishery, is a stunning 5700+- square foot home offering 4 bedrooms with 4 ½ baths.





The home is high end featuring a spacious/modern kitchen with custom cabinets and granite countertops, Décor kitchen appliances, gas cook top, butcher block island with sink and a large pantry.





The great room offers large picture windows to capture the mountain views. Custom built in cabinets, engineered pine floors and a wood burning stove/fireplace with a catalytic converter are additional amenities in the great room.

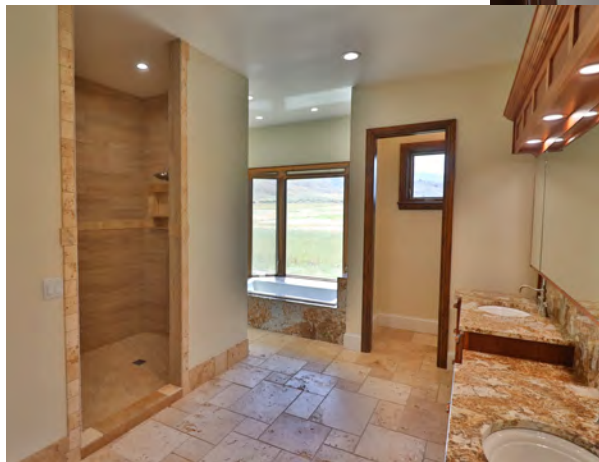


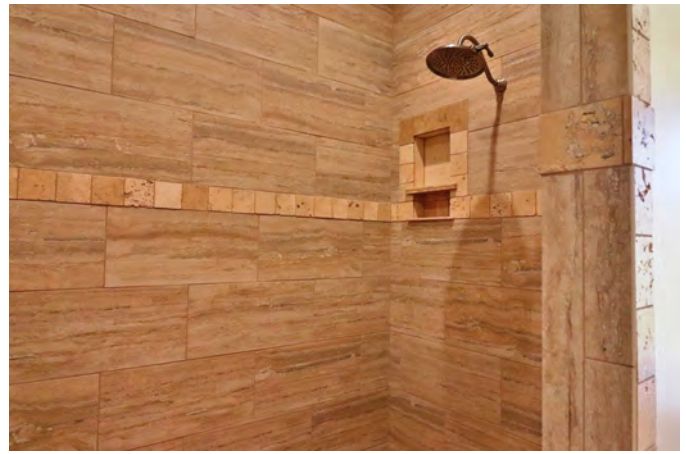


A mud room, laundry room/dog grooming area is off the kitchen with access to the garage.

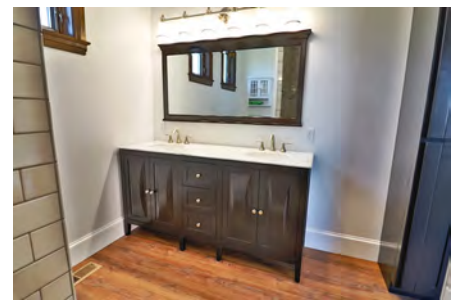


The oversized master bedroom/bathroom is sure to impress you with a 6 foot soaking tub, walk in tile shower with 2 heads, 2 separate toilets and his/hers walk in closets, custom vanity with 2 sinks and a linen closet.





The two guest bedrooms on the main level have walk in tile showers and walk in closets.





The bonus guest bedroom over the garage offers a walk-in tile shower as well. The 3 car finished garage has in-floor radiant heat. There is an elevator to the basement which has a workout room, mechanical room, and storage. In-floor radiant heat and back up forced air heat system, A/C and more.



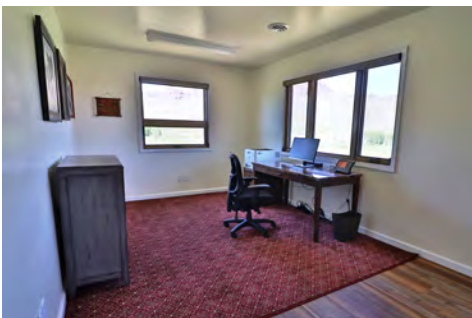
New active solar system installed. Solar power services in all dwellings resulting in extremely low power bills.





A guest cottage is approximately 2200 square feet with 3 bedrooms, 2 bathrooms, 2 apartment sized kitchens, 2 family rooms, a fenced dog yard and sun room/coffee room.







A heated shop offers a large workspace area with a floor drain, area for equipment storage and an open area on east side for equipment/trailer storage. The horse barn offers 3 heated stalls with corral turn outs, multiple frost-free hydrants with electrical outlets for heaters, a hay storage area, an enclosed hot sink area with washer/dryer hook up and toilet and a hayloft with ground level hay storage space with overhead door access to inside.





The 50 +/- irrigated acres are primarily watered by a new 4 tower T&L Pivot sprinkler and is currently planted in meadow grass; property is fenced with new buck and rail fence.





The property is conveniently located off Stagecoach Trail in Cody's Wapiti Valley off a quiet paved county road.











Endless recreational opportunities abound in Shoshone National Forest 5 minutes away including hiking, horseback riding, fishing, camping and boating on the Buffalo Bill Reservoir.

Cody, 20 minutes from this property, is home to many western cultural events.



Yellowstone National Park is a scenic 30 minute drive.

Main House

4 bedrooms; 4 ½ baths, approx. 5700 square feet, 3 car garage, exterior siding: DiamondKote RigidStack Lap; roof: DaVinci composite (“slate” look), wind tested to 120 mph

Flooring

foyer & master bath: travertine
kitchen, powder room, great room, 3 bedrooms (incl master) & 2 downstairs bathrooms: engineered pine
pantry, mudroom, laundry/dog area & upstairs bathroom: vinyl
stairs to basement & stairs to upstairs bedroom, upstairs bedroom, master closet & basement: carpet

Kitchen

Dacor appliances:
Combo convection oven/microwave
Standard oven (electric)
5 burner (gas) cooktop
Side/side refrigerator
1 warming drawer
Elica Professional Chimney range hood
Bosch dishwasher
Custom cabinets with granite countertops
Butcher block island with sink
Pot filler at cooktop
Great Room
Wood burning stove/fireplace with catalytic converter
Built-in cabinets

Master Bedroom

Oversized to accommodate sitting area
Exterior door to backyard/patio

Master Bath

His/Her set up:
2 toilets
6' soaking tub
2 showerheads in shower
Custom vanity (2 sinks)
Custom linen cabinet

Master Closet

His/Her set up, (basically 2 closets) with equal sides of built-ins

In General

In-floor heat throughout, including garage except for upstairs bedroom (mini-split)
Forced air system for Central air conditioning and also serves as back up heating system
Dog shower
Mechanical room in basement
Storage in basement
Elevator
Buck & rail fencing
Solar installed for all buildings

T&L 4 tower Pivot on separate meter water from river
Source of domestic water: well, approx. 35 gal/minute
Pressed tin ceiling in patio
“plumbed” for generator
2 septic systems; 1 for main house, 1 for guesthouse/horse barn
2 1000 gal propane tanks; 1 for main house, 1 for out buildings

OUT BUILDINGS

Guest House/Office Building

approx. 2200 square feet,
exterior siding: DiamondKote Board & Batten;
roof: metal
Downstairs guest quarters:
2 bedrooms, 1 bath, apartment size kitchen, enclosed patio, fenced yard with grass
Entry with washer/dryer hook-up
Upstairs: office layout but could be utilized as living quarters
1 doored room, 1 bath, “bullpen” open space, kitchenette (sink, mini fridge), storage area
Custom window coverings both up & downstairs

Shop

metal building
Large area for workshop
Separate area for equipment (enclosed with garage doors)
Open area on east side for trailers/equipment storage
Heated but no water

Barn

metal building
Set up for horses, including hay storage
3 stalls (heated) with corral turn out
Frost free hydrants at each corral (with electricity for tank heaters)
Interior has area for inside hay storage & enclosed hot sink area with washer/dryer hook-up and toilet
Hayloft has storage for approx. 300 65 lb bales
Water & power pulled to adjacent fenced turn out
Small storage behind hay backstop in loft with overhead door

Water Rights

50 acres Shoshone River (North Fork)
100 acre feet Buffalo Bill Reservoir (Bureau of Reclamation contract)



MLS #: R10019184A (Active) List Price: \$4,495,000

333 Stagecoach Trl Cody, WY 82414



House Type: Stand-Alone House
Levels: One
Bedrooms: 4
Total # Baths: 5
Apx Year Built: 2022
Builder Name: Randol Custom Homes
Apx Total SqFt: 5700
Additional Living Units: Yes
Basement: Yes
Basement Entry: Interior Only
Basement Type: Partial
Basement Completion: Mostly Finished

Area: Cody Out of Town
Neighborhood: Northfork
Subdivision: None
School District: Park County District #6
Mobiles Allowed: No
Modulars Allowed: No

Apx Above Grade SqFt: 4350 Apx Below Grade SqFt: 1350 # Full Baths: 1 # Half Baths: 1 # 3/4 Baths: 3

Natural Gas Company: None Electric Company: Rocky Mountain Power

Sewer: Septic Tank Primary Water Type: Well Cooling Type: Central Air

Primary Heat: In Floor Primary Fuel Type: Propane

HOA: No

Irrigation: No Irrigation Fees \$: 0

BldgType: Guest House BldgSize: 2048 SF BldgCnst: Frame BldgYrB: 2020

BldgType2: Barn BldgSz2: 1400 SF BldgCnst2: Frame BldgYrB2: 2021 BldgDsc2: Metal Siding

BldgType3: Shop BldgSz3: 1218 SF BldgCnst3: Frame BldgDsc3: Metal Siding

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Kitchen	Main		3/4 Bath	Main		Rec Room	Basement	
Dining Room	Main		Bedroom	Main		Utility Room	Basement	
Great Room	Main		3/4 Bath	Main				
Master Bedroom	Main		Bedroom	Second	Above Garage			
Full Bath	Main							
Bedroom	Main							

Additional Room Info: New active solar system installed. Solar power services all dwellings. Extremely low power bill. The property is conveniently located off Stagecoach Trail in Cody's Wapiti Valley off a quiet paved county road.

Inclusions: Kitchen appliances in main house and guest house.

Exclusions: washer/dryer in guest house.

Apx Irrigated Acres: 50 Apx Deeded Acres: 80.79 Apx Lot SqFt: 3519212.00

Taxes TBD: No Tax Year: 2022 Total Tax \$: 4655.62 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 - 5 Acres (GR-5)

Seller Fin: No Disclosures: No

Legal Description: 80.79 AC. DES. AS: THAT PT. OF LOTS 14, 15 & 24 LYING S. OF THE C/L OF THE THREAD OF THE NORTHFORK RIVER IN TR. 50 & ALL OF LOT 25 TR. 50 SEC. 17 T52 R104

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

Construction: Frame

Exterior Siding: Hardboard

Roof: Composition

Garage/Type Stalls: 3 Stalls, Attached

Exterior Features: Acreage Fenced, Barn, Corrals, Horse Property, Irrigated, Pivot Irrigated, River Frontage, Shop, Sprinklers

Patio/Deck/Porch: Covered, Patio

Heating Stove Type: Wood

Fireplace Type: Wood

Interior Features: Breakfast Bar, Ceiling Fan(s), Garage Door Opener, Mud Room, Pantry, Sump Pump, Walk-in Closet(s)

Appliances: Disposal

Lot Features: Level

Views: Mountain(s)

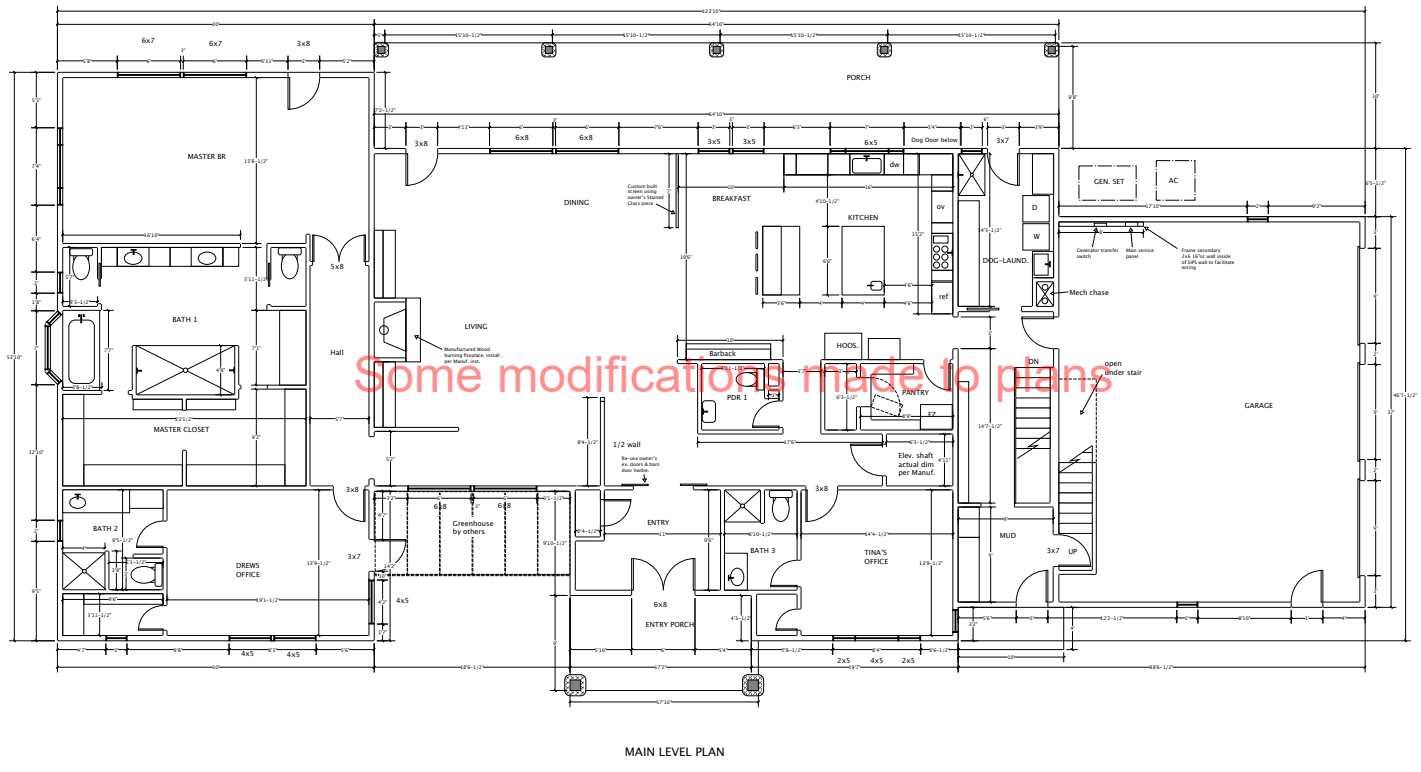
Comments: Situated along the Northfork of the Shoshone River, a world class pristine trout fishery, is a stunning 5700+- sq. ft. home on 80.79 acres and 50 +/- irrigated acres. This high-end home features 4 bedrooms, 4 1/2 baths, a spacious/modern kitchen with custom cabinets & granite countertops, Dacor kitchen appliances, gas cooktop, butcher block island with sink and a large pantry. A mud room, laundry room/dog grooming area off the kitchen with access to the garage. The great room offers large picture windows to capture the mountain views, custom built in cabinets, engineered pine floors, a wood burning stove/fireplace. The master bedroom/bath features a 6 ft. soaking tub, walk-in tile shower with 2 heads, 2 separate toilets & his/hers walk in closets, custom vanity with 2 sinks and a linen closet. The 3 car finished garage has in-floor radiant heat with a guest bedroom above. There is an elevator to the basement. A guest cottage is approx. 2200 sq. ft. with 3 bedrooms, 2 baths, 2 kitchens, 2 family rooms, a fenced dog yard & sun room/coffee room. A heated shop offers a large workspace area with a floor drain, area for equipment storage & an open area on east side for equipment/trailer storage. The horse barn offers 3 heated stalls with corral turn outs, multiple frost-free hydrants with electrical outlets for heaters, a hay storage area, an enclosed hot sink area with washer/dryer hook up and toilet, a hayloft with ground level hay storage space with overhead door access to inside.

Directions to Property: Hwy 14-16-20 (Northfork Hwy) to Stagecoach Trail, to #333, on the North side of the road.

Subject to 1031: No

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

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



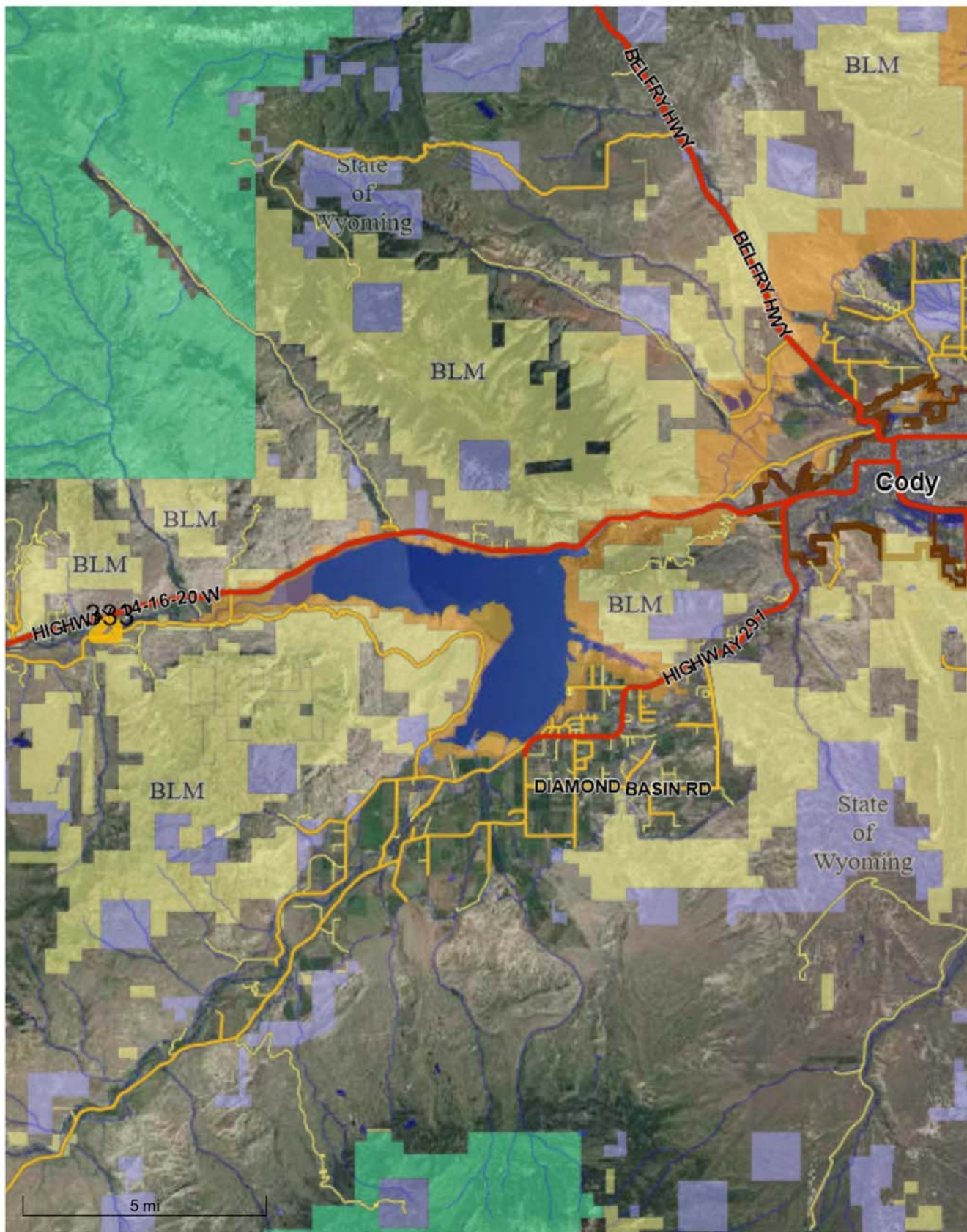
MAIN LEVEL PLAN



Park County Wyoming MapServer



Park 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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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 _____