

CODY WYOMING TROUT RANCH



\$1,395,000



Canyon Real Estate, LLC
1327 Rumsey Ave., Cody, WY 82414
Office (307) 527-7092 Cell (307) 272-4114
Fax (307) 527-7093
www.canyonrealestate.net

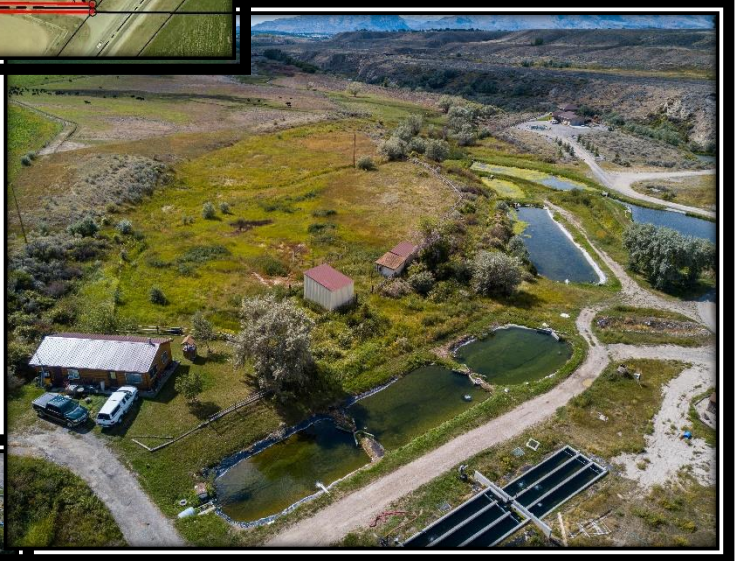
INFORMATION ON THIS PROPERTY WAS OBTAINED FROM SOURCES OTHER THAN THAT OF CANYON REAL ESTATE, LLC, AND IS DEEMED TO BE RELIABLE, BUT IS NOT GUARANTEED BY EITHER THE SELLER OR THE SELLER'S AGENT. THIS OFFERING IS SUBJECT TO CORRECTION, WITHDRAWAL, PRIOR SALE, OR PRICE CHANGE WITHOUT PRIOR NOTICE.



The Cody Wyoming Trout Ranch is becoming a leader in the production of trout for stocking private ponds, streams and lakes. The Property offers 9.78 +/- commercial acres, hatchery with 12 inside race ways, shop/storage building, managers house (2 bedroom, 1 bathroom), 12 lined ponds with aerators for mature fish (6-16 inch fish), 3 exterior race way systems #1 (4 race ways 6 feet wide by 60 feet long), #2 (6 race ways 3 feet wide by 40 feet long), #3 (2 race ways 6 feet wide by 80 feet long), 7 permitted private springs, 2 supplementary water wells, storage shed on east side of building and a ranch main office moveable building. Cody Wyoming Trout Ranch also sells equipment, feed and services related to a healthy trout habitat, pond/lake aeration equipment and installation. New LED lighting in the hatchery and shop. The business is turn key including equipment, inventory, client list, Cody Wyoming Trout Ranch name and website/domain name. The ranch features seven (7) different species of trout available: Brook, Brown, Tiger, Rainbow, Kamloops Rainbow, Yellowstone Cutthroat, and Snake River Cutthroat. The property is conveniently located minutes from downtown Cody just 50 minutes from Yellowstone National Park.



*Cody Wyoming
Trout Ranch*





Hatchery



Hatchery Building



Race Ways





Race Ways



Lined Pond

Lined Ponds





Lined Ponds

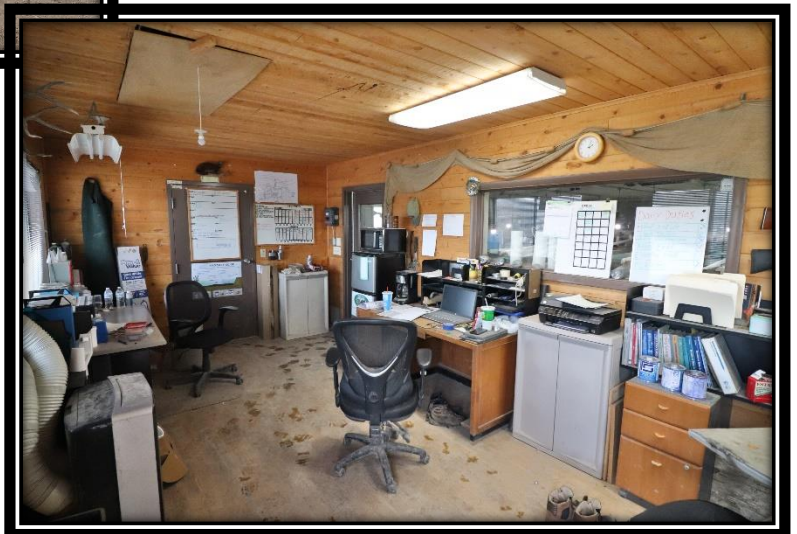




New Raceways



Moveable Office



Lined Ponds





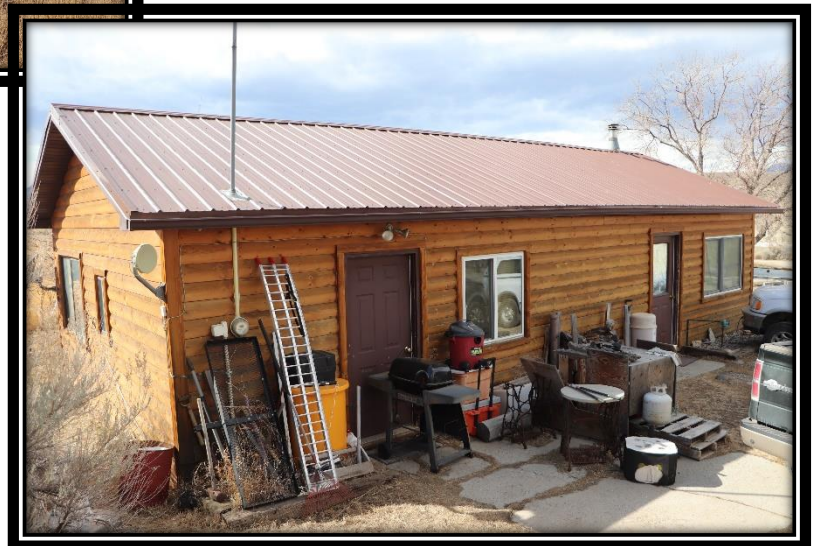
Shop



Fish Transporter



Sheds



Managers House

MLS #: U10017823A (Active) List Price: \$1,395,000

35 Trout Ranch Rd Cody, WY 82414



Business Type: Agriculture
Apx Total Building SqFt: 1924
Restrooms: 0
Stories: 1
Apx Year Built: 1984

Area: Cody Out of Town
Apx Miles from Town: 5

Current Business Name: Cody Wyoming Trout Ranch

Year Business Started: 2010

Equipment & Fixtures Included: Yes

Inventory List: Yes

Natural Gas Company: None

Electric Company: Rocky Mountain Power

Sewer: Septic Tank

Primary Water Type: Well

Primary Heat: Baseboard

Primary Fuel Type: Electric

	Level	Size/Description
Work Room	Main	

Type of Other Structures: 2 bedroom guest house, fish hatchery building, shop building, office

Inclusions: Equipment/inventory list to be provided, all appliances in manager house, website, domain name, client list in multiple states, propane tank, lawn ornaments, shed on East end of shop, moveable office.

Exclusions: Yellow storage container.

Apx Deeded Acres: 9.78

Apx Lot SqFt: 426017.00

Property Rights: Fee Simple

Parcelable: Yes

Tax Year: 0

Total Tax \$: 0.00

Taxed w/Other Land: Yes

Personal Property Tax Year: 0

Personal Property Tax \$: 0.00

Detailed Zoning: Park Co - 5 Acres (GR-5)

Seller Fin: No

Disclosures: No

Legal Description: Lengthy - Call listing office. Pending County Approval - legal survey.

Exterior Siding: Steel Siding

Commercial Features: 220 Volt

Roof: Shingle

Miscellaneous: P & L/Cash Flow Available, Licenses/Permits Required, Seller Will Train, Inventory Included, Other Structures

Cooling: Evaporative Cooling

Parking Availability: Private

Comments: The Cody Wyoming Trout Ranch is becoming a leader in the production of trout for stocking private ponds, streams and lakes. The Property offers 9.78 +/- commercial acres, hatchery with 12 inside race ways, shop/storage building, managers house (2 bedroom, 1 bathroom), 12 lined ponds with aerators for mature fish (6-16 inch fish), 3 exterior race way systems #1 (4 race ways 6 feet wide by 60 feet long), #2 (6 race ways 3 feet wide by 40 feet long), #3 (2 race ways 6 feet wide by 80 feet long), 7 permitted private springs, 2 supplementary water wells, storage shed on east side of building and a ranch main office moveable building. Cody Wyoming Trout Ranch also sells equipment, feed and services related to a healthy trout habitat, pond/lake aeration equipment and installation. New LED lighting in the hatchery and shop. The business is turn key including equipment, inventory, client list, Cody Wyoming Trout Ranch name and website/domain name. The ranch features seven (7) different species of trout available: Brook, Brown, Tiger, Rainbow, Kamloops Rainbow, Yellowstone Cutthroat, and Snake River Cutthroat. The property is conveniently located minutes from downtown Cody just 50 minutes from Yellowstone National Park.

Directions to Property: Approx. 5 miles from Cody on Powell Hwy.

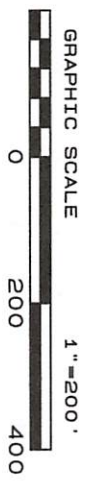
Subject to 1031: No


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

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

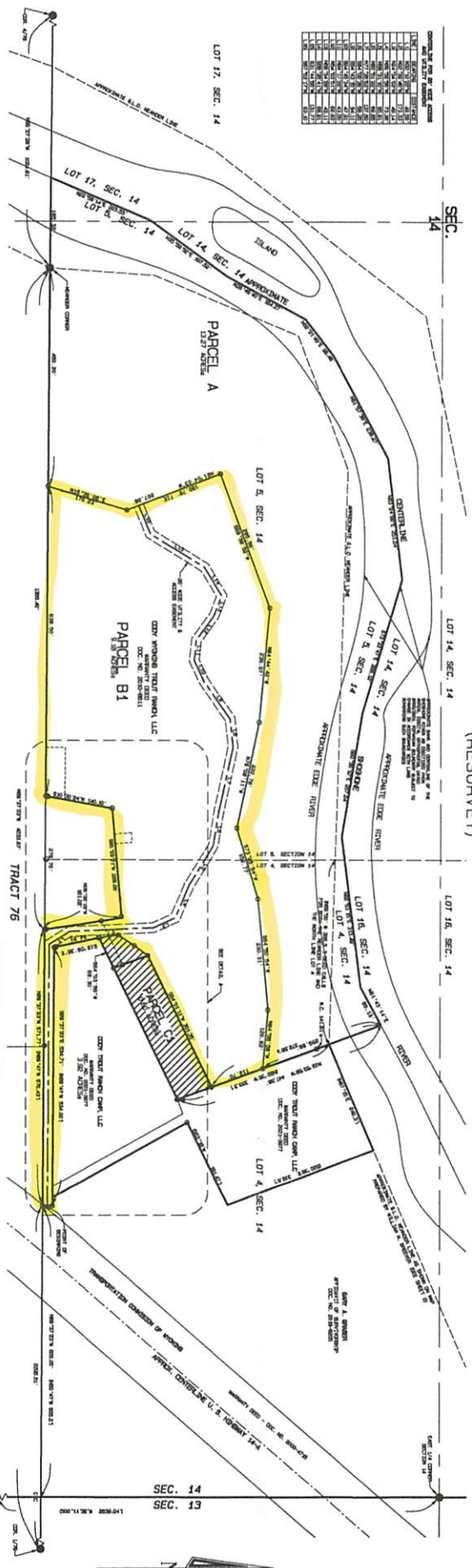
These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.

MLS #: U10017823A



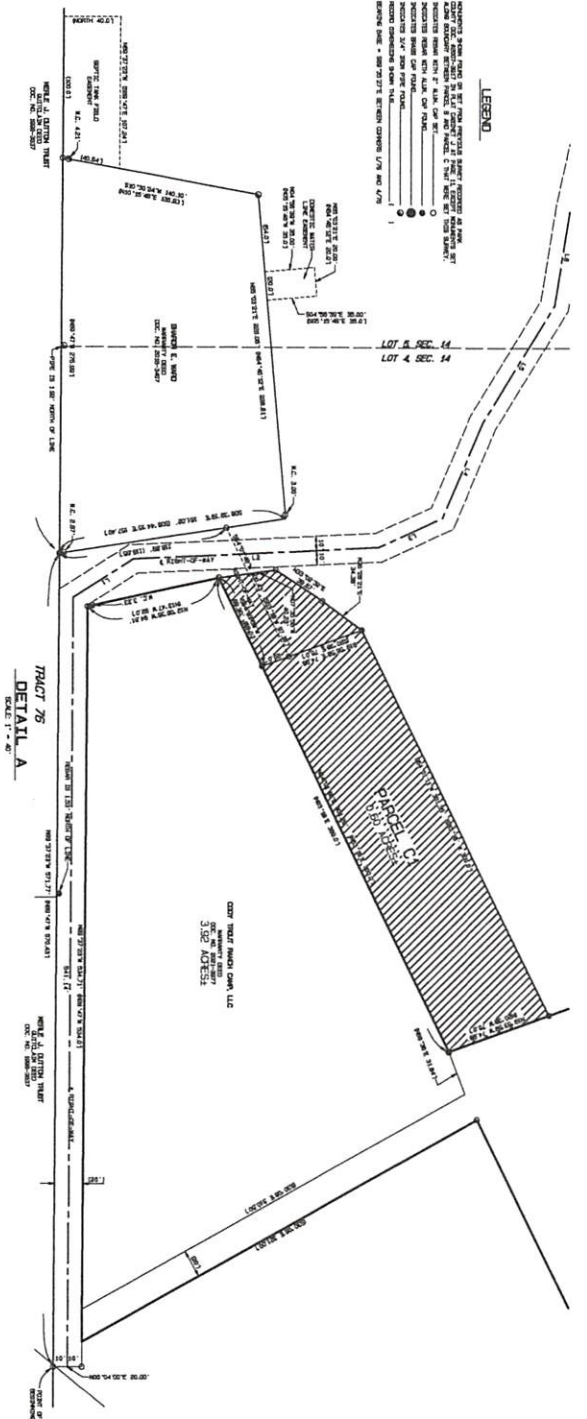
 <p>engineers • surveyors • planners • scientists</p>	<p>1402 Stampede Avenue Cody, WY 82414</p> <p>Phone: 307.587.8281 Fax: 307.587.8282</p>	<p>DRAWN BY: FRB CHKD. BY: SEF APPL. BY: FRB DATE: 02/20/22</p>	<p>CODY WYOMING TROUT RANCH, L.L.C. WITHIN LOT 4 AND LOT 5 SECTION 14, T. 53 N., R.101 W. 6th P.M. (RESURVEY) PARK COUNTY, WYOMING</p>		<p>PROJECT NO. 6819.002</p>
			<p>J:\2019\19 Larry Frandson\02 BLA\Termode\6819002\6819.002.plt Plotted on Mar 1, 2022</p>		<p>SHEET NUMBER 1 of 1</p>

T. 53 N., R. 101 W. (RESURVEY)



LEGEND

- 1. BOUNDARY LINE
- 2. EDEGE RIVER
- 3. ISLAND
- 4. APPROXIMATE EDEGE RIVER
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- 30. APPROXIMATE EDEGE RIVER



GENERAL NOTES

1. BOUNDARY LINE
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30. APPROXIMATE EDEGE RIVER

CERTIFICATE OF SURVEY

LARRY FRANDSON
CODY, WYOMING 82414

RECORD OF SURVEY SHOWING
BOUNDARY LINE ADJUSTMENT
WITHIN
LOT 4 AND LOT 5 SECTION 14, T. 53 N., R. 101 W.
6th P.M., (RESURVEY) PARK COUNTY, WYOMING



Morrison
Morrison & Associates, Inc.
Professional Surveyors
1000 N. Durbin Street, Suite 100
Cody, Wyoming 82401
Phone: (307) 556-1111
Fax: (307) 556-1112
www.morrison-surveyors.com



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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Canyon Real Estate LLC, 1327 Rumsey Ave. Cody, WY 82414
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 _____