

POWELL WYOMING HORSE PROPERTY



\$975,000



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*](http://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.



Horse property on 3.83 deeded acres conveniently located between Cody, Wyoming and Powell, Wyoming. This 3,000 square foot ranch style home was custom built in 2021 and boast of many hand-crafted touches. The great room is spectacular with an open/modern floor plan, vaulted tongue and groove ceilings, luxury vinyl flooring and a cozy wood heating stove. The kitchen/dining area offers numerous upgrades including custom cabinetry, custom counter tops, pantry area, stainless appliances and a 5-burner gas range/oven. The large master bedroom and bathroom includes a copper soaking tub, custom vanity with copper sink, walk in closet and a walk-in tile shower with custom designed tiles. Other home amenities are sliding barn doors on all bedrooms, 4 guest bedrooms (2 are currently being used as offices), 1 full guest bathroom, an oversized laundry/mudroom with a ½ bathroom and 2 covered porches facing East and West to enjoy the sunrise and sunset. The shop offers 1,500 square feet for all your toys with 2 overhead doors, extra storage space, and a 600 square foot apartment with a 1 bedroom, ¾ bathroom (walk in shower), kitchenette and laundry room. The horse barn offers 3,600 square feet of covered space with 4 indoor stalls with outdoor runs, pipe and metal fencing, automatic waters, horse grooming area, tack room and space for covered hay storage. Plenty of room to expand your idea with an outdoor riding area or large outdoor livestock pen, RV parking and more. The property is a short drive to Cody, Wyoming just 50 minutes from Yellowstone National Park. The area offers endless recreational opportunities for fishing, ATV riding, horseback riding on public land or National Forest.





Great Room





Great Room



Wood Stove



Dining Area





Kitchen



Pantry





Great Room



*Front
Entrance*



Master Bedroom



Walk-In Closet



Master Bath



Copper Soaking Tub

Custom Tile Designs



Walk-In Tile Shower



Master Bath

Copper Sink





Office / Bedroom (Two)



Bedroom (Three)





*Office / Bedroom
(Four)*



Bedroom (Five)



Guest Full Bath



Mud Room / Laundry







*1,500 Square Foot Shop
with Apartment*



*Apartment in Shop
600 Square Feet*



Apartment in Shop





*3,600 Square Foot
Horse Barn*



Horse Grooming Area



Tack Room







View of Heart Mountain



*Estimated Property
Boundary*



*Estimated Property
Boundaries*



Estimated Property Boundary



Estimated Property Boundary



Estimated Property Boundary



Estimated Property Boundary



House Type: Stand-Alone House
Levels: One
Bedrooms: 5
Total # Baths: 3
Apx Year Built: 2021
Apx Total SqFt: 3000
Additional Living Units: Yes
Basement: No

Area: Powell Out of Town
Neighborhood: Willwood
Subdivision: None
School District: Park County District #1
Apx Miles from Town: 7
Mobiles Allowed: No
Modulars Allowed: No

Apx Above Grade SqFt: 3000 Apx Below Grade SqFt: 0 # Full Baths: 2 # Half Baths: 1 # 3/4 Baths: 0 # 1/4 Bath: 0
 Avg Gas/Mo \$: 137.62 Avg Electric/Mo \$: 240.00

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

HOA: No

Irrigation: No Irrigation Fees \$: 0

BldgType: Shop BldgSize: 1500 SF BldgCnst: Pole/Post-Frame BldgYrB: 2001

BldgType2: Barn BldgSz2: 3600 SF BldgCnst2: Pole/Post-Frame BldgYrB2: 2020

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Kitchen	Main		Bedroom	Main		Laundry	Main	
Dining Room	Main		Bedroom	Main				
Great Room	Main		Bedroom	Main				
Master Bedroom	Main		Bedroom	Main				
Full Bath	Main		1/2 Bath	Main				

Inclusions: See in Documents

Exclusions: See in Documents

Apx Irrigated Acres: 0 Apx Deeded Acres: 3.83 Apx Lot SqFt: 166835.00

Taxes TBD: Yes Tax Year: 0 Total Tax \$: 0.00 Taxed w/Other Land: Yes

Property Rights: Fee Simple Parcelable: No Adj to Public Land: No River/Stream Front: No

Covenants: No Detailed Zoning: Park Co - Powell (GR-P)

Seller Fin: No Disclosures: No

Legal Description: GINES SS-313 LOT 1 (3.83 AC)

RdAccs: Private RdMaint: Private RdSrcf: Unpaved (Dirt/Gravel)

Construction: Frame, Shop House
Exterior Siding: Steel Siding
Roof: Metal
Garage/Type Stalls: 2 Stalls, Detached
Exterior Features: Acreage Fenced, Barn, Cable, Corrals, Fenced Yard, Garden, Guest House, Horse Property, Landscaping, Shop
Patio/Deck/Porch: Covered, Patio, Porch
Heating Stove Type: Wood
Fireplace Type: None
Interior Features: Breakfast Bar, Ceiling Fan(s), Garage Door Opener, Handicap Access, Mud Room, Pantry, RO System, Security System, Skylights, Vaulted Ceiling(s), Walk-in Closet(s), Wood Floor
Appliances: Disposal
Lot Features: Level
Views: Mountain(s)

Comments: Horse property on 3.83 deeded acres conveniently located between Cody, Wyoming and Powell, Wyoming. This 3,000 sq. ft. ranch style home was custom built in 2021 and boast of many hand-crafted touches. The great room is spectacular with an open/modern floor plan, vaulted tongue and groove ceilings, luxury vinyl flooring and a cozy wood heating stove. The kitchen/dining area offers numerous upgrades including custom cabinetry, custom counter tops, pantry area, stainless appliances and a 5-burner gas range/oven. The large master bedroom and bathroom includes a copper soaking tub, custom vanity with copper sink, walk in closet and a walk-in tile shower with custom designed tiles. Other home amenities are sliding barn doors on all bedrooms, 4 guest bedrooms (2 are currently being used as offices), 1 full guest bathroom, an oversized laundry/mudroom with a 1/2 bathroom and 2 covered porches facing East and West to enjoy the sunrise and sunset. The shop offers 1,500 sq. ft. for all your toys with 2 overhead doors, extra storage space and a 600 sq. ft apartment with a 1 bedroom, 3/4 bathroom (walk in shower), kitchenette and laundry room. The horse barn offers 3,600 sq. ft. of covered space with 4 indoor stalls with outdoor runs, pipe and metal fencing, automatic waters, horse grooming area, tack room and space for covered hay storage. Plenty of room to expand your idea with an outdoor riding area or large outdoor livestock pen, RV parking and more.

Directions to Property: From Cody- Hwy 14A, turn right on Road 18, turn left on Lane 14, turn left on Joslen Drive, 1st house. From Powell-South on Road 9, right on Lane 14, right on Joslen Drive.

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. The listing brokers offer of compensation is made only to participants of the NWBOR MLS where the listing is filed.

INCLUDED ITEMS:

House:

Refrigerator, stove/oven, microwave, washer, dryer, dishwasher, wagon wheel chandeliers, windmill fan, all custom light fixtures inside & outside, firewood logs.

Apartment:

washer & dryer, fridge, stove/oven.

Barn:

All pipe pens, self-waterer.

EXCLUDED ITEMS:

House:

Mounts, pictures, wall decorations, oxen yoke chandelier, personal property.

Apartment:

Decorations and furniture, personal property.

Shop:

All mounts, shelving, refrigerator, freezer, tool boxes and shelving, gun safe, personal property.

Barn:

Portable panels, shelving, personal property, sticks of pipe, set of stocks, saddle racks.

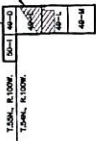
House and apartment furniture available for additional fee.

T.54N., R.100W.

WATER RIGHTS WITHIN FARM UNIT "P"

CONVEYANCE LOT	ACRES UNDER PERMIT NO. 2111
49-E	11.40
49-L	10.59
49-L	30.59
TOTAL	52.58

FARM UNIT "P"
57.5 ACRES OF
TOTAL WATER RIGHTS
GINES SS-313



LOCATION MAP
SCALE: 1" = 1000'

OWNER CONSENT

GINES, COLBY & COO, ARE THE OWNERS OF LAND AS SHOWN BY THAT COUNTY CLERK'S OFFICE.
DO HEREBY CONSENT TO THE WATER DISTRIBUTION PLAN AS SHOWN HEREON.

Colby Gines
COO GINES

STATE OF WYOMING)
COUNTY OF PARK) SS
THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY)
2023) & COO GINES THIS) DAY OF)
WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-1-2024

APPROVAL

APPROVED BY THE WILWOOD IRRIGATION DISTRICT
THIS 26 DAY OF September, 2023.

ATTEST:
TRAVIS ROBERT JARVIS



WATER DISTRIBUTION PLAN

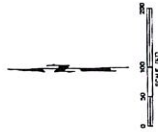
FOR
GINES SS-313
- LOCATED IN -
LOT-49E & LOT-49L
T.54N., R.100W.
PARK COUNTY, WYOMING

PREPARED BY: GINES, COLBY & COO
150 W. 21st Street
POWELL, WY 82435

PREPARED BY: ENGINEERING ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
150 W. 21st Street
POWELL, WYOMING 82435



SCALE: 1" = 1000'

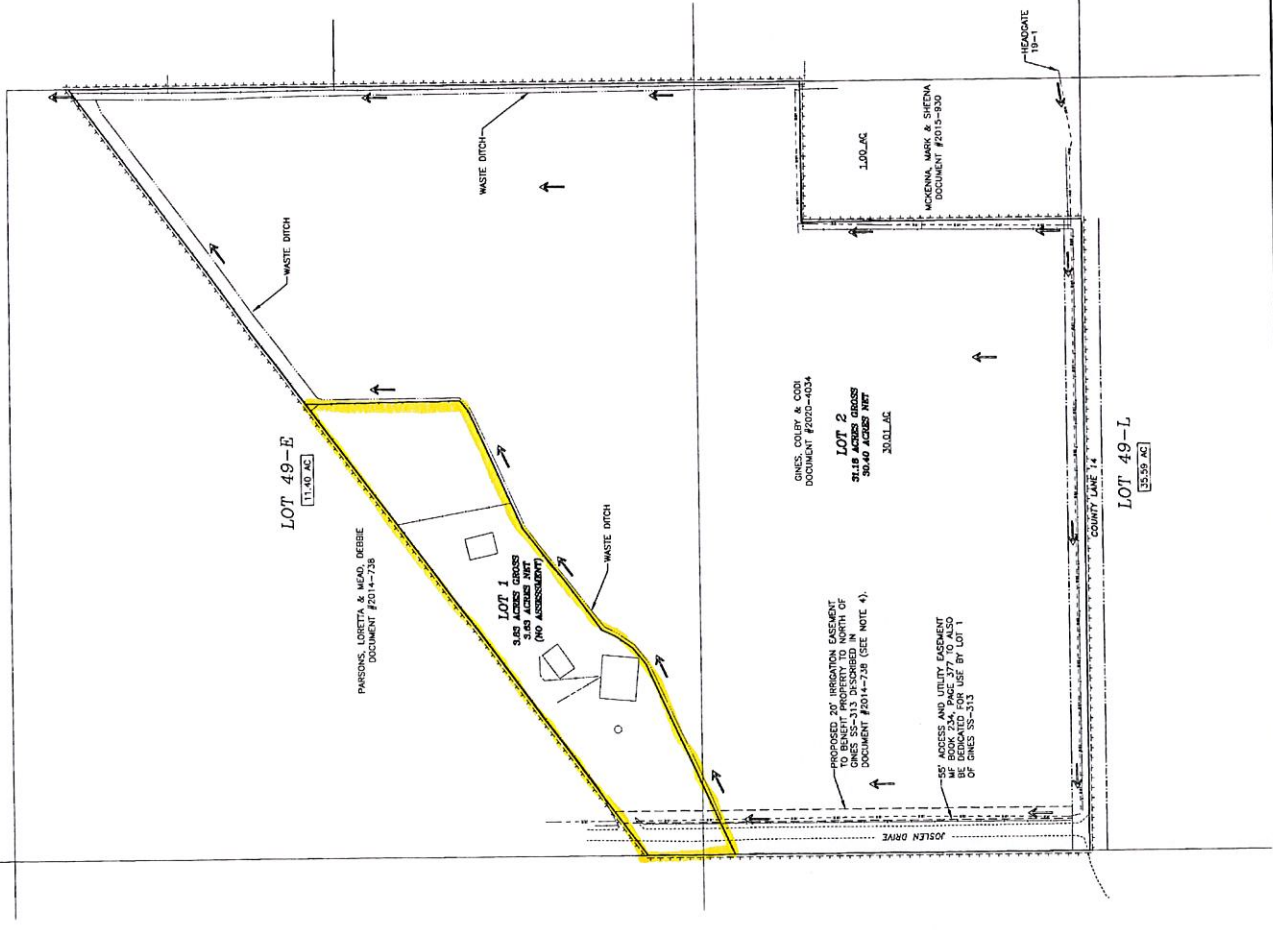


NOTES

1. PARK COUNTY IS NOT RESPONSIBLE FOR ENSURING PROPER MAINTENANCE OR DISTRIBUTION.
2. THIS WATER DISTRIBUTION PLAN SHOWS THE APPROXIMATE LOCATION OF WILWOOD IRRIGATION DISTRICT SUPPLY AND WASTE DITCHES. THIS RIGHT-OF-WAY SHALL BE SUFFICIENT TO OPERATE AND MAINTAIN THE DITCHES. RIGHTS-OF-WAY OVER INDICATED DITCHES ARE AS ESTABLISHED BY THE FEDERAL RECONSTRUCTION FOR DITCHES AND PIPELINES ACT AS ESTABLISHED BY THE FEDERAL RECONSTRUCTION FOR DITCHES AND PIPELINES ACT.
3. 50 ACRES REQUIRE REPAIR OF THE LANDS WITHIN GINES SS-313. WATER WILL BE SUPPLIED TO LOT 2 FROM TURNOUT 19-1. LOT 1 WILL NOT RECEIVE AN ASSESSMENT NOR RECEIVE WATER FROM WILWOOD IRRIGATION DISTRICT. THIS EASEMENT DOES NOT IMPLY THE EXISTENCE OF WATER RIGHTS ON THE PROPERTY DESCRIBED IN DOCUMENT #2014-738.
4. WILWOOD IRRIGATION DISTRICT IS NOT RESPONSIBLE FOR DELIVERY OF WATER BEYOND THE PROPERTY BOUNDARY. THE DISTRICT IS RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF DITCHES AND PIPELINES.
5. THE STATE OF WYOMING DOES NOT RECOGNIZE ANY REPAIR RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER.
6. THIS WATER DISTRIBUTION PLAN SHOWS THE PROPOSED WATER DISTRIBUTION AT THE TIME SUBJECT TO CHANGE, AS REFLECTED IN THE RECORDS OF THE IRRIGATION DISTRICT AND/OR THE STATE DEPARTMENT OF WATER RESOURCES. THE NUMBER OF WHICH ARE PART OF A TYPICAL TITLE SURVEY CONDUCTED FOR NEAR ADJACENT.

LEGEND

- 11.40 AC LANDS ALLOCATED UNDER PERMIT NO. 2111 WITHIN GOVERNMENT LOT OR TRACT.
- 30.01 AC LOT 2 OF GINES SS-313.
- 30.01 AC LOT 2 OF GINES SS-313.
- GINES SS-313 BOUNDARY
- EXISTING SUPPLY IRRIGATION DITCH
- EXISTING WASTE DITCH
- EXISTING EASEMENT LINE
- IRRIGATION FLOW DIRECTION



PROPOSED 20' IRRIGATION EASEMENT TO BENCH-1 FROM TURNOUT 19-1 TO BE DEDICATED FOR USE BY LOT 1 OF GINES SS-313 (SEE NOTE 4).

50 ACRES AND UTILITY EASEMENT TO BENCH-1 FROM TURNOUT 19-1 TO BE DEDICATED FOR USE BY LOT 1 OF GINES SS-313

GINES, COLBY & COO
DOCUMENT #2020-404

LOT 2
31.18 ACROSS
30.01 ACROSS NET

30.01 AC

MCKENNA, MARK & SHEVNA
DOCUMENT #2015-030

HEADGATE
19-1











LOT 49-E
11.40 AC

11.40 AC

COUNTY LINE

JOYSLEN DRIVE

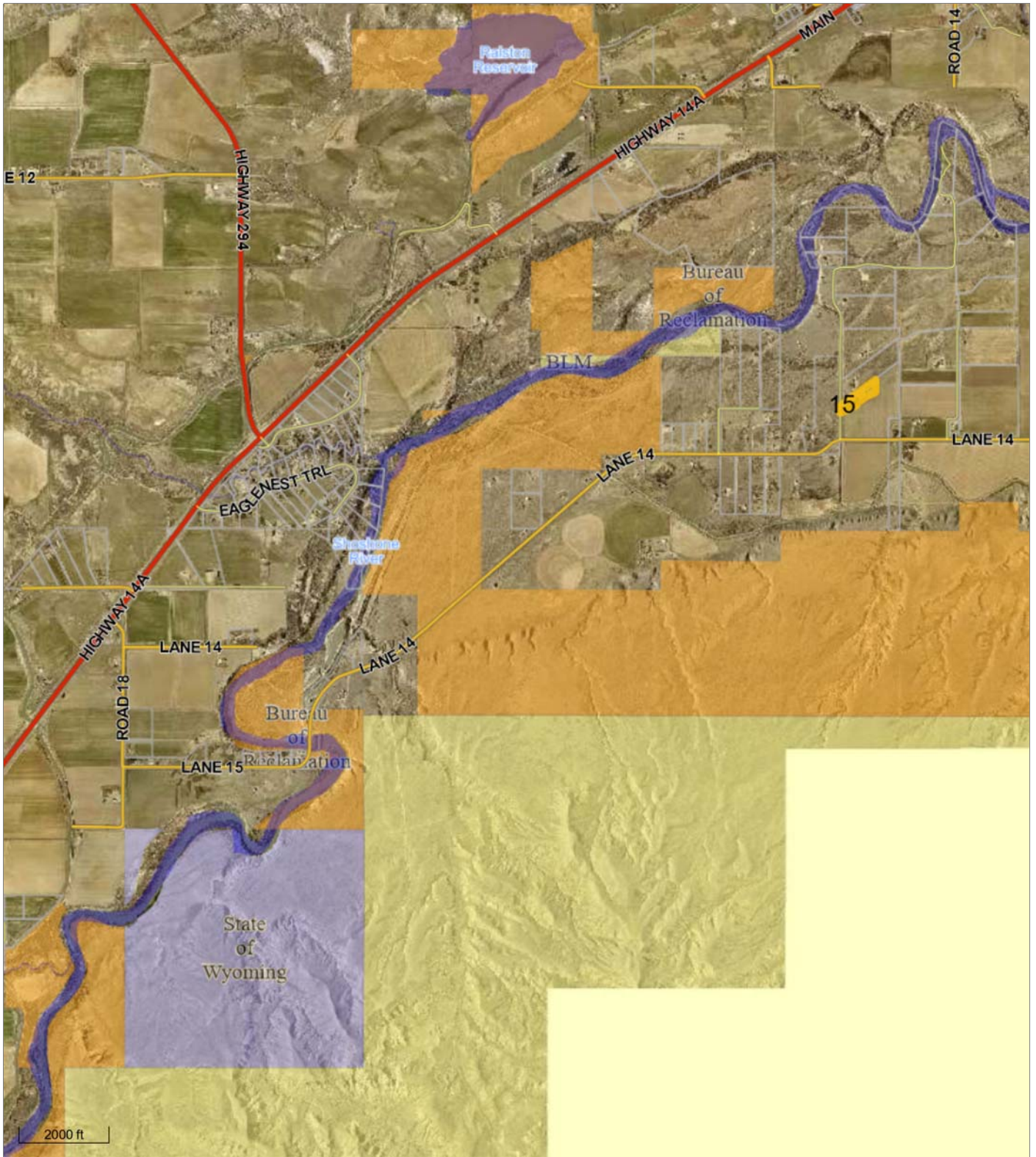












-  Rivers, Creeks, Lakes
-  2023 Aerial Photography (hi res, limited areas)
-  Highways
-  County Roads
-  Incorporated Towns
-  Yellowstone National Park
-  US Forest Service
-  BLM
-  Bureau of Reclamation
-  State of Wyoming

Park County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.
 printed 1/16/2024



Park County Wyoming MapServer



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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 counter offers 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;
- 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.

Seller's Signature _____ Seller's Signature _____

Seller's Signature _____ Seller's Signature _____

Seller's Signature _____ Seller's Signature _____

This Real Estate Brokerage Disclosure was presented to Seller and Seller refused to sign above.

Broker/Licensee _____ Date _____