

# GREYBULL RIVER FARM

## OTTO, WYOMING



\$2,395,000



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](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.

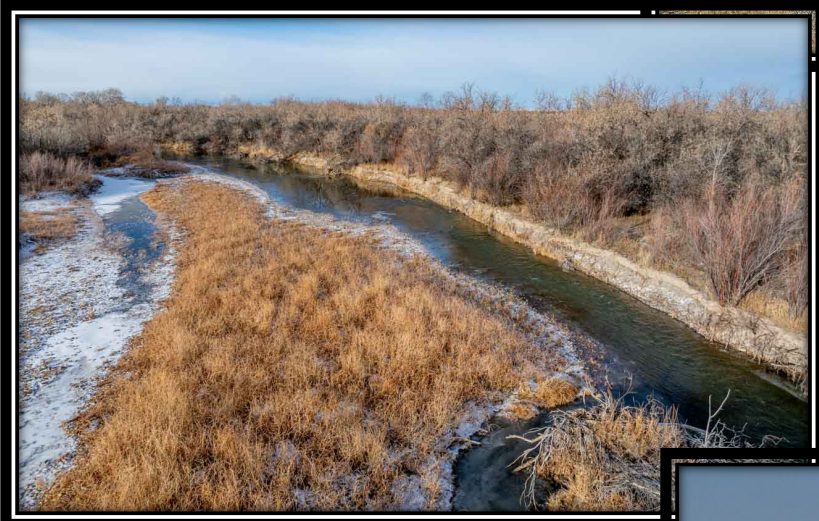


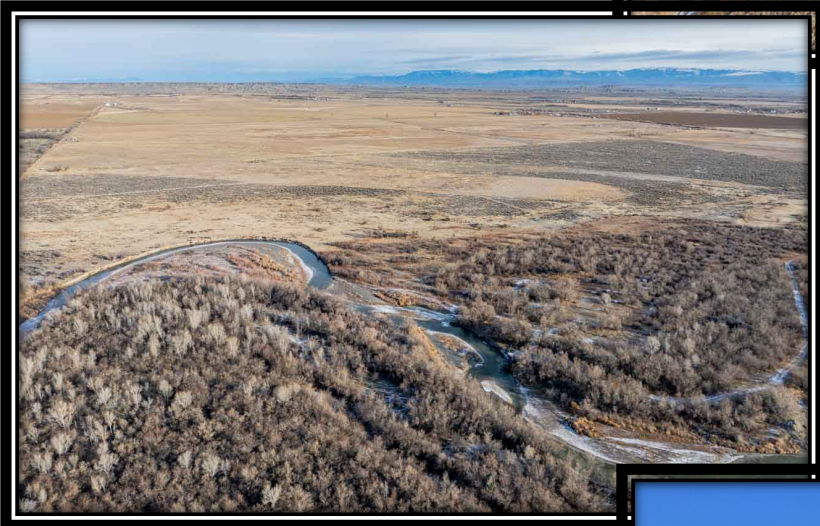
Experience true Wyoming living on this remarkable farm and ranch property in the heart of the Bighorn Basin near Otto. With nearly a mile of Greybull River frontage along the southern edge, the land feels alive—mule deer, whitetail, pheasant, turkey, and waterfowl roam the diverse habitat. Roughly 300 acres are in productive alfalfa/grass mix, with another 182 irrigated acres offering potential for future agricultural development. Historic water rights date back to 1893 and 1900, and the property is irrigated by gated pipe and 2 side rolls. Water is supplied by underground gravity-fed lines (10" and 15") that deliver impressive capability, with three-phase power nearby for future pivots. A modest, off-grid manager's home powered by solar offers simplicity and privacy. The ranch is fully fenced, has year-round live water on the east side, and is ready for livestock. A natural spring and pond add to the serenity, creating an oasis for people and wildlife. Public land is close for ATV riding, hunting, and exploring, with the Bighorn Mountains rising just beyond.

Cody is only 40 minutes from here, with Yellowstone National Park an additional short scenic drive away. Whether you're seeking productive ag ground for hay, sugar beets, barley, corn, wildlife habitat, or wide-open Western freedom, this property delivers a lifestyle that's hard to match.

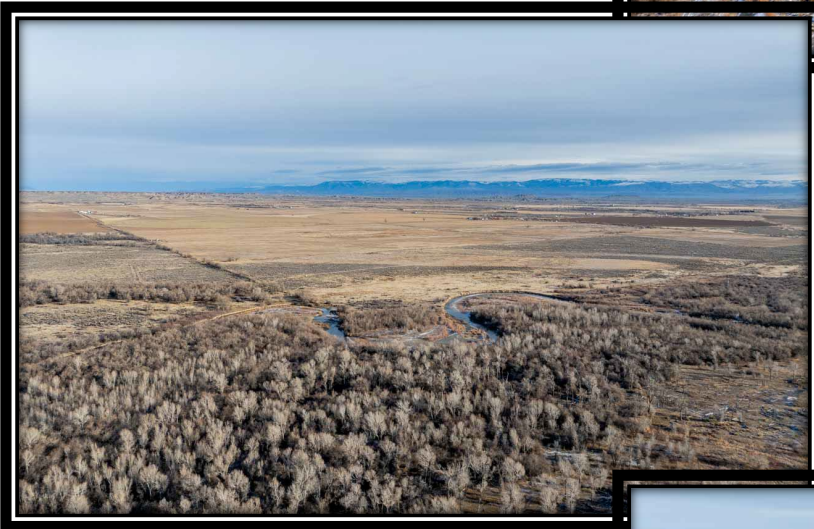
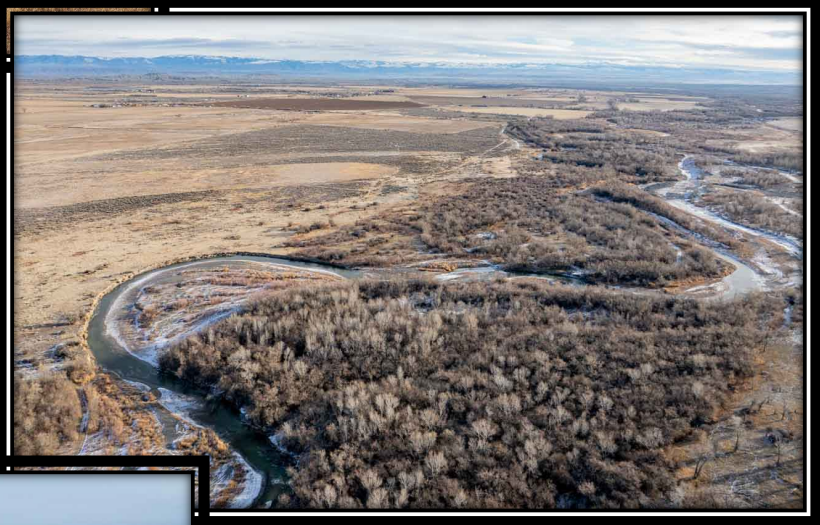


Greybull River

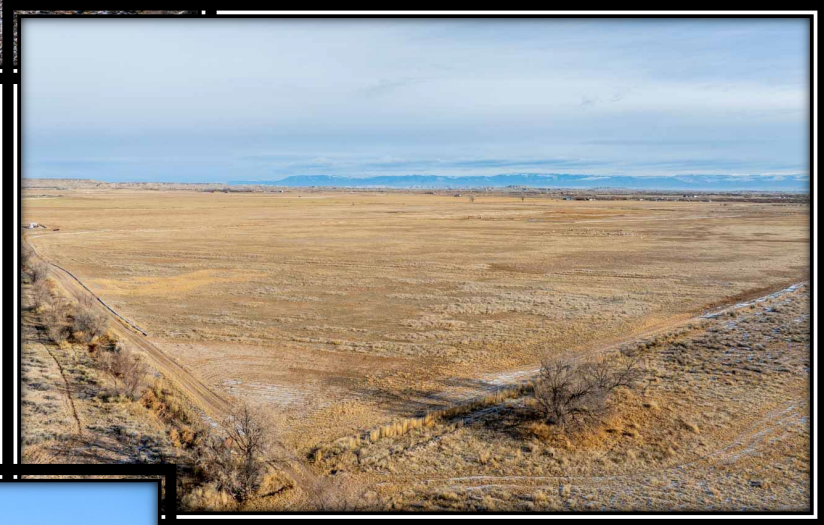




Greybull River Farm



Production Ground





Off Grid Cabin



Production Ground  
With Mountain Views



Production Ground  
With Mountain Views



Views of the  
Big Horn Mountains



Greybull River Farm



Livestock



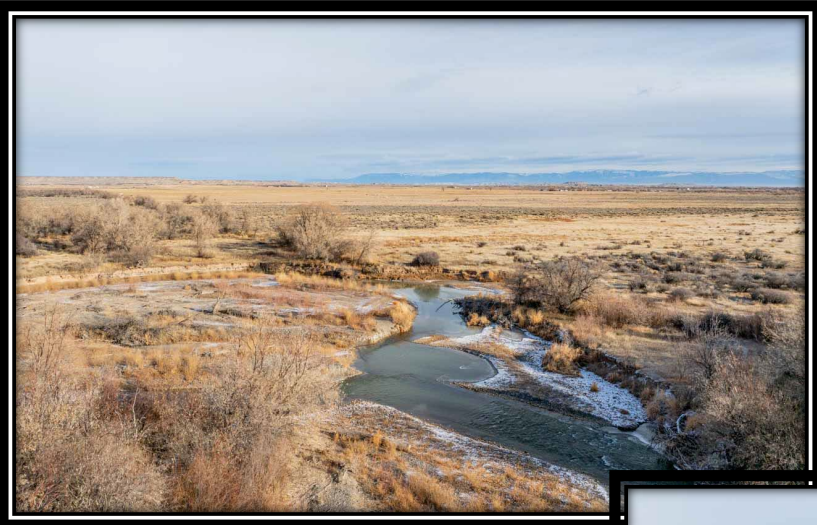


Sagebrush and Grassland  
Habitat for Wildlife



Mountain Views

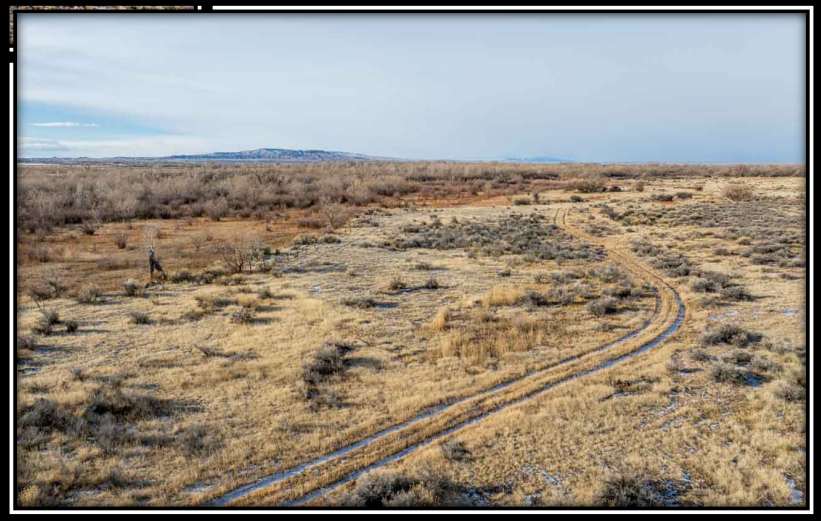




Greybull River Farm



Natural Pond



Greybull River Farm





## Room Information

1

**List Price** \$2,395,000  
**List Date** 12/18/2025  
**Days On Market** 148  
**# Bedrooms** 1  
**Total # Baths** 1  
**# Full Baths** 0  
**# 3/4 Baths** 1  
**# Half Baths** 0  
**# 1/4 Bath** 0  
**Apx Year Built** 2023  
**Levels** One  
**Basement Y/N** No

**Apx Above Grade SqFt** 384  
**Apx Below Grade SqFt** 0  
**Apx Total SqFt** 384  
**Apx Deeded Acres** 592.230  
**Apx # Irrigated Acres** 300.00  
**Apx Lot SqFt** 25,797,538.80  
**County** Big Horn  
**Area** Otto - Out of Town  
**Subdivision** None  
**School District** Big Horn County District #1  
**Additional Living Units** No

**Inclusions** Gated pipe, side roll sprinklers, solar panel for home, refrigerator, pellet stove/oven.  
**Exclusions** None.  
**Irrigation** Yes  
**Irrigation Company** Farmer's Canal Company  
**IrrigFee** \$6,000  
**HOA** No  
**HOA \$**  
**HOA Fee Frequency**

**Legal Description** See in Documents  
**Tax Year** 2025  
**Tax Annual Amount**  
**Covenants** No  
**Detailed Zoning** Unknown  
**Parcelable** Yes  
**Electric Company** None  
**Natural Gas Company**

## Features

**Appliances** Oven, Refrigerator  
**Basement** None  
**Construc...** Frame  
**Cooling** None  
**Ext Feat...** Acreage Fenced, Creek, Dirt Ditches, Horse Property, Hunting, Irrigated, Production Ground, River Access, River Frontage, Storage, RV/Boat/Trailer Parking  
**Ext Siding** Hardboard  
**Fireplace** Pellet  
**Flooring** Concrete (Flooring), Laminate  
**Primary Heat** Pellet Stove (Heating)  
**Int Features** None  
**Lot Features** Level

**PatioDeckPorch** None  
**Road Maint**  
**Road Respons** Public Maintained Road  
**Road Surface** Gravel  
**Roof** Metal  
**Primary Water Source** Cistern  
**Primary Water Supp...** None  
**Sewer Type** Septic Tank  
**Sewer Provider** None  
**Views** Creek/Stream, Hills, Mountain(s), Pas...

**Comments** Experience true Wyoming living on this remarkable farm and ranch property in the heart of the Bighorn Basin near Otto. With nearly a mile of Greybull River frontage along the southern edge, the land feels alive—mule deer, whitetail, pheasant, turkey, and waterfowl roam the diverse habitat. Roughly 300 acres are in productive alfalfa/grass mix, with another 182 irrigated acres offering potential for future agricultural development. Historic water rights date back to 1893 and 1900, and the property is irrigated by gated pipe and 2 side rolls. Water is supplied by underground gravity-fed lines (10" and 15") that deliver impressive capability, with three-phase power nearby for future pivots. A modest, off-grid manager's home powered by solar offers simplicity and privacy. The ranch is fully fenced, has year-round live water on the east side, and is ready for livestock. A natural spring and pond add to the serenity, creating an oasis for people and wildlife. Public land is close for ATV riding, hunting, and exploring, with the Bighorn Mountains rising just beyond. Cody is only 40 minutes from here, with Yellowstone National Park an additional short scenic drive away. Whether you're seeking productive ag ground for hay, sugar beets, barley, corn, wildlife habitat, or wide-open Western freedom, this property delivers a lifestyle that's hard to match.

**Property listed by:**

Canyon Real Estate, LLC - 307-527-7092  
 Lance J Bower - 307-272-4114

**Contact me for more informati...**

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 Lance J Bower - 307-272-4114  
 lance@canyonrealestate.net

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. A broker's compensation and fees for services are not set by law and are fully negotiable. The compensation paid by a listing broker to a cooperating broker in respect to any listing is established by the listing broker and is not fixed, controlled, recommended, or maintained by any persons other than the listing broker.

T. 51 N., R. 95 W.

LEGAL DESCRIPTION PARCEL 1:

A parcel of land in the E1/2E1/2 of Section 17, T. 51 N., R. 95 W., of the Sixth Principal Meridian, Original Government Survey, Big Horn County, Wyoming, being in Tract 85, Resurvey, being part of a parcel of land described in a Warranty Deed filed for record in the Big Horn County Clerk's office in Book 144, Scanned Documents, on Pages 375-377, and being more particularly described as follows: Beginning at corner No. 1 of said Tract 85, thence S9°45'57"W, 841.05 feet along the east line of said Tract 85; thence N73°04'44"W, 154.27 feet; thence along a tangent curve to the right having a radius of 1500.00 feet, through a central angle of 69°46'09", for a distance of 182.66 feet, having a chord bearing and distance of N38°11'40"W, 171.58 feet; thence N3°18'35"W, 308.21 feet; thence N7°13'42"E, 256.88 feet; thence N89°49'23"W, 525.47 feet; thence N0°25'51"E, 97.71 feet to a point on the north line of said Tract 85; thence S89°11'36"E, 906.64 feet, along said north line, to the Point of Beginning, containing 7.12 acres of land, more or less.

LEGAL DESCRIPTION REMAINING PARCEL:

A parcel of land in Section 17, T. 51 N., R. 95 W., of the Sixth Principal Meridian, Original Government Survey, Big Horn County, Wyoming, being in Tracts 85, 86, 87, 88 and 89, Resurvey, being all of that parcel of land described in a Warranty Deed filed for record in the Big Horn County Clerk's office in Book 144, Scanned Documents, on Pages 375-377, EXCEPTING THEREFROM "PARCEL 1" (7.12 acres) as described above, and being more particularly described as follows: Beginning at a point on the east line of said Tract 85, said point being located S9°45'57"W, 841.05 feet from corner No. 1 of said Tract 85; thence continuing S9°45'57"W, 4320.20 feet, more or less, along said east line to intersection of said east line with the approximate centerline of the Greybull River; thence along said approximate centerline of the Greybull River as follows: N82°39'09"W, 359.73 feet; N65°03'59"W, 255.11 feet; N26°12'51"W, 304.64 feet; N72°53'26"W, 108.91 feet; S72°03'37"W, 143.90 feet; S40°34'23"W, 263.05 feet; and S6°00'06"W, 254.24 feet to the intersection of said approximate centerline with the south line of said Tract 85; thence N89°38'05"W, 75.29 feet to corner No. 3 of said Tract 85, being corner No. 2 of said Tract 86; thence continuing N89°38'05"W, 3766.77 feet along the south line of said Tracts 86 and 88 to the southwest corner of said Section 17, O.G.S.; thence N5°37'27"E, 2600.42 feet along the west line of said Section 17 to the W1/4 corner of said Section 17; thence S89°22'21"E, 260.99 feet along the north line of said Tract 88 to the intersection of said north line with an existing fence line; thence N0°13'42"E, 2590.72 feet along said fence line to the northwest corner of said Section 17; thence S89°11'36"E, 4446.58 feet along the north line of said Section 17, being the north line of said Tracts 87 and 89; thence S0°25'51"W, 97.71 feet; thence S89°49'23"E, 525.47 feet; thence S7°13'42"W, 256.88 feet; thence S3°18'35"E, 308.21 feet; thence along a tangent curve to the left having a radius of 1500.00 feet, through a central angle of 69°46'09", for a distance of 182.66 feet, having a chord bearing and distance of S38°11'40"E, 171.58 feet; thence S73°04'44"E, 154.27 feet to the Point of Beginning, containing 592.23 acres of land, more or less.

Bearings and distances shown on this plat are based on the Wyoming State Plane Coordinate System NAD 83/93, East Central Zone, and have been multiplied by a project factor of 1.000187756.

NO TITLE SEARCH HAS BEEN PROVIDED OR CONDUCTED FOR THIS SURVEY. THIS IS NOT INTENDED TO SHOW ALL EASEMENTS AND/OR RIGHT-OF-WAYS.

LEGEND
PLUS CORNER FOUND
MINUS CORNER FOUND
PROPERTY CORNER FOUND
WITNESS CORNER SET
MARKER FOUND



E.L.D. 26-005
RECORD OF SURVEY

MATTHEW & CARROLL JOHNSON

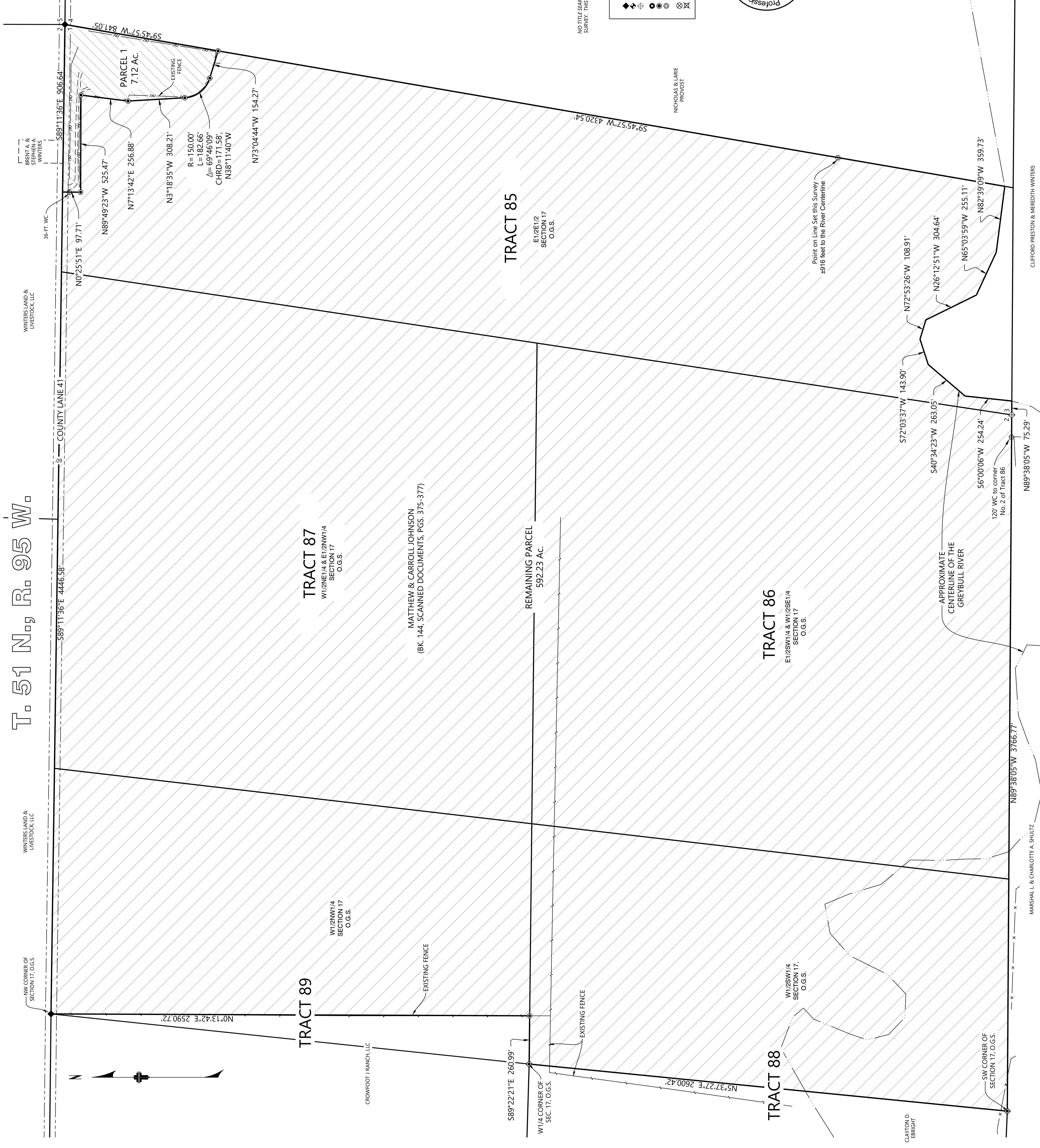
SHOWING
7.12 ACRE PARCEL
IN THE
E1/2E1/2 OF SECTION 17, O.G.S.
TRACT 85, RESURVEY
T. 51 N., R. 95 W.,
BIG HORN COUNTY,
WYOMING

JANUARY 2026



EAGLE ENGINEERING
& SURVEYING, INC.

908 BIG HORN AVE - WORLAND, WY 82401
WWW.EAGLE-WYO.COM
(307) 347-8276



CLIFFORD PRESTON & MEREDITH WINTERS

MARSHALL & CHARLOTTE A. SHULTZ

CLAYTON D. EBRIGHT

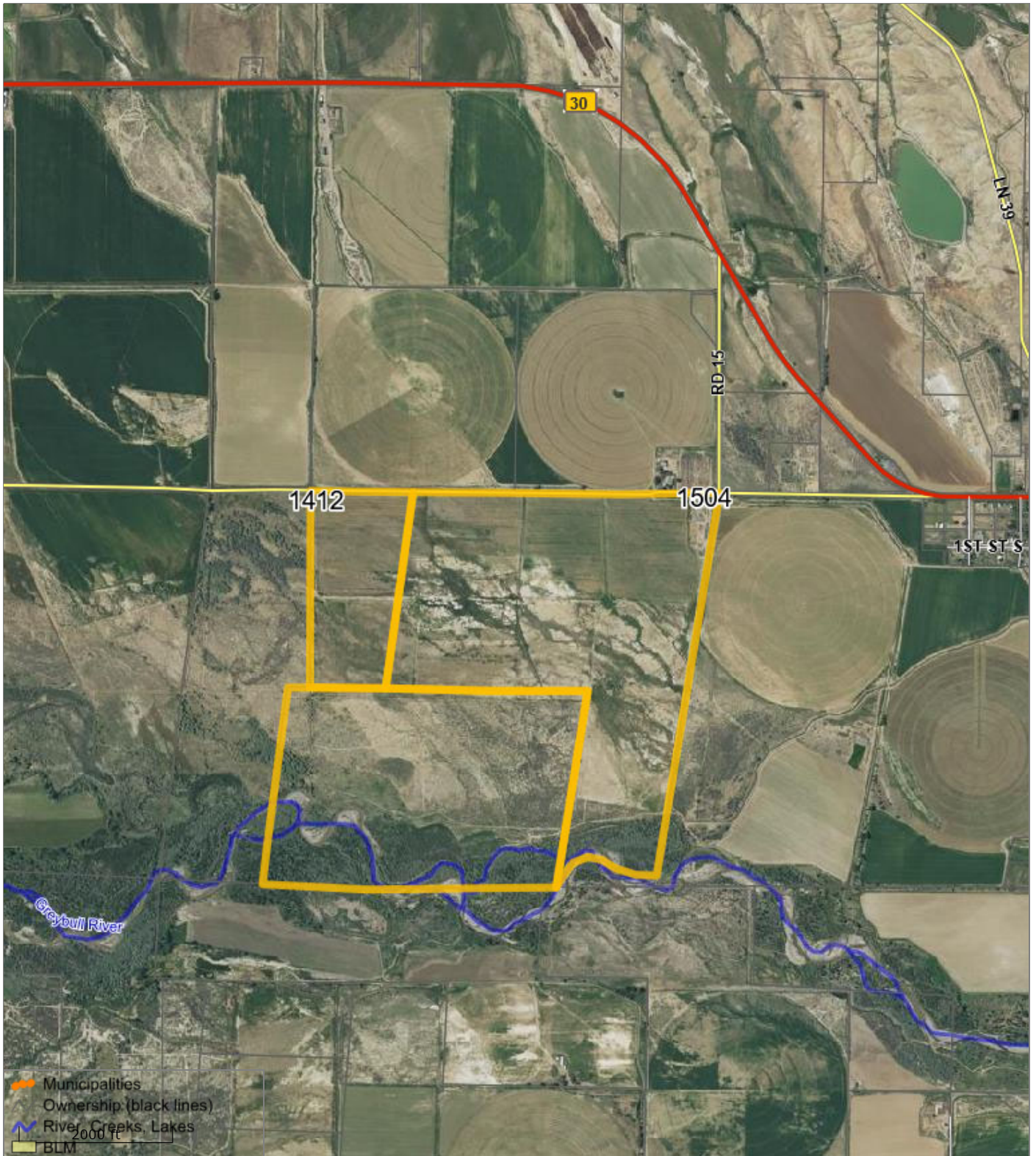
CROWNFOOT RANCH, LLC

MATTHEW & CARROLL JOHNSON

WINTERS LAND & LIVESTOCK, LLC

WINTERS LAND & LIVESTOCK, LLC

BRENTA & WINTERS

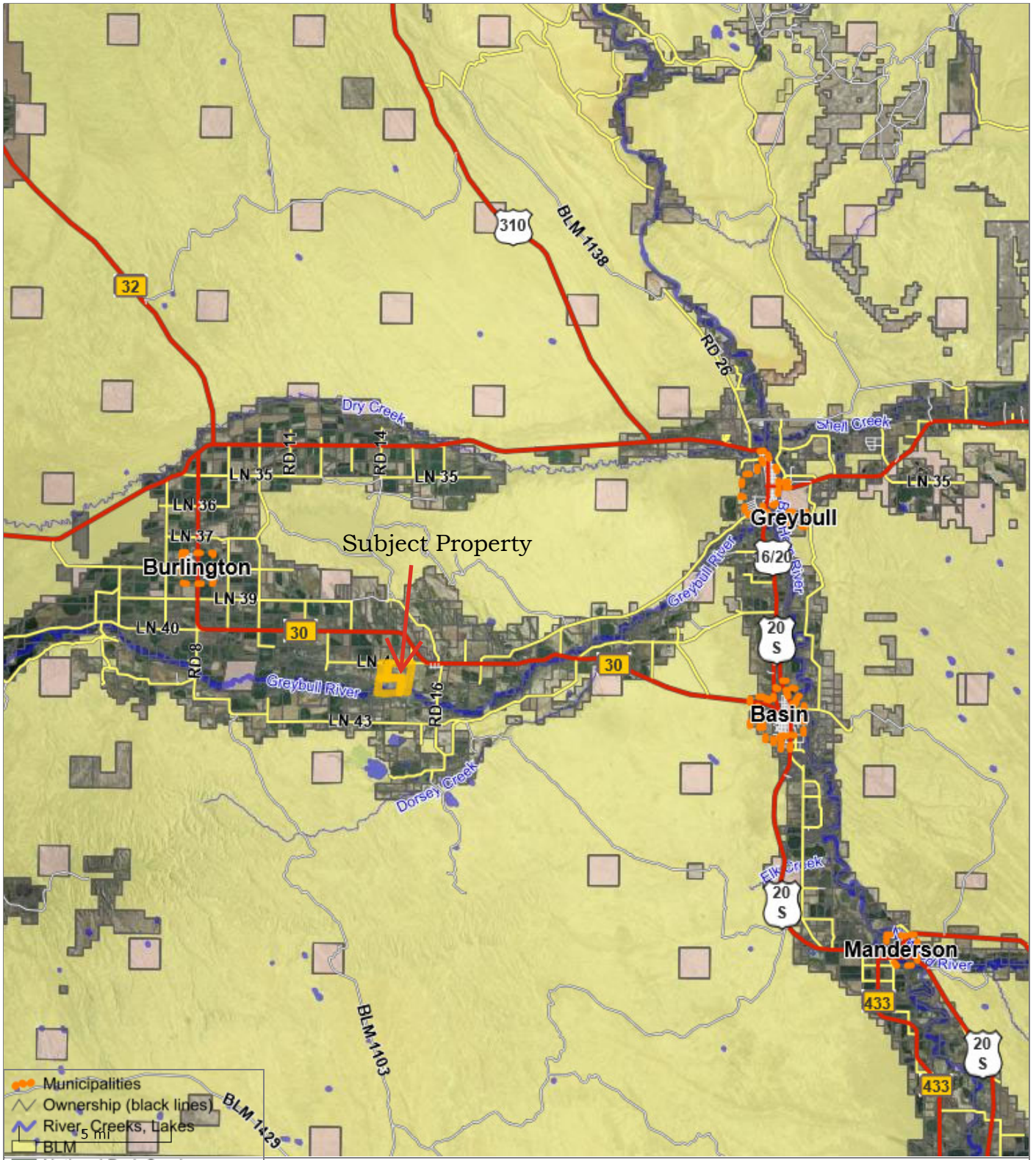


- Municipalities
- Ownership (black lines)
- River, Creeks, Lakes
- BLM
- National Park Service
- Bureau of Reclamation
- Dept of Defense
- Forest Service
- State of WY
- 2022 Aerial Photography (2ft)
- Highways
- County Roads
- Other Roads


**NORTH**

# Big Horn County Wyoming MapServer

Big Horn County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown. printed 12/2/2025



- Municipalities
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**NORTH**

**Big Horn County**

**Wyoming MapServer**

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**IMPORTANT NOTICE**  
**Canyon Real Estate, LLC**

**(Name of Brokerage Company)**  
**REAL ESTATE BROKERAGE DISCLOSURE**

Any reference to “Broker” throughout this Disclosure and any associated real estate form shall mean “Responsible Broker, Associate Broker or Salesperson” as defined in Wyoming Statute 33-28-102.

When you select a Real Estate Brokerage Firm, Responsible Broker, Associate 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.**

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 Buyer as a Customer or as an agent for Buyer treating Seller as a Customer. 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 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 the 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. 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 asterisk. W.S. 33-28-310(a).

**Buyer’s Agent.** (Requires written agreement with Buyer)

If a Buyer signs a written Buyer’s Agent 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 and 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 averse 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. §33-283-301(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 the 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 FIDUCIARY 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 ACKNOWLEDGEMENT, 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 ACKNOWLEDGEMENT, 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.**

**NONDISCRIMINATION.** The parties agree not to discriminate unlawfully against any prospective Buyer because of the race, color, sex, sexual orientation, gender identity, national origin, familial status, physical or mental disability, or religion of such person.

**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 with a copy of this Real Estate Brokerage Disclosure and have kept a copy for my records.

Brokerage Firm Canyon Real Estate, LLC

By Licensee for Brokerage Firm \_\_\_\_\_  
**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 \_\_\_\_\_

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

Broker/Licensee \_\_\_\_\_ Date \_\_\_\_\_

Seller's Name \_\_\_\_\_