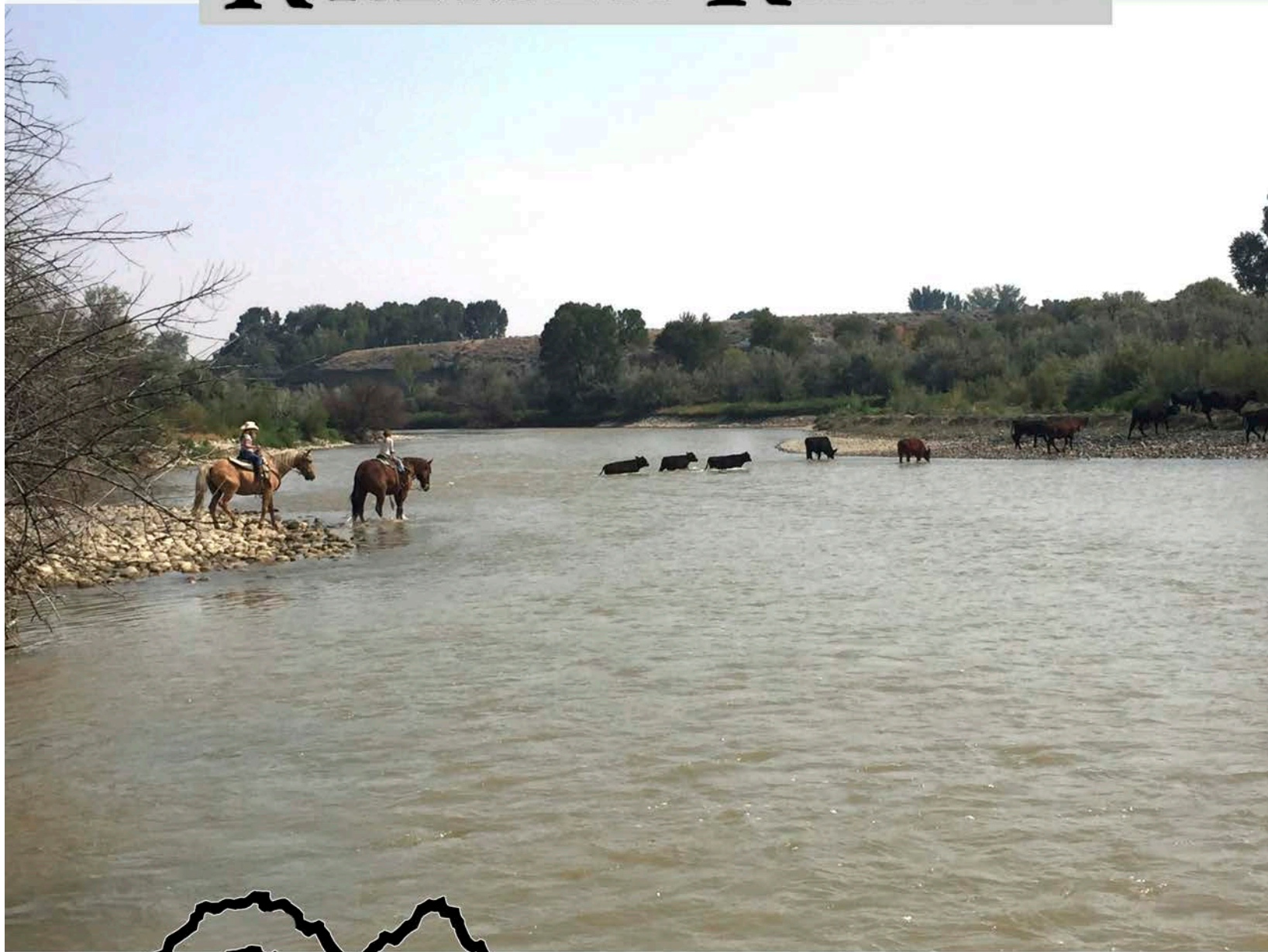


KREMER RANCH



Canyon Real Estate, LLC

1327 Rumsey Ave., Cody, Wyoming 82414
Office 307-527-7092 ~ Fax 307-527-7093
www.canyonrealestate.net

Lance Bower ~ 307-272-4114

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.







KREMER RANCH

This ranch is situated along the fertile banks of the Shoshone River for approximately 2.5 miles with property on both sides of the river. Bitter Creek traverses the ranch and flows into the Shoshone River. An historic fish ladder for spawning was built on Bitter Creek where the Sidon canal crosses.

Located in the heart of the Big Horn Basin is this 1,726 deeded acre ranch with a private BLM cattle lease of 14,791 acres. 654.93 of the deeded acres are irrigated with 4 pivot sprinklers. This property offers a peaceful and tranquil setting with easy access to Powell, WY. The ranch offers excellent fishing, flocks of wild turkeys, geese, ducks, pheasants and herds of deer make for exceptional wildlife and recreational opportunities.

With adjacent public lands and a private BLM grazing lease, excellent water resources and water rights, operations of this quality are hard to find. The ranch is secluded, private, yet close to amenities. The location, scenery, wildlife, hunting and ranch operation all combine to offer a ranching lifestyle not easily found. This ranch is owner rated to run 350 pairs and 20 horses.

Improvements

The ranch has excellent improvements, including a six-bedroom, five-bath home finished with a large dining area, cozy fireplaces, large hallways, spacious bedrooms and bathrooms, expansive decks and a detached 3 car garage. Sizeable windows capture the sweeping views of the river bottom. The master bedroom and bathroom have been attractively updated with a rustic theme to make this home very relaxing.

For the horse enthusiast, the ranch features several 12x20 horse stalls with partial cover, a round pen, an interior tack room and a large sandy outdoor roping arena (150' x 300'). The ranch headquarters also features a dog kennel set up for 4 dogs and a 40'x60' insulated shop with 220 and single phase electricity.

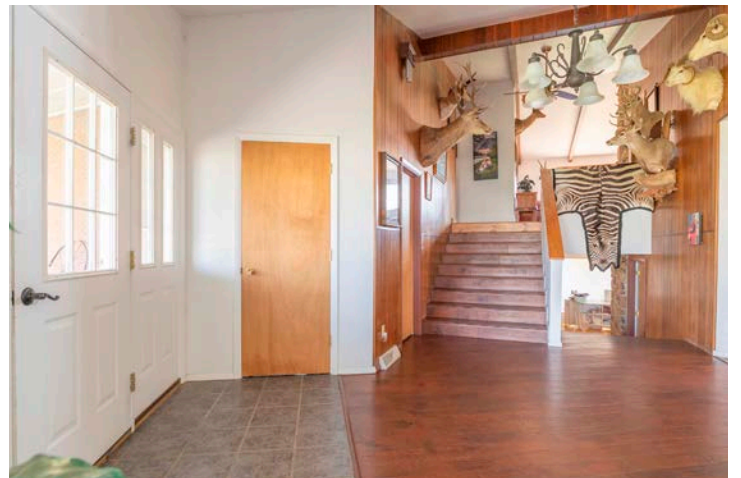
The cattle lot area features two large Quonset buildings and a nice set of working corrals with great highway access as well as utilities for an additional home.

Bunk space for 120 head made with 3 1/2" pipe make the feedlot/working corrals very solid. The ranch has many features to make it function easily such as 2 silage pits, 1 with a concrete bottom, and 2 hay yards.





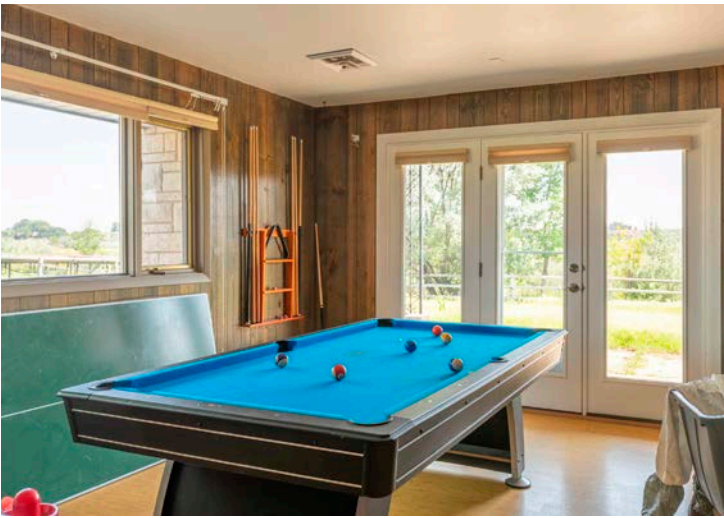
6 Bedroom Home











Location

The ranch is ideally situated 11 miles from Powell, and 35 miles from Cody, Wyoming. Billings, MT is located just 97 miles north.

Community

Small town charm, old-fashioned values, excellent quality of life, and friendly residents are a way of life in the Powell community.

The City of Powell is an agricultural community located in the northwest corner of Wyoming, 75 miles east of Yellowstone National Park and south of Billings, Montana. Lying between the Big Horn Mountains on the east and the Absaroka and



Beartooth Mountains on the west, clear blue skies, clean air and loads of sunshine make the Powell Valley a wonderfully refreshing place to live.

The Kremer Ranch is 15 minutes from Cowley, Lovell or Powell for public school education and 15 minutes from Northwest Junior College. Highly sought-after education all in close proximity.

Climate

Precipitation facts for Powell, WY

On average, May is the wettest month.

On average, February is the driest month.

The average amount of precipitation is: 15.12"

Temperature typically varies from 16F to 87F







Water Rights

This property boost some of the best water rights in the state of Wyoming. Sidon canal assessment is offset by oil royalties paid out to all shareholders (Shoshone water right). Sidon Canal has an early state water right, oldest in the area. The farm also has a water right from Bitter Creek which is not assessed a fee at this time.

The property contains 1,726 deeded acres with 654.93 acres of adjudicated water rights. Water is delivered from Bitter Creek for 221.7 acres and Sidon Canal for 433.23 acres. There are 4 irrigation pivots on the property all operated by natural gas engines.

Grazing Permit

362 AUM permit will accompany this ranch located to the north of the deeded parcel through February 28, 2031. This grazing permit encompasses 14,791 BLM lease. The turnout dates are June 1 through October 15.



Recreation

The Shoshone River offers a chance to land several subspecies of Cutthroat Trout. In 2011 the Wyoming Game and Fish Department completed a fish bypass structure that allows fish in the Shoshone River to move upstream to spawn in Bitter Creek on the ranch. In addition, the Big Horn Mountain range is sure to impress you with its recreational opportunities!

Limitless recreational and historic sites surround the ranch including the Bighorn National Forest, Pryor Mountain Wild Horse Refuge, Medicine Lodge Archaeological Site, Red Gulch Dinosaur Track Site, Shell Falls, Paintrock and the famous ancient Medicine Wheel. Outdoor recreationalist can find a wealth of wild game, fish, and outdoor scenery in the area.







SUMMARY

Wyoming has low property taxes, low sales tax, and NO personal income tax, and it's a wonderful place to live. The Kremer Ranch is a piece of Wyoming heaven. Excellent improvements with irrigated acreage that sit along the banks of the Shoshone River, with extraordinary panoramic mountain views. The inviting open concept with a beautiful stone fireplaces, large windows and vaulted ceiling all add to making the home very enjoyable. The location offers privacy, excellent views and a multitude of outdoor recreational opportunities. For the outdoor enthusiast the ranch offers some of the best hunting, fishing and access to public ground in the west.

The Kremer Ranch is 35 miles northeast of Cody, the rodeo capital of the world and home to many western cultural events. The Shoshone River flows through the valley offering excellent fishing. This ranch is conveniently located in the heart of the Big Horn Basin of Northern Wyoming. The area is rich in history and lavish in beauty. It is an easy scenic drive to Yellowstone National Park and many other numerous recreational opportunities within the Yellowstone ecosystem.



FOR A PRIVATE SHOWING TO QUALIFIED BUYERS CONTACT:

LANCE BOWER, ASSOCIATE BROKER

1327 RUMSEY AVENUE

CODY, WY 82414

307-527-7092

307-272-4114

\$5,900,000

MLS #: F10017230A (Active) List Price: \$5,900,000

124 Highway 14A West Powell, WY 82435



Days on Market 103
Original List Price: \$7,300,000
Levels: Multi-Level
Bedrooms: 6
Total # Baths: 5
Full Baths: 4
Half Baths: 1
3/4 Baths: 0
1/4 Bath: 0
Apx Year Built: 1975
Apx Total SqFt: 3967
Apx Above Grade SqFt: 3967
Apx Below Grade SqFt: 0
Basement: No

Total # Residence: 1
Area: Powell Out of Town
County: Big Horn
School District: Park County District #1
Apx Miles from Town: 15
Apx Irrigated Acres: 654.93
Apx Deeded Acres: 1726
Total Lease Acres: 14791
Has Lease/Permits: Yes

Avg Gas/Mo \$: 200.00

Avg Electric/Mo \$: 200.00

Total Leased AUMS: 362

Type of Leased Land: BLM

BldgType: Shop

BldgSize: 40 x 60

BldgYrBt: 2013

Type of Lease 1: BLM

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

Additional Room Info: The Mobile Home is Excluded.

Inclusions: Refrigerator, range/oven, dishwasher, microwave, washer/dryer, 2 heating stoves, 2 fireplace inserts, 4 irrigation pumps w/engines, 4 pivot sprinklers, attached horse fencing, gated pipe

Exclusions: Ice maker, portable horse panels, painted concrete table in kitchen, cattle, farm equip., hydraulic chute

Irrigation: Yes

IrrigCo: Sidon Irrigation

IrrigCost: 14652

IrrigCoYr: 2020

Taxes TBD: Yes

Tax Year: 2021

Total Tax \$: 8103.09

Taxed w/Other Land: Yes

Property Rights: Fee Simple

Parcelable: Yes

Adj to Public Land: Yes

River/Stream Front: Yes

Detailed Zoning: Big Horn County - Not Zoned

Topography: Flat, Rolling

Legal Description: See in documents

Road Access: Private

Road Maintenance: Private

Road Surface: Paved (Asphalt/Concrete)

Construction: Frame

Exterior Siding: Brick

Roof: Shingle

Natural Gas Company: Wyoming Gas

Electric Company: Garland Light/Power

Sewer: Septic Tank

Primary Water Type: Well

Cooling Type: Central Air

Primary Heat: Forced Air

Secondary Heat: Fireplace

Primary Fuel Type: Natural Gas

Secondary Fuel Type: Wood

Garage/Type Stalls: Detached-3 Stalls

Heating Stove Type: Wood

Fireplace Type: Gas, Wood

Interior Features: Ceiling Fans, Disposal, Garage Door Opener, Jetted Tub, Mud Room, Pantry, Porch, Satellite Dish, Skylights, Walk-in Closet(s), Water Softener (owned), Wood Floors

Exterior Features: Acreage Fenced, Adj to BLM, Barn, Chain Link Fence, Corrals, Creek, Fenced Yard, Fishing, Garden, Horse Property, Hunting, Irrigated, Kennel (Dog), Landscaping, Mountain View, Natural Gas to Property, Pivot Irrigated, Pond, Production Ground, Recreational, Shop, Sprinklers, Storage Building

Comments: 1,725+/- acre ranch with a 14,791 acre BLM lease. 654 acres irrigated by 4 pivots. Sidon canal assessment is offset by oil royalties paid out to all shareholders. Approx. 2.5 miles of Shoshone River flows through the ranch. 3,967 sf ranch home, a 1,800 sf shop/barn, insulated shop, feedlot/working corrals, roping arena. See more details in documents.

Directions to Property: In between Powell and Byron.

Subject to 1031: Yes

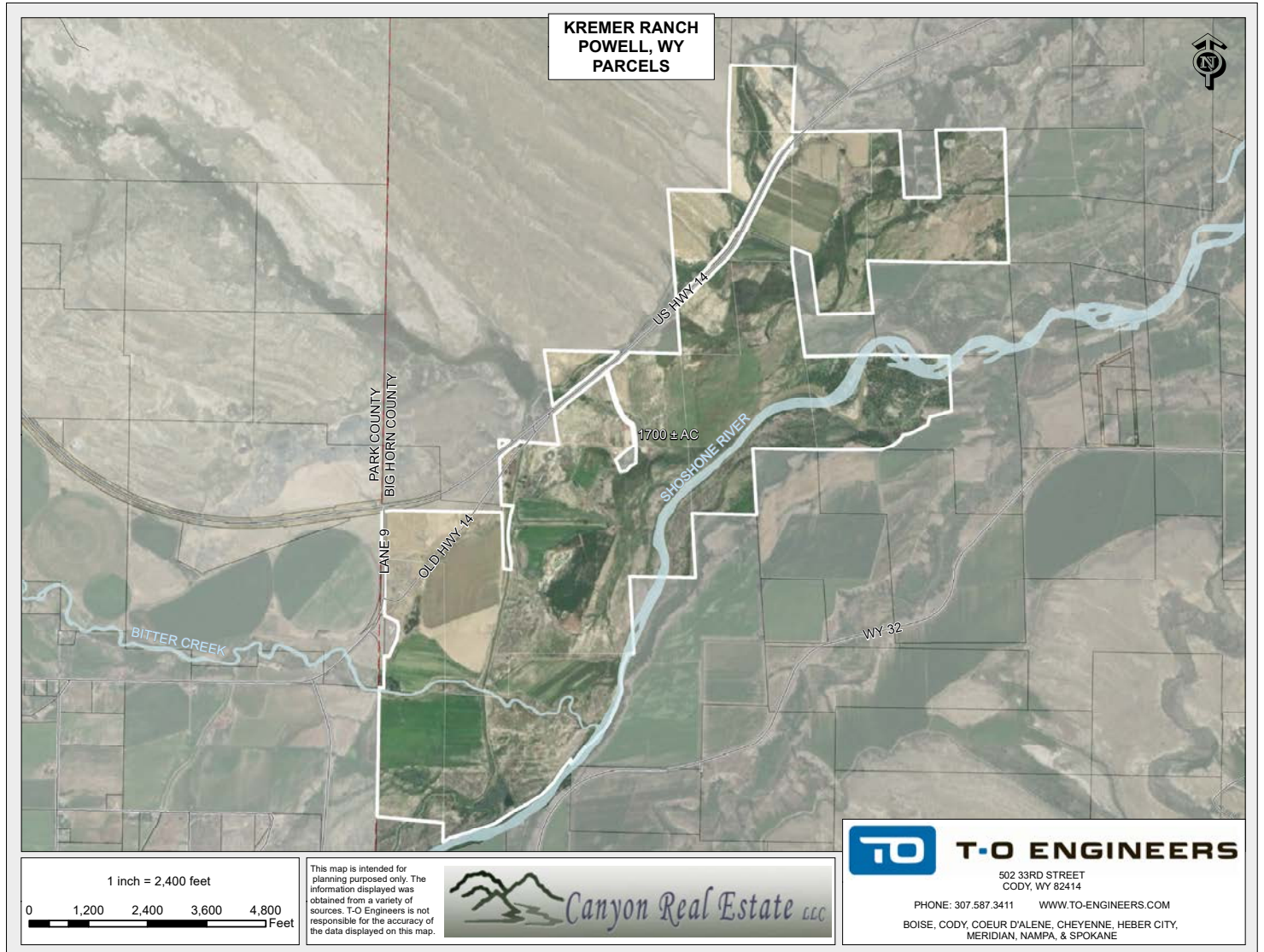
Office Name: Canyon Real Estate, LLC (#46)

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

Co-Listing Office: Mason & Morse Ranch Company, LLC (#108)

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 #: F10017230A



Location:
Latitude: 44.766458
Longitude: -108.573222

Kremer

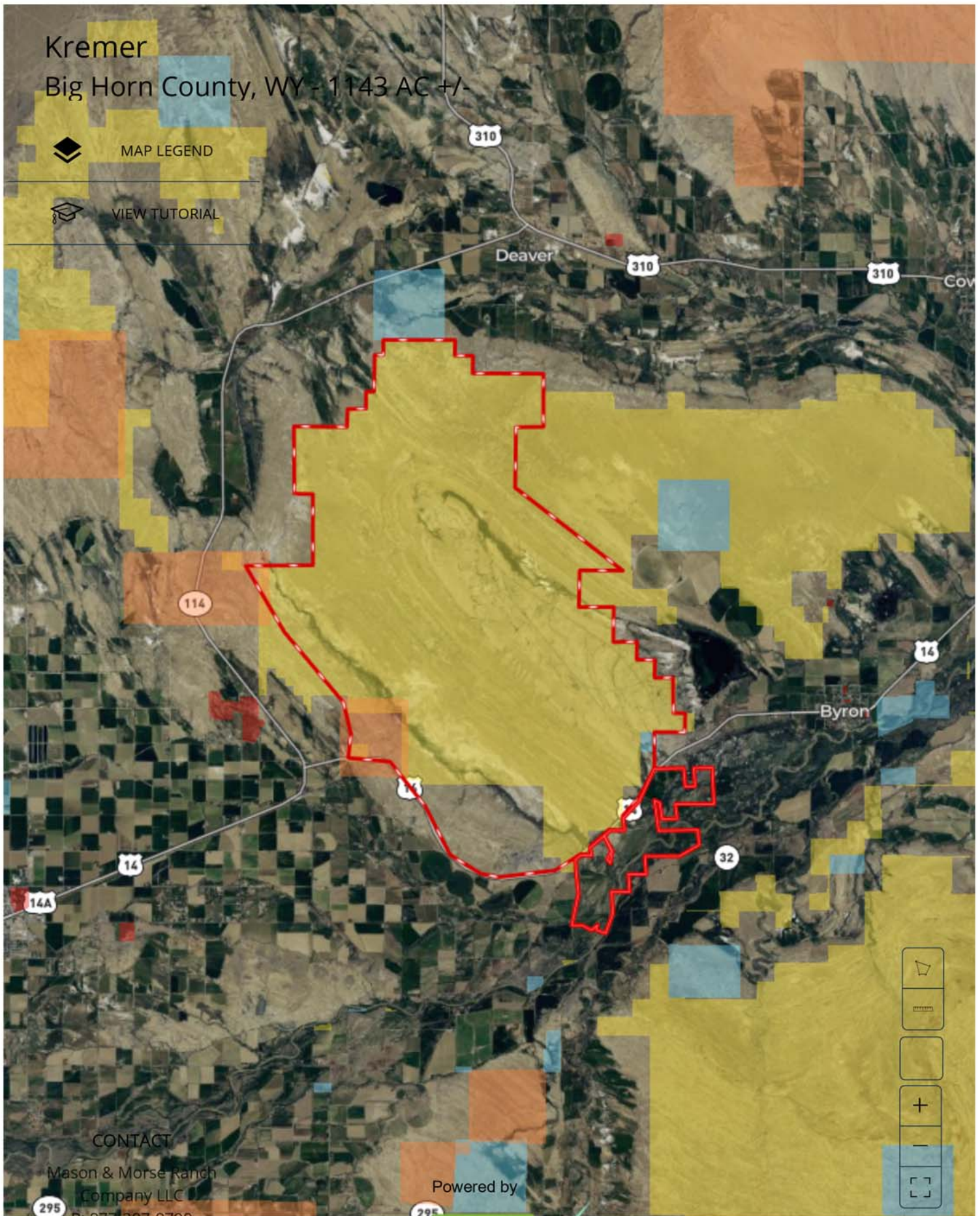
Big Horn County, WY - 1143 AC +/-



MAP LEGEND



VIEW TUTORIAL



CONTACT

Mason & Morse Ranch
Company LLC

P: 877-207-9700

www.ranchland.com

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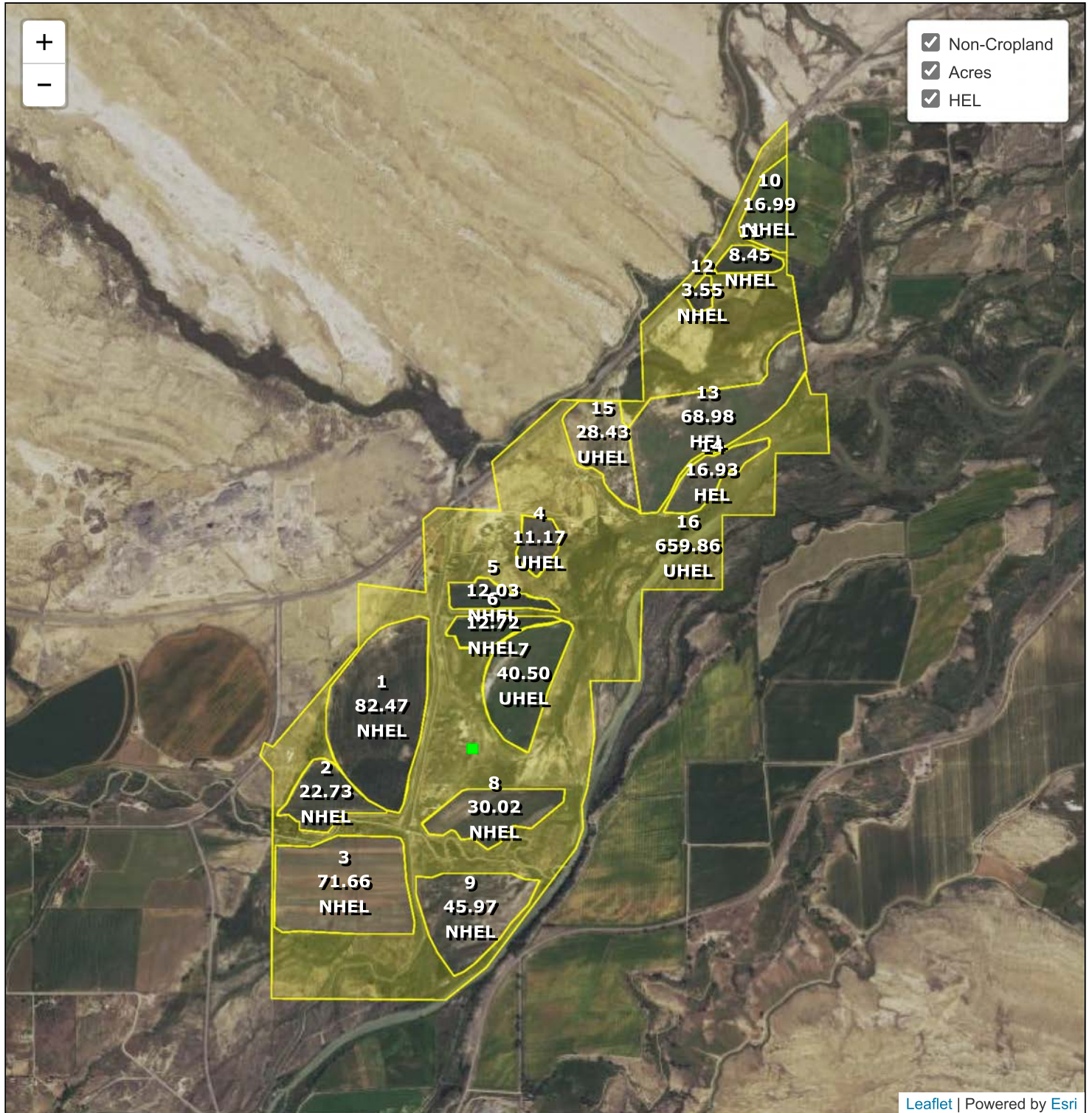
(<http://www.mapright.com>)

44.9061, -108.6514

3D



Park County, Wyoming



Leaflet | Powered by Esri

Common Land Unit

Cropland Non-cropland CRP

Farm 2582

Tract 3045

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2021 Crop Year



Tract 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



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; *

- 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 Agent 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 _____