

# *GREYBULL WYOMING*

## *HOME ON 40 ACRES*



*\$965,000*



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



*Log sided home on 40 acres with majestic views of the Big Horn Mountains. Adjacent to BLM with thousands of miles of public land. The main level boasts a great room with a river rock fireplace and large picture windows to take in the views. The large kitchen features an island with seating and plenty of space for food prep, upgraded appliances, double ovens, hardwood floors and a breakfast nook. The oversized master bedroom is complete with a private full bath that features a double vanity, jetted tub, tile shower and tile flooring. Also on the main level is another bedroom suite with a ¾ bath. The laundry room is right off of the kitchen with a door out to a wood deck. There is a spacious loft offering extra sleeping space or an office. The basement offers a family room, recreation/entertainment area with a wet bar, a large bedroom with a river rock fireplace, a full bath and another room that does not have a legal egress window. This home has 1,972 square feet on the main level and 1,872 square feet in the basement with a total of 3,844 square feet of living space. In-floor radiant heat. The 40 x 40 shop features two 12 foot doors, a pellet stove, an unfinished bathroom and radiant heat (has not been hooked up). Other outdoor features include a fenced garden area, dog kennels, chicken coop and 2 RV hookups.*

*The location of this property is about ten minutes from Greybull and Shell. Cody Wyoming is about a 1 hour drive with Yellowstone National Park 120 miles. Just a short distance from this property to the Big Horn Mountains with endless recreational opportunities like, hunting, fishing, camping, snowmobiling and more.*





## *Log Home on 40 Acres*

*All the privacy and security you could ask for. Outstanding views in all directions.*



## *River Rock Wood Fireplace Insert*

*Majestic and magnificent hand built, admired by all visitors.*



## *Great Room*

*The Kuma wood insert creates all of the cozy neat you could want.*







*Great Room*  
*Looking into Kitchen*



*Kitchen*  
*Adjacent large shelved pantry for food storage.*



*Laundry/Mud Room*  
*Off Kitchen*  
*Space for folding, hang coats & boots. Utility sink for washing up and laundry needs.*



*Kitchen*  
*Keep the cook company while cooking*





*All stainless-steel appliance stay including side-by-side refrigerator, dishwasher, microwave oven, double ovens with convection, bar top electric 4 burner stove.*

*Custom built Hickory cupboards, swan stone counter tops*



### *Dining Room*

*Lots of windows for morning coffee and beautiful sunrises.*







*Stairway to Loft*

*Great space for office, small children to play or slumber party.*



*Large Loft Area*



*Hallway to Bedrooms  
on Main Level*

*Hickory hardwood flooring and  
Linen closet*





*Has heat pump for heat and AC.*

*Very Spacious  
Master  
Suite*



*Large walk-in closet,  
space for shoes, clothes  
and storage of seasonal  
clothes.*

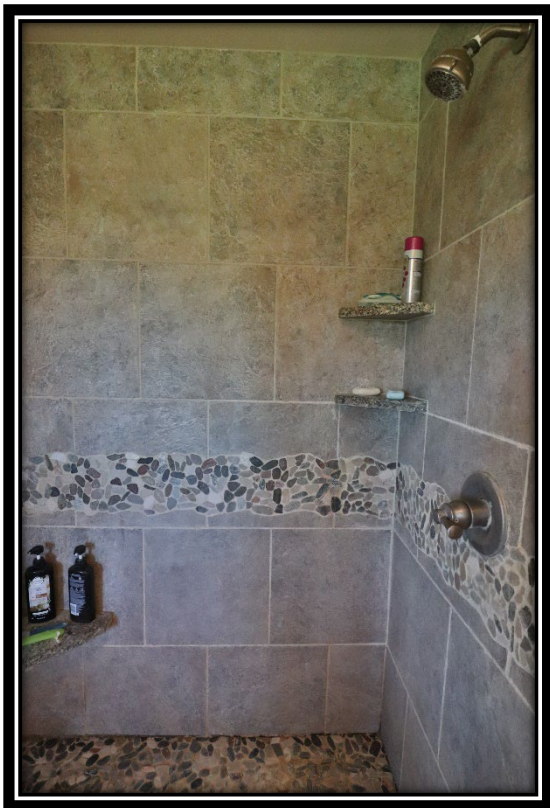




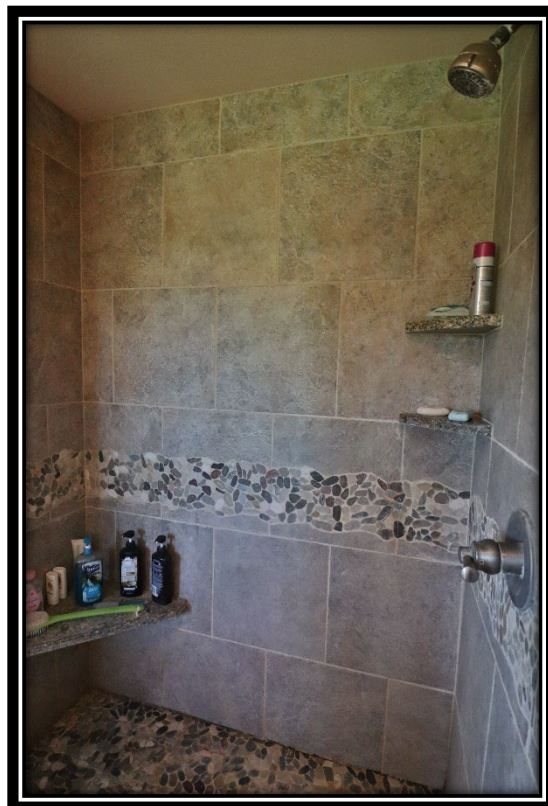
*Master Bathroom*

*Double sinks*

*Jetted Tub*



*Tile Shower*







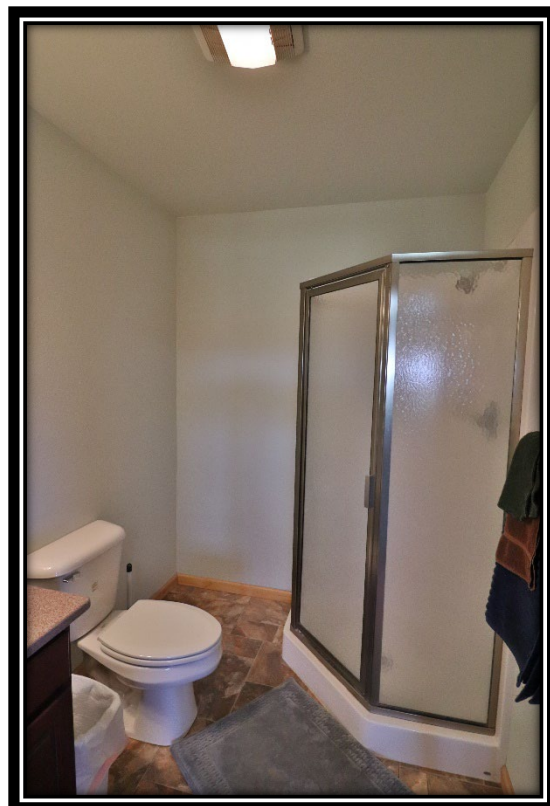
*Guest Suite*  
*On Main Level*  
*Heat pump for heat and AC*

*Spacious closet for storage and lots of clothes.*



$\frac{3}{4}$

*Bathroom*





*Half Guest Bath on Main Level*  
*Located in main hallway close to*  
*kitchen area.*

*Stairway to Full*  
*Walk-out Basement*

*Custom log railing and hardwood*  
*Hickory steps.*







*Family Room  
In Basement*

*Very nice space with custom log support and custom log window framing.*



*Pool Table is Included*







## *Wet Bar*

*Could be easily converted to a kitchen, to complete a basement living/rental space.*

*Entire basement is Radiant Heat*



*Basement also has nice utility room for water heater, radiant boiler and heater, freezer space.*

*Canning supply room with shelving.  
All adjacent to Bar area.*

## *Walk-Out Basement*

*With room to expand outside for another outdoor patio.*





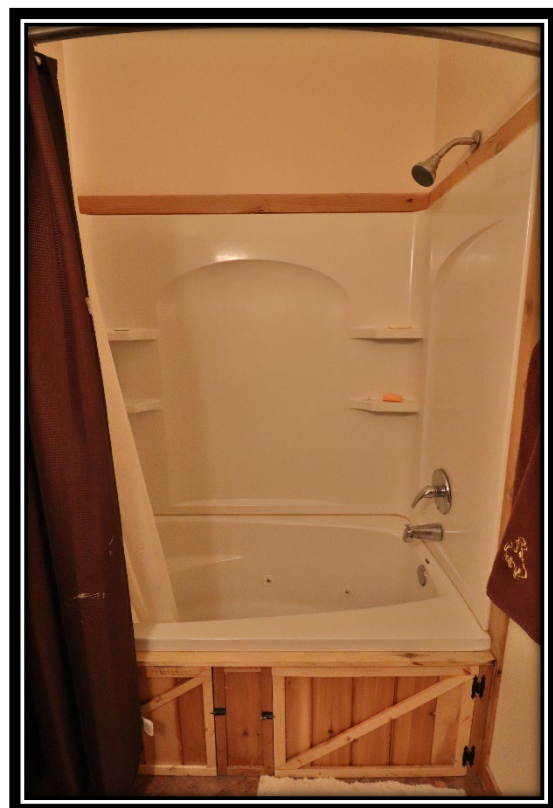


*Bedroom in Basement*  
*River Rock*  
*Wood Fireplace*

*Very spacious with old fashion Arch  
in rock fireplace.*



*Full Bath in Basement*  
*Good privacy for guests and family.*







*Front View*

*Concrete sidewalk to help with mud in the house.*

*Log Home  
Adjacent to BLM*



*Side View*



*Back View*

*Large deck for family gatherings.*

*Walk-Out Basement*

*Great spot for patio and outdoor kitchen.*







## *Detached Garage*

*10' x 10' electric doors.*

*Two bays 15' x 30'.*

*Full length sump drain.*

*Small unfinished bathroom.*

*Nice big windows all around for natural light.*

*Heavy duty work benches and peg board tool boards on walls.*



*Lots of shade from the hot afternoon sun.*

*Side door access to 10' x 30' workshop or man cave space.*



## *Garage*

### *Patio to Garage & Home*

*Front deck great for morning coffee and afternoon ice tea or lemonade.*







## *Dog Kennel*

*6' x 10' run.*

*Dog door for cold and hot days.*

*Insulated.*

*Garden shed to store all the garden tools close.*



## *Chicken Coop*

*Constructed of dog kennel panels for dogs or chickens.*



*Two RV spots with full hookups to water, power and sewer in yard for family, friends or extra income.*







*Nice big lawn area surrounded by  
buck rail and log pole fending.*

*Views of the Majestic  
Big Horn Mountains*







## *Irrigated Land*

*Oldest water rights on the Howard  
Enlargement Canal.*

*Shared with three neighbors.*

*Pastures comprised of Brome,  
Timothy and Garrison grasses.*



*Plenty of water to go around.*

*Ditch*







*Farm Equipment Included if desired:*

- (1) 1466 IH Tractor.
- (1) 4 bottom IH land plow.
- (1) 14' Roller Harrow.
- (1) 12' IH Disc.



*Mountain Views*

*Great views in all directions.*



*Driveway from Hwy 14*

*Log Home on 40 Acres*

*No neighbors nearby*





*Aerial Views of Property*











*Production Ground*







*Production Ground*











*Home and Garage/Shop*







*Estimated Property  
Boundaries*



*Adjacent to BLM*





10030148 RE

ACT

630 Hwy 14  
GreybullUnit or Lo...  
WY 82426

## Room Information

14

List Price	\$965,000
List Date	5/17/2024
Original Price	\$1,100,000
Days On Market	306
# Bedrooms	3
Total # Baths	4
# Full Baths	3
# 3/4 Baths	1
# Half Baths	0
# 1/4 Bath	0
Apx Year Built	2007
Levels	One

Apx Above Grade SqFt	1,972
Apx Below Grade SqFt	1,872
Apx Total SqFt	3844
Apx Deeded Acres	40.000
Apx # Irrigated Acres	30.00
Apx Lot SqFt	1,742,400.00
County	Big Horn
Area	Greybull - Out of Town
Subdivision	None
School District	Big Horn County District #3
Additional Living Units	No

Inclusions	Refrigerator, stove, double oven, dishwasher, microwave, washer/dryer
Exclusions	All furniture and equipment
Irrigation	Yes
Irrigation Company	Unknown
IrrigFee	\$350
HOA	No
HOA \$	
HOA Fee Frequency	

Tax Year	2024
Total Tax \$	\$2,923.55
Property Rights	Fee Simple
Covenants	No
Parcelable	
Electric Company	Big Horn Rural Electric
Primary Heat	Radiant
Secondary Heat	Wood

## Features

Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerato...
Basement	Interior and Exterior, Full Walkout, Mostly Finished
Construc...	Frame, Log
Cooling	None
Ext Feat...	Acreage Fenced, Adj to BLM, Corrals, Dirt Ditches, Fenced Yard, Garden, Hunting, Irrigated, Kennel/Dog Run, Production Ground, Shop, RV/Boat/Trailer Parking
Ext Siding	Log Siding
Fireplace	Wood
Flooring	Ceramic Tile, Hardwood
Primary Heat	Radiant
Int Features	Breakfast Bar, Ceiling Fan(s), Jetted Tub, Loft, Mu...
Lot Features	Level, Highway Frontage

PatioDeckPorch	Deck, Porch
Road Maint	
Road Respons	Private Maintained Road
Road Surface	Unpaved (Dirt/Gravel)
Roof	Shingle
Primary Water Source	Public (City or Rural)
Primary Water Supp...	Town of Greybull
Sewer Type	Septic Tank
Sewer Provider	None
Views	Mountain(s)

Comments	Log sided home on 40 acres with majestic views of the Big Horn Mountains. Adjacent to BLM with thousands of miles of public land. The main level boasts a great room with a river rock fireplace and large picture windows to take in the views. The large kitchen features an island with seating and plenty of space for food prep, upgraded appliances, double ovens, hardwood floors and a breakfast nook. The oversized master bedroom is complete with a private full bath that features a double vanity, jetted tub, tile shower and tile flooring. Also on the main level is another bedroom suite with a ¾ bath. The laundry room is right off of the kitchen with a door out to a wood deck. There is a spacious loft offering extra sleeping space or an office. The basement offers a family room, recreation/entertainment area with a wet bar, a large bedroom with a river rock fireplace, a full bath and another room that does not have a legal egress window. This home has 1,972 square feet on the main level and 1,872 square feet in the basement with a total of 3,844 square fee of living space. In-floor radiant heat. The 40 x 40 shop features two 12 foot doors, a pellet stove, an unfinished bathroom and radiant heat (has not been hooked up). Other outdoor features include a fenced garden area, dog kennels, chicken coop and 2 RV hookups. The location of this property is about ten minutes from Greybull and Shell.
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Property listed by:

Canyon Real Estate, LLC - 307-527-7092  
John Mills - 307-899-1212



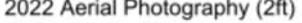


Contact me for more informati...

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John Mills - 307-899-1212  
john@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.





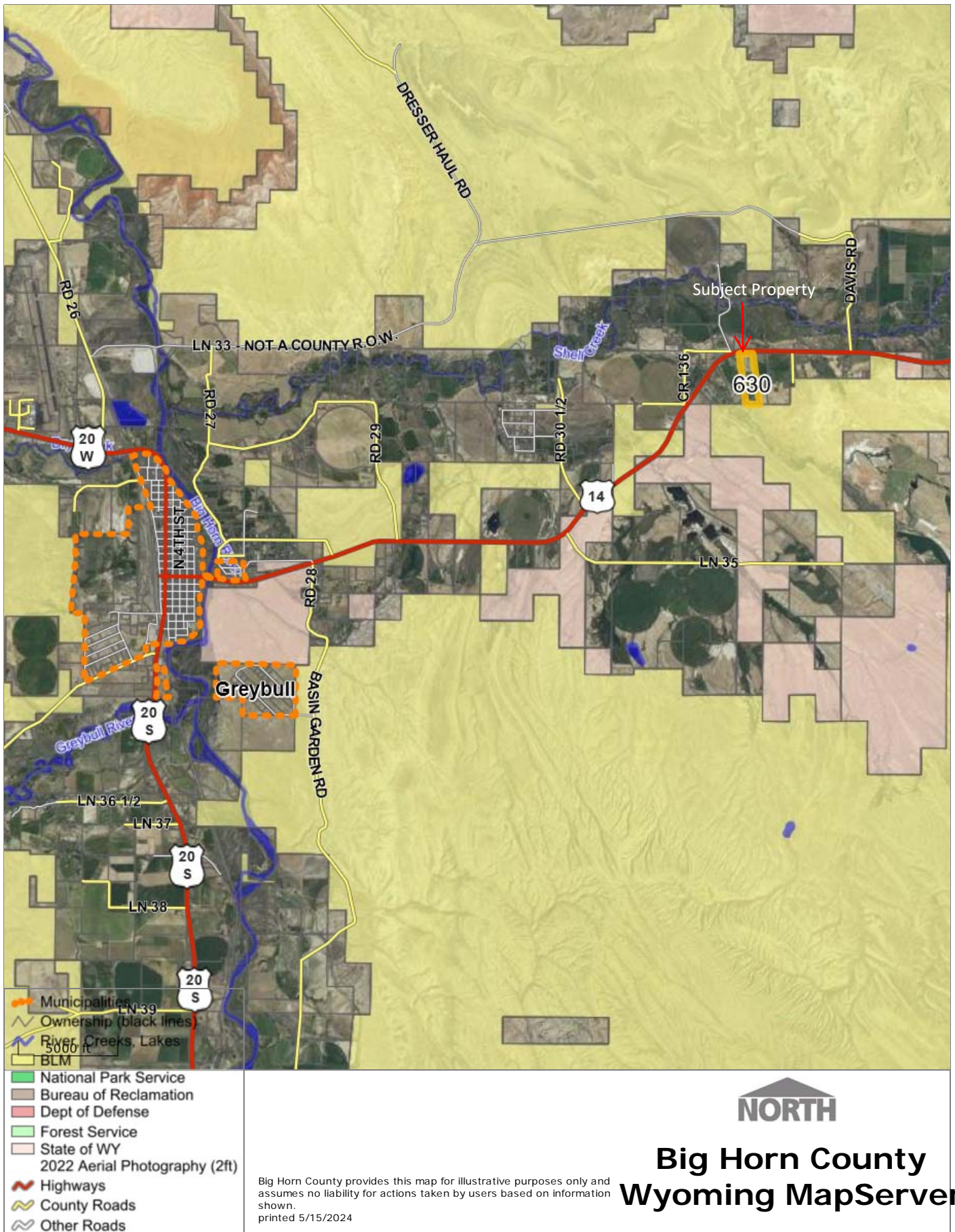
-  Municipalities
-  Ownership (black lines)
-  River, Creeks, Lakes
-  500 ft BLM
-  National Park Service
-  Bureau of Reclamation
-  Dept of Defense
-  Forest Service
-  State of WY
-  2022 Aerial Photography (2ft)
-  Highways
-  County Roads
-  Other Roads

Big Horn County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.  
printed 5/15/2024



**Big Horn County**  
**Wyoming MapServer**







## 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 \_\_\_\_\_  
**John Mills**

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 \_\_\_\_\_