

# *EYCAT LODGING ON THE ROAD TO YELLOWSTONE*



**\$3,300,000**



*Canyon Real Estate, LLC*  
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## EYCAT LODGING ON THE ROAD TO YELLOWSTONE

*Now offering 5.58 commercial acres in Cody, Wyoming's Northfork Valley currently being operated as Eycat Lodging Company (a turn key business). The primary residence includes a furnished manager/owners' quarters (approximately 1,920 square feet), 3 bedroom, 2 bathroom space with gas fireplace and vaulted ceilings, expansive deck for guests, business office, commercial laundry area, guest men and women's bathrooms/showers, guest breakroom/laundry area and covered patio. Other amenities include: 3 car detached garage, 10 guest cabins, 5 Tipi rentals, 7 RV parking hookups 30/50 amp with water/power (most all), new pickle ball court, furnished guest cottage with 2 bedrooms/2 bathrooms, highway frontage billboard, extra undeveloped land for expansion or a restaurant, utility storage building, livestock barn/inside guest recreation room, llama/goat/peacock pens and more. All infrastructure is newer and business continues to improve. The location offers gorgeous mountain views, close proximity to Buffalo Bill Reservoir, mature trees and year around Trout Creek as your western boundary. Endless recreational opportunities abound in Shoshone National Forest, a 20 minute drive. This property is just 15 minutes from downtown Cody, home to the Buffalo Bill Center of the West and many western cultural events. Yellowstone National Park is a scenic 40 minute drive.*





*Living Quarters  
Upper Level*



*Lower Level - Office  
Bathrooms & Laundry*



*Deck  
Private Use & Guests*





*Living Room with  
Gas Fireplace*

*Living Quarters*



*Kitchen*



*Master Bedroom*



*Covered Patio*



*Office*



*Guest Laundry*



*Men's Bathroom/Showers*





*Guest Cabins*



*Covered Parking for  
Horse or Motorcycle*





*Cabin Interiors*



*RV Hookups*



*Overview of Cabins*



*Tipi's*

*Trout Creek*







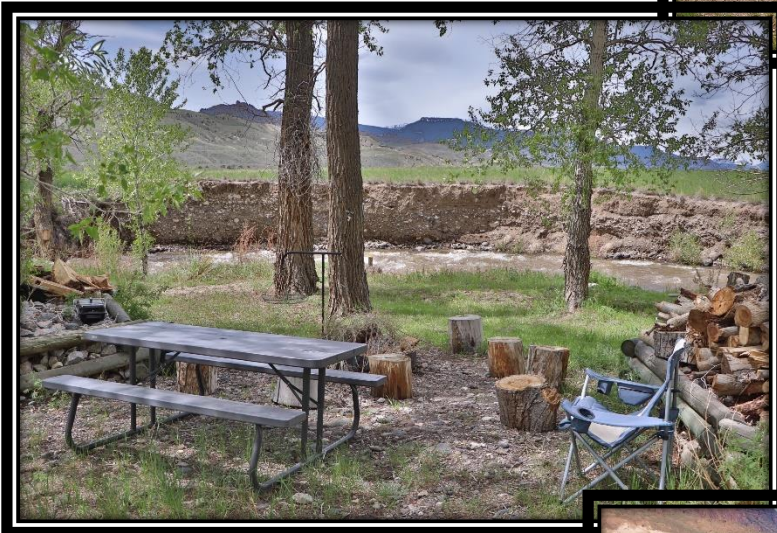
*Tipi Interiors*



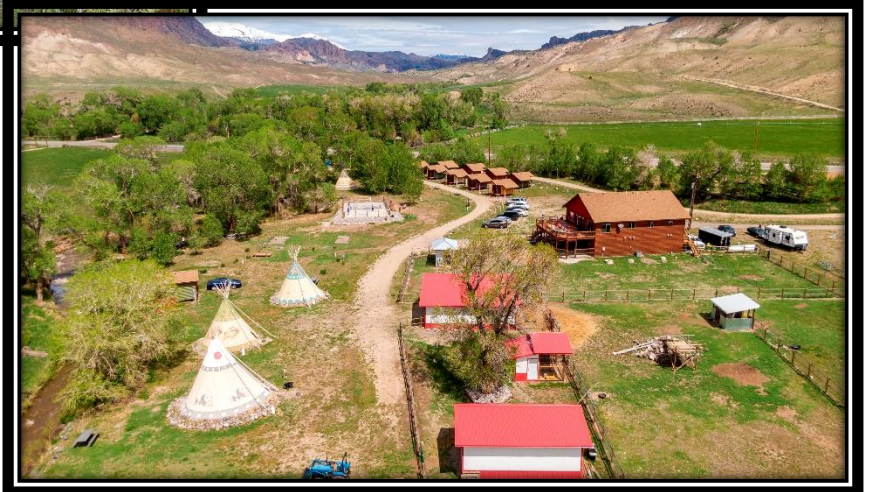
*Night Glow of Tipi*



*Picnic by Trout Creek*



*Fire Pit*





*Pickleball Court*



*Peacock in Pet Pen*





*Pet Goats & Llama's*



*Livestock Barn & Guest Recreation Room*





*3 Car Garage  
& Guest Cottage*



*Guest Cottage*





*Guest Cottage*

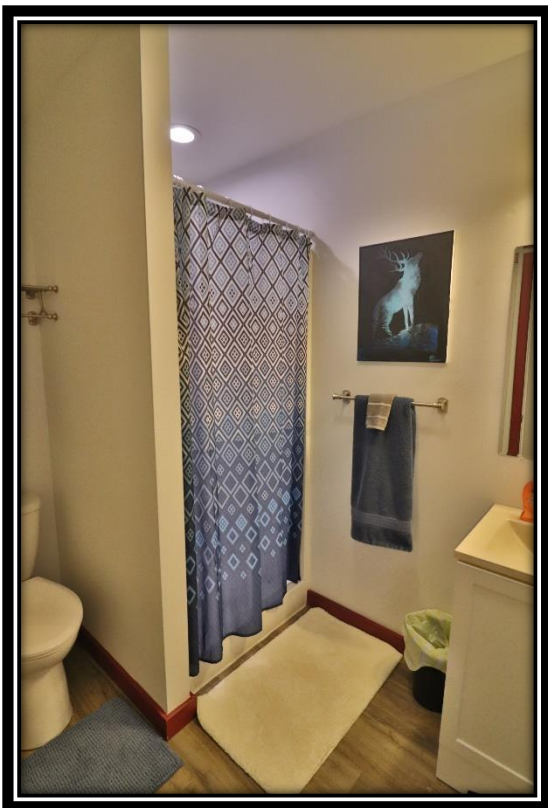


*Basement*



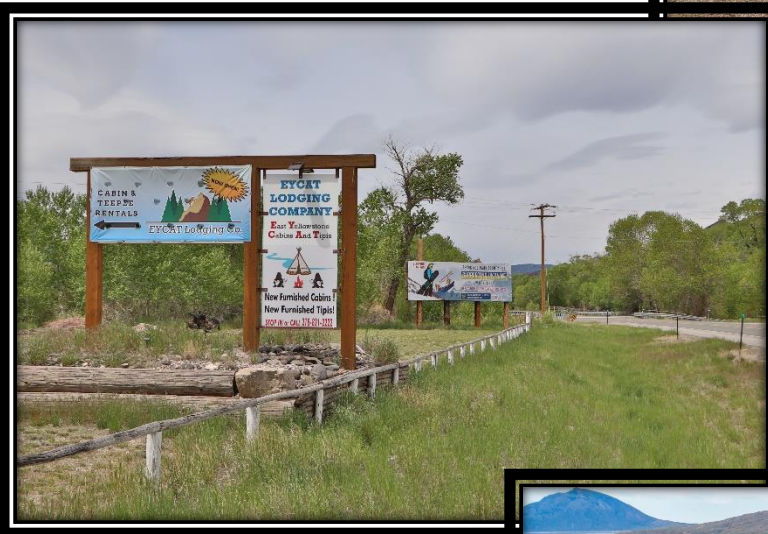


*Cottage Basement*

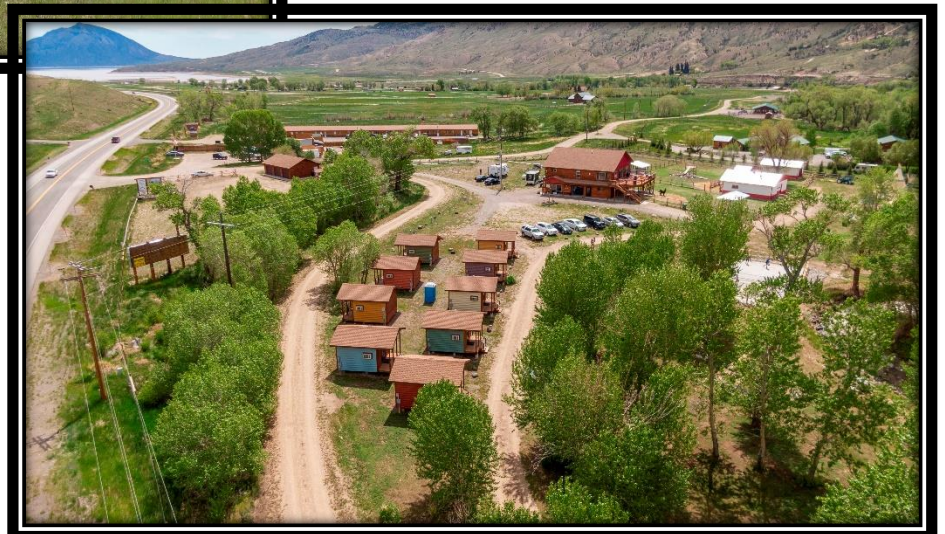




*Undeveloped Land  
For Expansion if Desired*



*Billboards & Highway  
Frontage*



*Overview  
Buffalo Bill Reservoir  
In the Distance*



MLS #: U10018120A (Active) List Price: \$3,300,000

1 Streamside Dr Cody, WY 82414



**Business Type:** Campground  
**Apx Total Building SqFt:** 3840  
**# Restrooms:** 4  
**# Stories:** 2  
**Apx Year Built:** 2018

**Area:** Cody Out of Town  
**Apx Miles from Town:** 12

**Current Business Name:** Eycat Lodging Company, LLC

**Year Business Started:** 2018

**Equipment & Fixtures Included:** Yes

**Inventory List:** No

**Natural Gas Company:** None

**Electric Company:** Rocky Mountain Power

**Sewer:** Septic Tank

**Primary Water Type:** Well

**Primary Heat:** Forced Air

**Primary Fuel Type:** Propane

	Level	Size/Description
Office Area	Main	
Laundry Rooms	Main	commercial & personal
Bathroom	Main	Mens - Showers
Bathroom	Main	Womens - Showers
Kitchen	Second	living quarters

**Type of Other Structures:** 3 car detached garage, 10 cabins, guest cottage, 5 teepee's, storage building, barn

**Inclusions:** See addendum in documents

**Exclusions:** Sellers personal property, 1 computer in office, blue tractor

**Apx Deeded Acres:** 5.58

**Apx Lot SqFt:** 243065.00

**Property Rights:** Fee Simple

**Parcelable:** No

**Tax Year:** 2021

**Total Tax \$:** 2088.49

**Taxed w/Other Land:** No

**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:** 5.72 AC. DES. AS: THAT PART OF LOTS 6 & 7 SEC. 15 LYING WITHIN TR. 52 GRAPHICALLY ILLUSTRATED AS PARC. O-H-1 ON ROS K-195 (EX A .50 AC. PARC. IN THE S. PT) T52 R104 (5.58 AC. NET)

**Exterior Siding:** Log

**Commercial Features:** 220 Volt

**Roof:** Composition

**Miscellaneous:** P & L/Cash Flow Available, Inventory Included, Highway Frontage

**Cooling:** Central Air, Window Unit(s)

**Parking Availability:** Private

**Comments:** Now offering 5.58 commercial acres in Cody, Wyoming's Northfork Valley currently being operated as Eycat Lodging Company (a turn key business). The primary residence includes a furnished manager/owners' quarters (approximately 1,920 square feet), 3 bedroom, 2 bathroom space with gas fireplace and vaulted ceilings, expansive deck for guests, business office, commercial laundry area, guest men and women's bathrooms/showers, guest break room/laundry area and covered patio. Other amenities include: 3 car detached garage, 10 guest cabins, 5 Tipi rentals, 7 RV parking hookups 30/50 amp with water/power (most all), new pickle ball court, furnished guest cottage with 2 bedrooms/2 bathrooms, highway frontage billboard, extra undeveloped land for expansion or a restaurant, utility storage building, livestock barn/inside guest recreation room, llama/goat/peacock pens and more. All infrastructure is newer and business continues to improve. The location offers gorgeous mountain views, close proximity to Buffalo Bill Reservoir, mature trees and year around Trout Creek as your western boundary. Endless recreational opportunities abound in Shoshone National Forest, a 20 minute drive. This property is just 15 minutes from downtown Cody, home to the Buffalo Bill Center of the West and many western cultural events. Yellowstone National Park is a scenic 40 minute drive.

**Directions to Property:** Hwy 14-16-20 towards Yellowstone National Park approx. 12 miles

**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 #: U10018120A

## 1 Streamside Drive, Cody, WY 82414

- 2 bed room 2 bath cottage, with full kitchen, washer/dryer, sleeps 5, all furnishings included
- 2 story building /office, laundry/bath house, 4 shower bays in each, 800 sf viewing deck, with 2 outside propane fire places for deck areas, 1900 sf living quarters 2 bedroom, 2 bath, office (could be 3rd bedroom), all furnishings included (minus a few personal items)
- Gas fireplace in our living quarters, Turn key
- 10 cabins; 12x12 with a 4 x 12 deck and a 5 x 12 lean to added onto, 9 of them for protected parking for a horse or motorcycle. 6 of them have 2 twin XL twin beds, 4 have queen beds. All log furniture and bedding included. All have wall AC and a portable floor heater in them. All have power, no water
- 7 RV stations, 30/50 amp and water on all. 1 has a sewer drain (2 others may be able to add sewer) with proper permitting
- Four season creek borders property
- 8 x 24 billboard on property registered with State of Wyoming (potential annual revenue \$7000 +)
- Fenced area for critters with 2 large barns, and 2 bird coops, currently with 2 peacocks, 2 ducks, 4 chickens, 2 llamas, 3 goats are included. Or we can re-home (the guests love them)
- 5 tipis; manufactured by Nomadic Tipi Co. Bend, OR, 4 with a queen bed and a futon, 1 with 5 twin XL beds. All log furniture and bedding included
- 2 outside camp fire pits
- New 2022 32 x 60' pickleball and/or basketball court area
- 2 horse shoe pits
- A sit up bench and 2 pull up bars
- 14 picnic tables
- Current t-shirt inventory included
- All coffee prep items included
- 6 washers, 5 dryers, 3 large refrigerators, 3 mini refrigerators, 2 gas stoves, 2 freezers, 4 microwaves
- 2023 + bookings/reservations, deposits, website, domain name

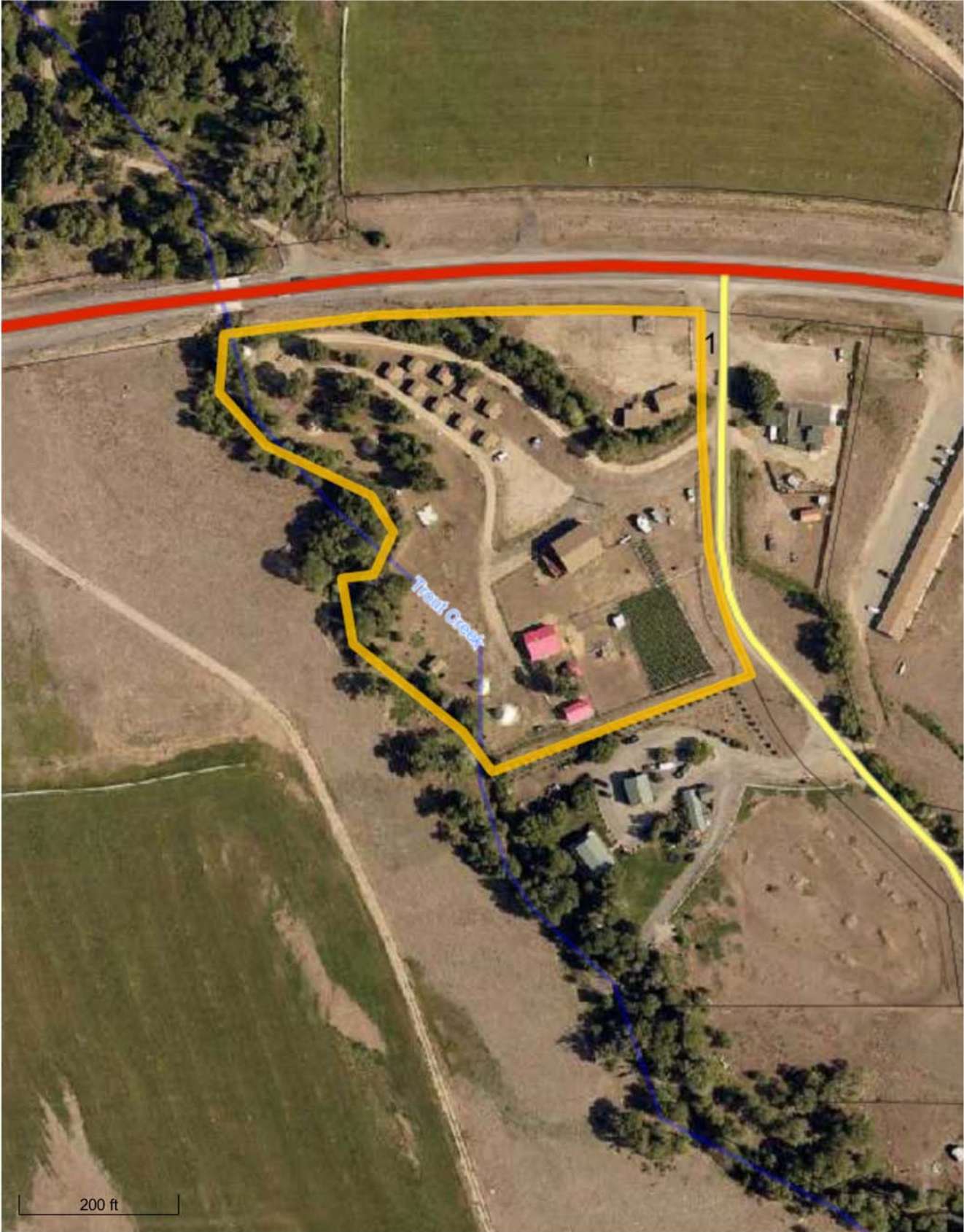
Other features:

- Current new well October 2020. Permitted sewer for the lodge.
- 3 Navien Tankless hot water heaters
- 3 electric power panels onsite
- Good Wi-Fi onsite by TCT
- Local trash pick-up
- 3 car garage detached

\* Billboard currently leased. Seller can provide details upon request.



# Park County Wyoming MapServer





**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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- 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 \_\_\_\_\_