

SHOSHONE RIVER RANCH



\$1,750,000



Canyon Real Estate, LLC

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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.



Shoshone River Frontage is included with this property! This ranch offers 96.72 deeded acres with 59.9 acres of irrigated water rights mostly irrigated by pivot sprinkler and currently planted in pasture grass. Excellent deer and game bird habitat as well as fishing. The 5,927 square foot home is uniquely positioned on the property to maximize views and privacy and has been completely updated to modern tastes. The home features a gorgeous kitchen/dining area with quartz counter tops, new cabinets, extra storage space, a large island with sink, new flooring, new Wainscoting, stainless appliances and more. The great room and kitchen benefit from a double sided gas fireplace, large picture windows and a pellet stove for additional heat. Adjacent to the kitchen is an office room and ½ bathroom. Downstairs is a magnificent family room with a full kitchen, French doors to the patio for barbecues, a pellet stove for supplemental heat and a moss rock wood fireplace, 3 guest bedrooms, 1 full guest bathroom, laundry and utility rooms. Upstairs offers an additional family room with an additional moss rock wood fireplace with access to a private backyard balcony, 3 guest bedrooms, 2 full guest bathrooms, a gorgeous master suite with wood accents and balcony access, a walk-in tile shower and Jacuzzi tub along with an oversized walk-in closet. Other features include an attached 3 car garage, an 1,800 square foot shop with additional covered space, livestock corral/multiple horse pens and an outdoor roping arena with chutes. If you're looking for country living or a horse property this property should peek your interest. This ranch is located in Northwest Wyoming with close proximity to Cody, Wyoming and Yellowstone National Park to the West. A short drive to the East, the Big Horn Mountains offer many outdoor recreational experiences for hunting, hiking, rock climbing, camping and horseback riding in the Wilderness or National Forest.





*Great Room with Large
Picture Windows to
Enjoy the views*

Pellet Stove for Extra Heat



*Looking into Kitchen
From Great Room*



Double Sided Gas Fireplace

Great Room





Great Room

Looking towards Dining



Dining Area



Great Room View

From Dining Area

Kitchen to the Right





*Double Sided Gas Fireplace
In Kitchen*



Island with Sink



*Kitchen
Quartz Counter Tops*

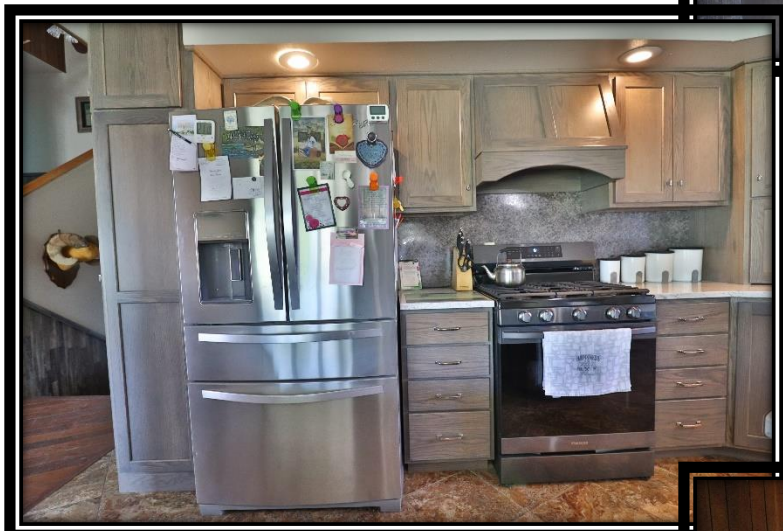




Kitchen



Looking into Foyer



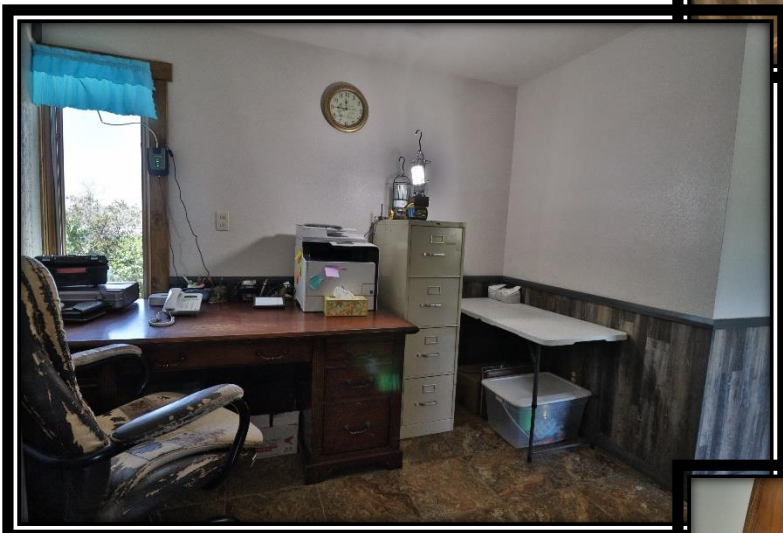
Stainless Appliances

Looking into Foyer, Great Room & Kitchen from Stairway to Upper Level





Half Bath off Kitchen



Office

*Standing in Foyer
Looking at Stairways to
Upper Level & Basement*





Kitchen in Basement



Dining Area



Family Room
Wood Fireplace in Basement





Bedroom in Basement



Bedroom Two in Basement



*Full Bath
In Basement*





*Bedroom in Basement
Currently being used as a
Hobby Room*



*Laundry/Utility Room
In Basement*





Going Upstairs to Second Level



Family Room



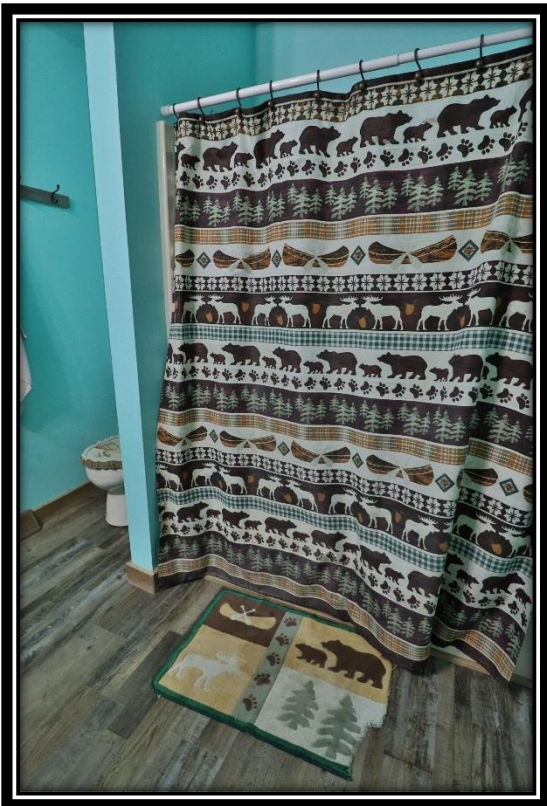
Wood Fireplace

Family Room on Second Level





Full Bath on Second Level





Bedrooms on Second Level

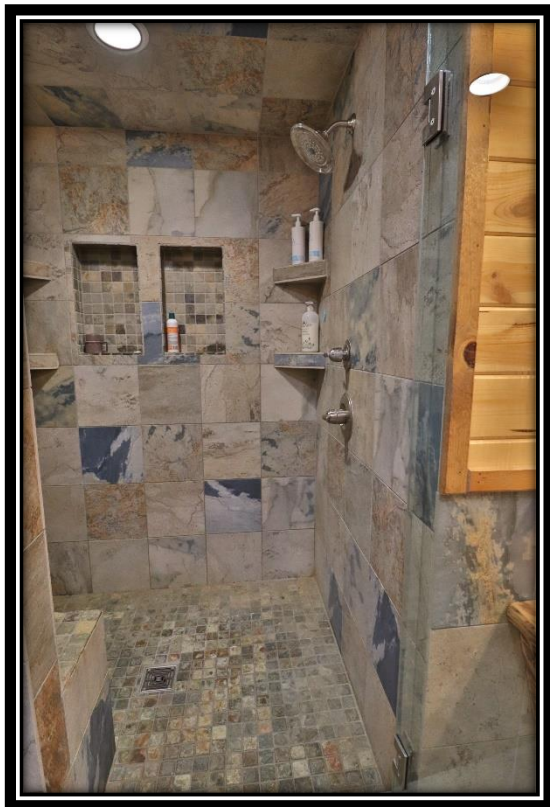


*Master Suite
With Large Walk-in Closet*





Jacuzzi Tub in Master Bath



Walk-in Tile Shower



Beautiful Wood Accents



*Private Balcony
Off Master Suite*

*Back View
Of Home*



Yard and Garden



*Front View
And Driveway*





Corrals





Irrigated





Pivot Irrigated



Shoshone River





Highway Frontage

*Estimated
Property
Boundaries*



MLS #: R10020076A (Active) List Price: \$1,750,000

124 Highway 14A West Byron, WY 82412



Unit # or Lot #: Parcel B
House Type: Stand-Alone House
Levels: Tri/Split Level
Bedrooms: 7
Total # Baths: 5
Apx Year Built: 1975
Apx Total SqFt: 5927
Additional Living Units: No
Basement: Yes
Basement Entry: Interior and Exterior
Basement Type: Full Walkout
Basement Completion: Fully Finished

Area: N Big Horn Out of Town
Subdivision: None
School District: Big Horn County District #1
Apx Miles from Town: 2
Mobiles Allowed: Yes
Modulars Allowed: Yes

Apx Above Grade SqFt: 3967 Apx Below Grade SqFt: 1960 # Full Baths: 4 # Half Baths: 1 # 3/4 Baths: 0 # 1/4 Bath: 0
Natural Gas Company: Wyoming Gas Electric Company: Garland Light/Power
Sewer: Septic Tank Primary Water Type: Well Secondary Water Type: Well Cooling Type: Central Air
Primary Heat: Forced Air Secondary Heat: Fireplace Primary Fuel Type: Natural Gas Secondary Fuel Type: Pellets
HOA: No
Irrigation: Yes Irrigation Fees \$: 1935.9 Irrigation Company: Sidon Canal & Eagle Ditch
BldgType: Shop BldgSize: 1800 SF

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Foyer	Main		Master Bedroom	Second		Full Bath	Second	
Kitchen	Main		Full Bath	Second		Kitchen	Basement	
Dining Room	Main		Bedroom	Second		Bedroom	Basement	
Great Room	Main		Bedroom	Second		Bedroom	Basement	
1/2 Bath	Main		Bedroom	Second		Bedroom	Basement	
Family Room	Second							

Additional Room Info: Water rights are being re-apportioned. Buyer will be asked to sign a petition at closing. Sidon Irrigation District pays a water royalty estimated at \$770/year.

Inclusions: Stove/oven, refrigerator, washer/dryer, pivot/pump, gates/panels on property, stock waters

Exclusions: Goat pen, swing set, clothes line

Apx Irrigated Acres: 59.9 Apx Deeded Acres: 96.72 Apx Lot SqFt: 4213123.00

Tax Year: 2022 Total Tax \$: 0.00 Taxed w/Other Land: Yes

Property Rights: Fee Simple Parcelable: Yes Adj to Public Land: Yes River/Stream Front: Yes

Covenants: No Detailed Zoning: Big Horn County - Not Zoned

Seller Fin: No Disclosures: Yes

Legal Description: see Parcel B Legal in documents, pending county approval and recording.

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

Construction: Frame
Exterior Siding: Brick, Vinyl Siding
Roof: Shingle

Garage/Type Stalls: 3 Stalls, Attached

Exterior Features: Acreage Fenced, Adj to BLM, Barn, Corrals, Creek, Fenced Yard, Fishing, Garden, Horse Property, Hunting, Irrigated, Kennel, Landscaping, Loafing Shed, Natural Gas to Property, Pivot Irrigated, Production Ground, River Access, River Frontage, Shop, Sprinklers, Storage

Patio/Deck/Porch: Covered, Deck, Patio, Porch

Heating Stove Type: Pellet

Fireplace Type: Gas

Interior Features: Breakfast Bar, Ceiling Fan(s), Garage Door Opener, Jetted Tub, Mud Room, Pantry, RO System, Skylights, Tile Floor, Vaulted Ceiling(s), Walk-in Closet(s), Wood Floor

Appliances: Water Softener Owned

Lot Features: Level, Recreational, Rolling Slope, Wooded

Views: Mountain(s)

Comments: Shoshone River Frontage is included with this property! This ranch offers 96.72 deeded acres with 59.9 acres of irrigated water rights mostly irrigated by pivot sprinkler and currently planted in pasture grass. Excellent deer and game bird habitat as well as fishing. The 5,927 square foot home is uniquely positioned on the property to maximize views and privacy and has been completely updated to modern tastes. The home features a gorgeous kitchen/dining area with quartz counter tops, new cabinets, extra storage space, a large island with sink, new flooring, new Wainscoting, stainless appliances and more. The great room and kitchen benefit from a double sided gas fireplace, large picture windows and a pellet stove for additional heat. Adjacent to the kitchen is an office room and 1/2 bathroom. Downstairs is a magnificent family room with a full kitchen, French doors to the patio for barbecues, a pellet stove for supplemental heat and a moss rock wood fireplace, 3 guest bedrooms, 1 full guest bathroom, laundry and utility rooms. Upstairs offers an additional family room with an additional moss rock wood fireplace with access to a private backyard balcony, 3 guest bedrooms, 2 full guest bathrooms, a gorgeous master suite with wood accents and balcony access, a walk-in tile shower and Jacuzzi tub along with an oversized walk-in closet. Other features include an attached 3 car garage, an 1,800 sq. ft. shop with additional covered space, multiple horse pens and outdoor roping arena.

Directions to Property: In between Powell and Byron.

Subject to 1031: No

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

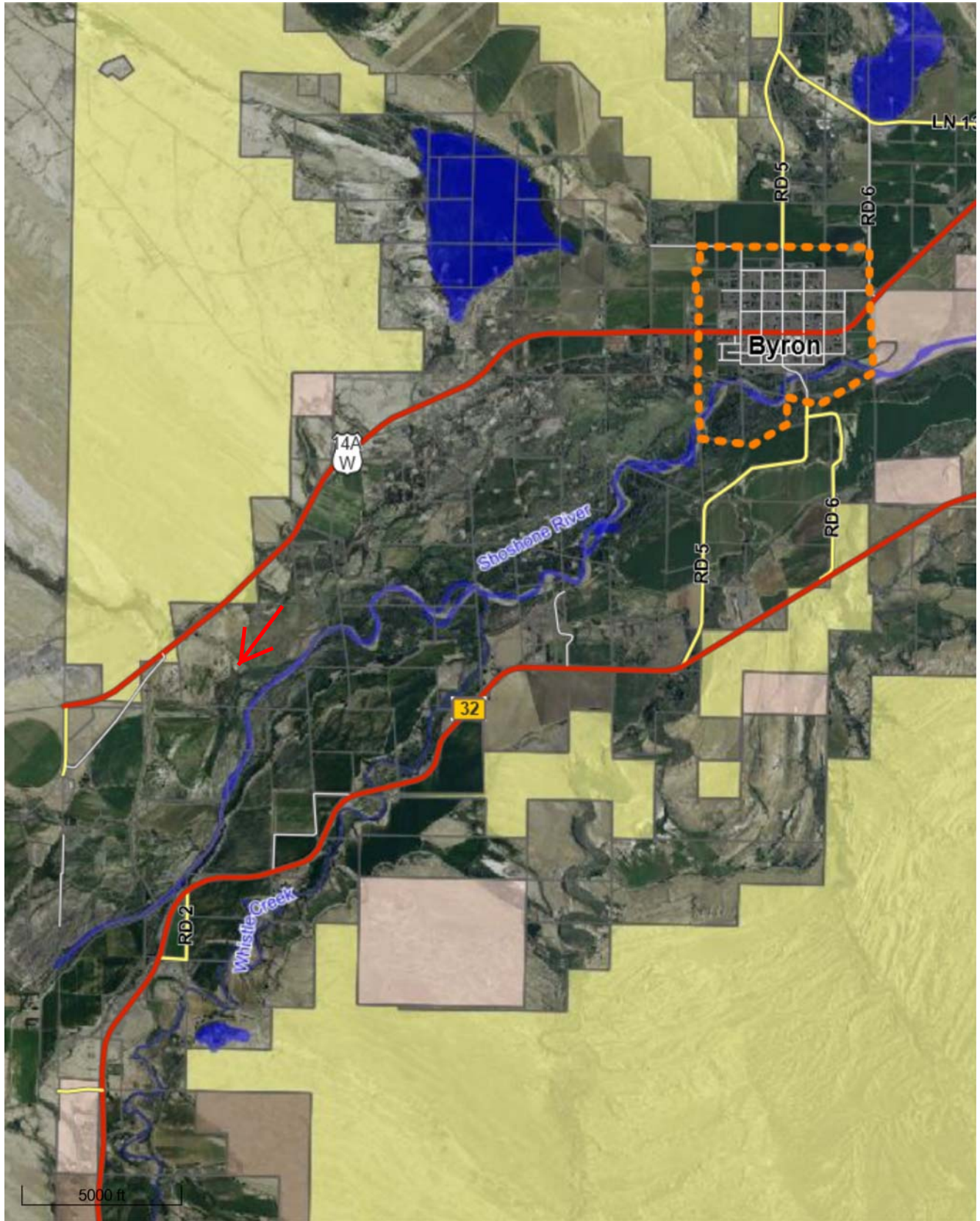
Listing Office: Canyon Real Estate, LLC (#:46)

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

PARCEL B
96.72 AC.

841 ft

Big Horn 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 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 _____