

SHOSHONE RIVER RANCH

Powell, Wyoming



\$1,700,000



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Rare Offering! RIVER FRONTAGE, fishing/wildlife habitat with old fish cabin, mature trees and ponds, end of the road privacy, a custom built home on a rim with amazing views. Approximately 136 acres with 19+- irrigated production acres, separate guest house with its own address, 62 x 40 heated shop with 3 12' doors, RV or hay storage building, numerous loafing sheds, RV hook up, horse riding outdoor arena all within 2 miles of Powell, Wyoming. This ranch style 2 bedroom, 2 full bathroom home was custom built in 2003 with an expansive back yard deck on a rim to maximize the views and privacy the property offers. The home has numerous upgrades.



1002 Lane 11 ½

Main house 2600+ square feet.

In floor heat throughout.

Air filtration system for allergies and particulates in the air.

All solid wood 3.0 doors throughout.

Entryway faces huge bank of tall windows showing an amazing view. Guest are always drawn to the view. The front door features beautiful glassworks and unique antique type doorbell. There is a covered porch at the main entry. Tile entry, large coat closet.

Tile bathrooms and kitchen. Carpeted great room, saloon, hallway and bedrooms.

Great room features floor to ceiling rock hearth with 5 built in shelves and Liberty woodstove with etched glass front. Lodge pole beamed with tongue and groove ceiling. All (8) great room windows have double blinds and outside awnings can be rolled out above all. A dining area is also featured as part of the kitchen and great room.

Kitchen has a huge pantry, custom Heartland 6 burner gas stove and oven, electric wall oven, matching ultra-quiet dishwasher. Refrigerator is standard but we have all the custom face and hardware from the original Heartland. Farm house sink. All cabinets are custom made with beautiful hickory wood.

There is a finished area above the pantry, all kitchen cabinets and the coat closet for displaying stuff.

Corian countertops in kitchen, breakfast bar and both bathrooms.

Master bedroom is large with sliding door access to the covered deck area. Master bath has a clawfoot bathtub, custom large shower with beautiful etched glass depicting mountains, wildlife and ranch scenes. The shower is also matching Corian with is so much easier to keep clean than the tile showers with grout. Through the bathroom is a nice sized walk-in closet. All cabinets are custom made of hickory and there is a nightlight wall switch which lights up under cabinets for night.

Saloon has antique swinging doors, hickory wainscot, tin tiled ceiling, brass bar sink and faucets, Corian countertop, small refrigerator, custom made walnut bar with brass kick rail. Ceiling fan and lighted glass front hickory cabinets. I believe this floor plan would have made this the 3rd bedroom.

Main bathroom: Corian counter, lots of hickory cabinets and wainscoting, full bathtub and shower. Under cabinet lighting.

Laundry room has built-in hickory cabinets, sink, hanging rod. Whirlpool front load washer and dryer with steam features.

Bedroom 2 features a queen size Murphy bed behind sliding book cases.

Windows are all made by Hurd and function flawlessly.

Wrap around deck of Trex deck. Railing and support was replaced fall/winter 2019/2020.

Heated and finished garage has three stalls, one double electric door and one single electric door as well as two entry doors. There is a heated closet and a side by side refrigerator / freezer.

OUTBUILDINGS 1002 LN 11H, POWELL, WY

MAIN SHOP

62' x 40', 13'eave height.
3 – 12' H x 16' W roll up doors with electric openers.
CoRayVac overhead radiant heat on thermostat.
New LED lighting and new receptacle in 2019.
Concrete floors, with a drain in two of the bays.
All new support beams supporting mezzanine done in 2018.
Fully insulated.
Bathroom with toilet and sink.
Newly finished full RV hookup on back (west) side of shop 2020. 50 amp electrical, water, septic.
RV pad has gravel base and parking.

SECURITY ROOM

1 - 3' door, no windows, attached to east side of main shop.
21' X 17', all concrete floors.
Lots of insulation.
Natural gas heater on a thermostat

FREEZER ROOM

12'8" x 21'. Nothing remarkable. Good conduit electrical to boxes. Attached to east side of main shop, south of security room.

OPEN FRONT BOAT/EQUIPMENT STORAGE SHED

30' x 30', with 12'6" wall height.
Metal clad. Rock 4' up on exposed (south) exterior wall.
Concrete foundation, packed gravel floor.
Good electrical. Built approximately 2009.

SHED ROOF HAY/RV STORAGE

20' x 20'. Metal roof and partial metal side walls
Approximately 15'6" side wall, open front.
Built approximately 2010.

NEW SMALL SHOP

30'W x 20'D.
Sliding door on south side. 8'H x 10'W roll up door on west side.
Rock fascia on west side, on either side of roll up door.
Three-sided attached shed roof. 10' x 20' x 10' opening.
Built 2012, finished 2018.
Concrete floor, insulated walls, good electrical.

LAWN CARE SHED

8' x 12'. Good electrical. On cinderblock partial foundation.

OLD BARN

30' x 25'. Galvanized steel siding and roof. Electrical and water. A portion of the barn has a concrete floor.

LOAFING SHEDS

2 – 14'D x 24'W loafing sheds. Three-sided, open front.

CORRALS, ETC.

Very nice riding arena made from steel panels.

Very nice steel panel round pen.

Large paddock area with live water.

I'm handy with a tape measure but make no guarantee of measurements. Come take a look for yourself.

Additional house on the same property as 1002 Lane 11H, Powell Wy 82435

Guest house / original Farmhouse / updated / **Currently rented** /

Separate address / 1000 Lane 11H, Powell, Wy 82435

Separate utilities...Electric and Gas

Separate privately fenced yard with mature trees, nice lawn with automatic pop-up sprinkler system and a great tree house with slide. As well as a nice garden area.

Large kitchen with lots of storage cupboards and counter space. Breakfast area of the kitchen. The kitchen, main bathroom, ½ bath and laundry room all have new (with-in the past 2 years) high end vinyl plank flooring.

Large living room and dining area. With big windows allowing lots of lite and views of yard and wildlife passing through.

3 bedrooms, 1 full and 1 ½ bath

Baseboard hot water heat / gas

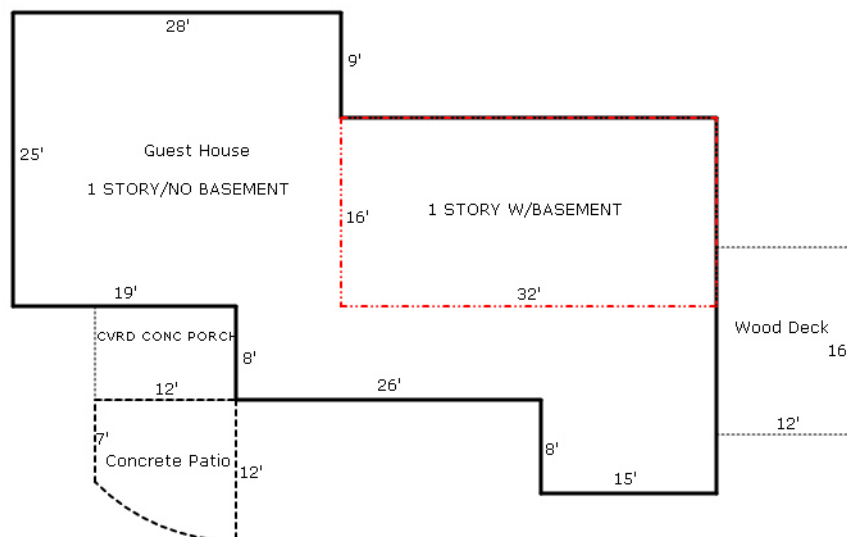
Basement under part of the house.

Swamp cooler

Covered carport

Front porch / deck

- There is also a separate building that we believe was moved onto the property that is an old single room homestead type house. We use it as storage. It is in the guest house yard.



Sketch by Apex Medina™



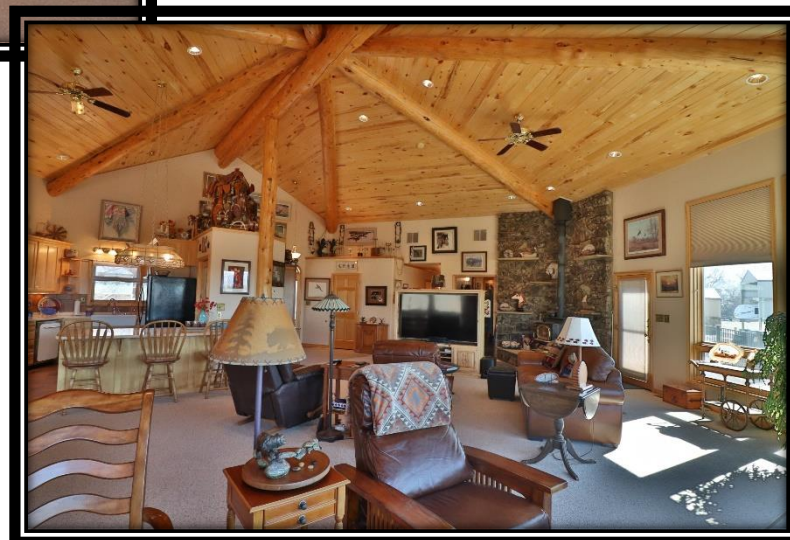
Main House



Foyer



Great Room





Great Room



Wood Stove in Great Room

Doors lead to Saloon



Saloon





Kitchen





*Kitchen
Looking Into
Great Room*



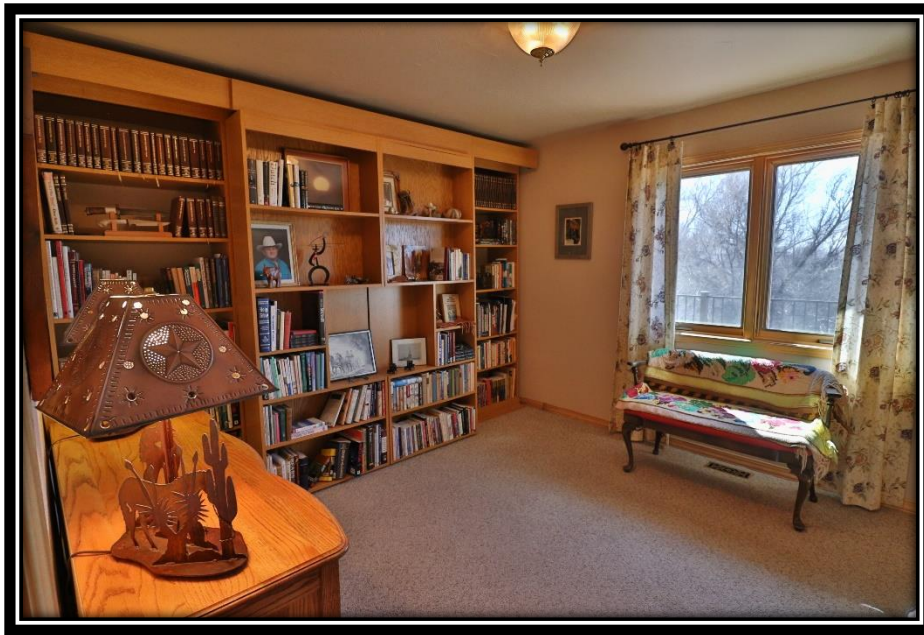
*Master
Bedroom*





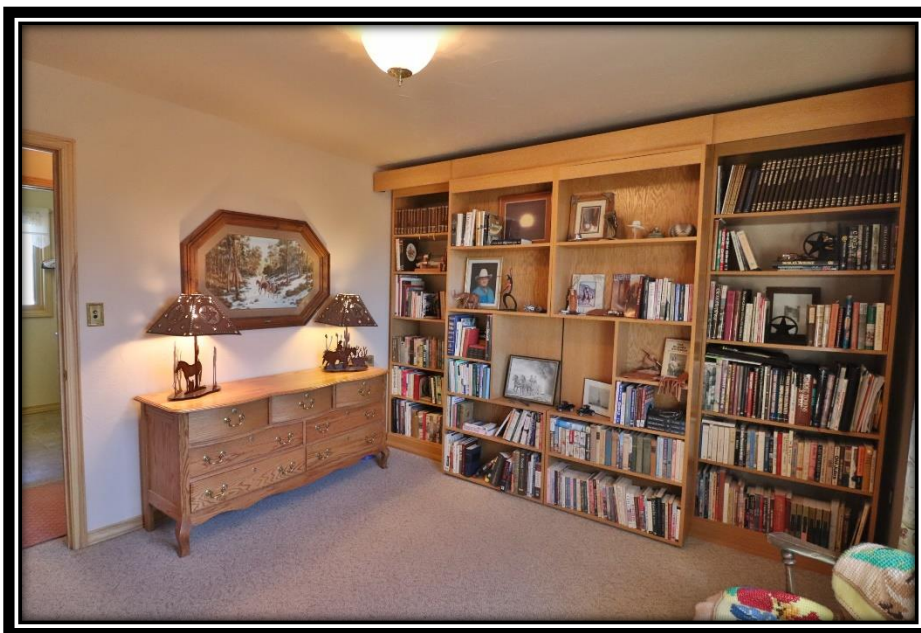
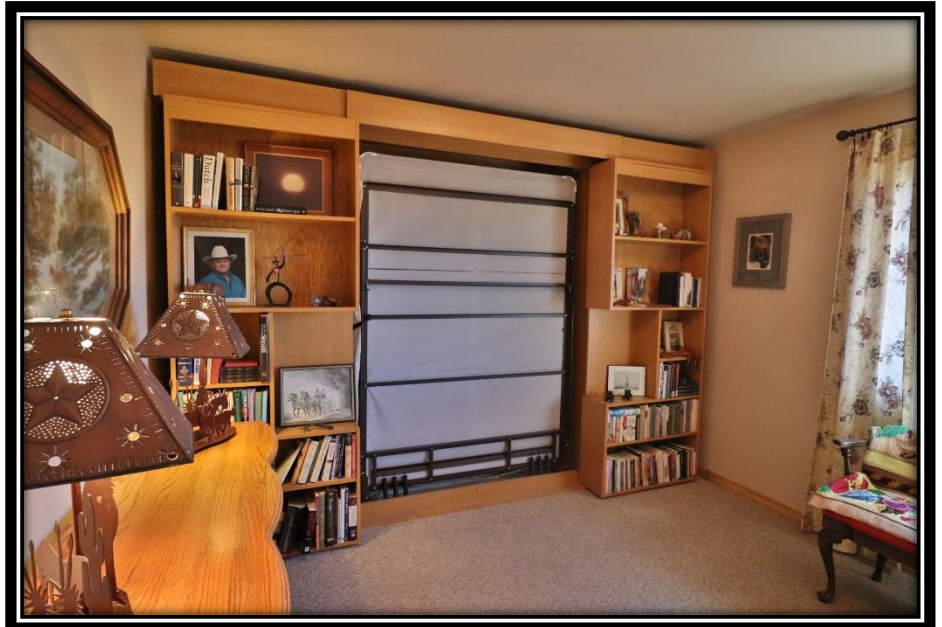
*Master
Bath*





*Guest
Bedroom*

*Murphy Bed
Behind
Sliding Book Cases*





Guest Bath

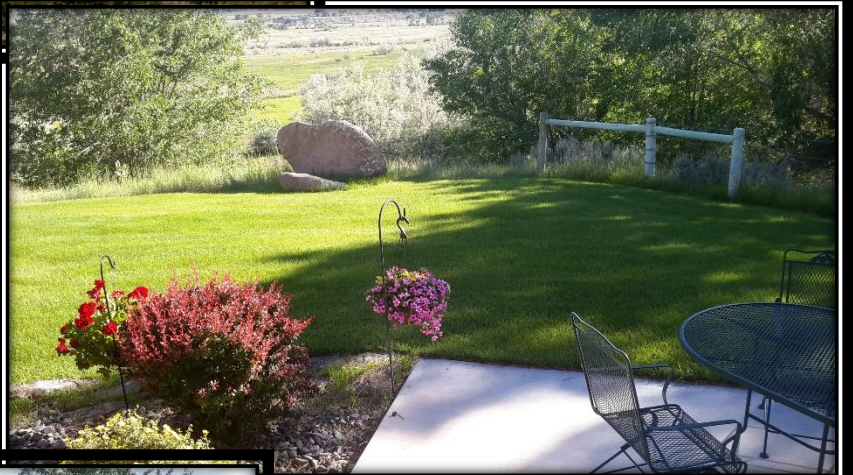


Laundry Room





Main House





Ponds
Below Main House



Views from Deck

Outbuildings

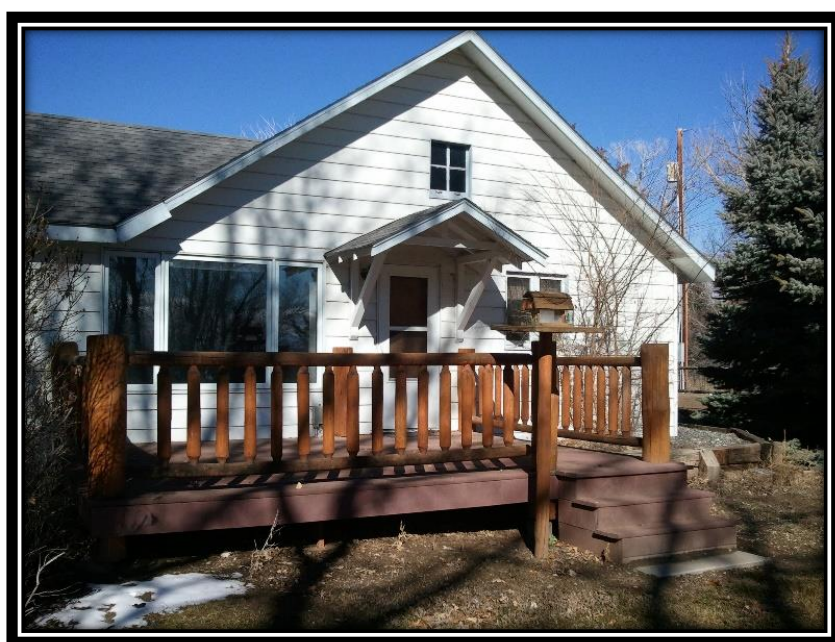




Yard



Tree House



Guest House
Original Farm House



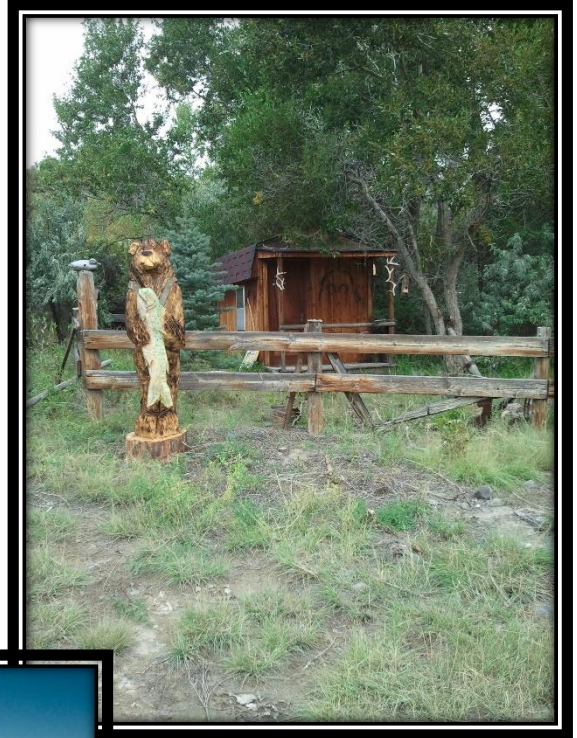
Guest House



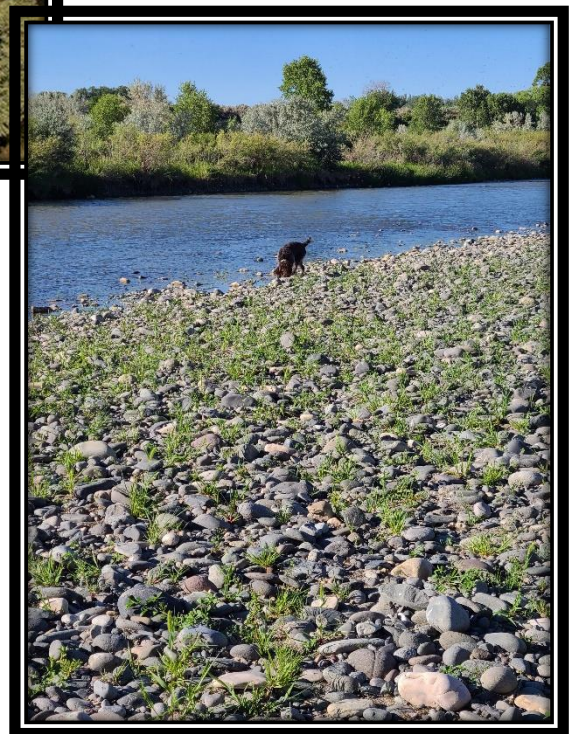


Shoshone River

Fishing Cabin by River



Shoshone River



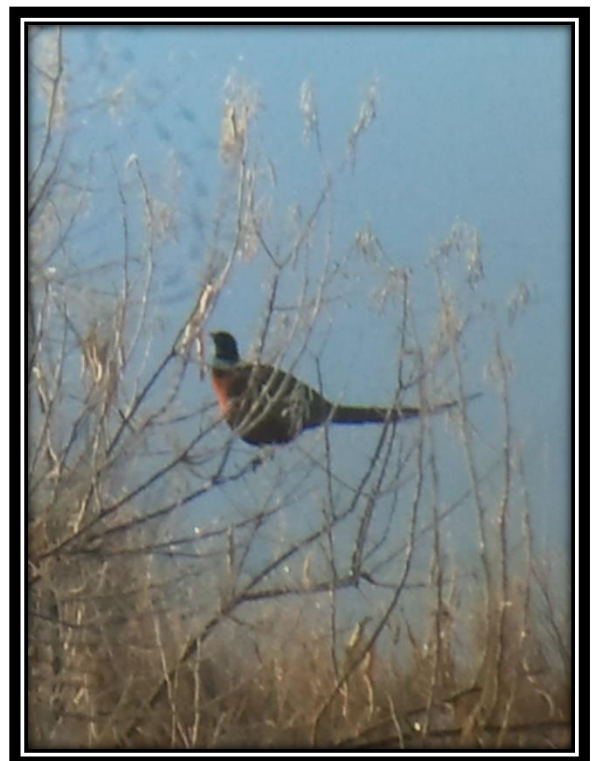
Ducks on the Ponds



Geese



Goose



Pheasant

Pheasants





*White Tail Deer
Pheasant &
Sand Hill Cranes*



Sand Hill Cranes



Wild Turkey



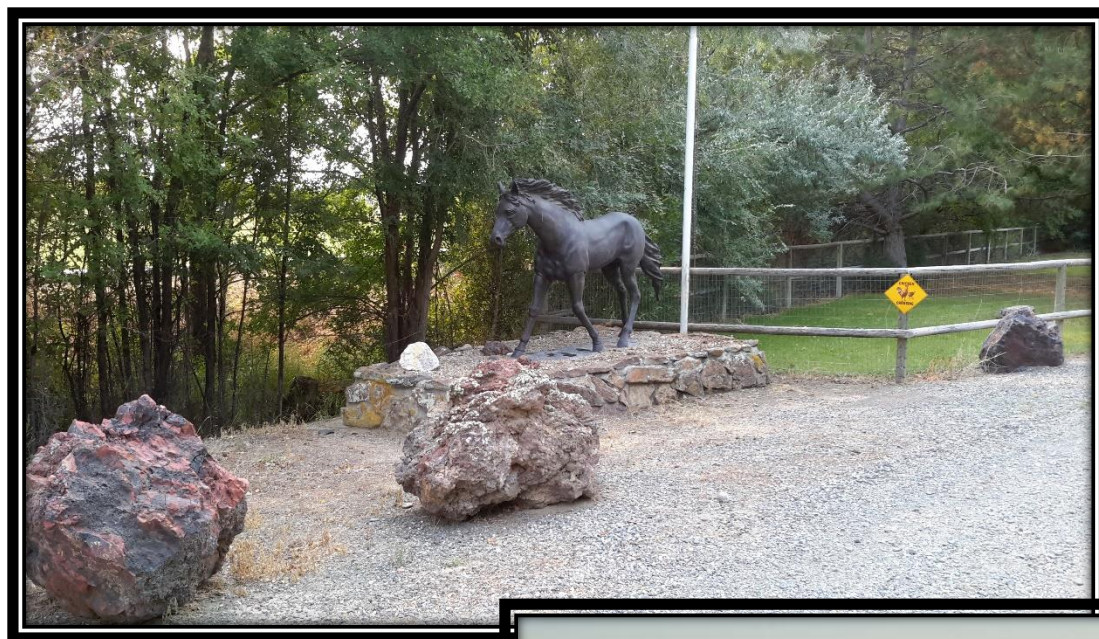
White Tail Deer





*White Tail Deer Fawn
In Yard*





*Shoshone
River
Ranch*



MLS #: R10015989A (Active) List Price: \$1,700,000

1002 Lane 11 1/2 Powell, WY 82435



Levels: One
Bedrooms: 2
Total # Baths: 2
Apx Year Built: 2003
Apx Total SqFt: 2659
Additional Living Units: Yes
Basement: No

Area: Powell Out of Town
Neighborhood: Willwood
Subdivision: None
School District: Park County District #1
Apx Miles from Town: 2
Mobiles Allowed: No
Modulars Allowed: Yes

Apx Above Grade SqFt: 2659 **Apx Below Grade SqFt:** 0 **# Full Baths:** 2 **# Half Baths:** 0 **# 3/4 Baths:** 0
Avg Gas/Mo \$: 100.00 **Avg Water/Mo \$:** 55.00 **Avg Electric/Mo \$:** 110.00 **Avg Garbage/Mo \$:** 31.00
Natural Gas Company: Mon-Dak Utilities **Electric Company:** Garland Light/Power
Sewer: Septic Tank **Primary Water Type:** Northwest Rural **Secondary Water Type:** Well **Cooling Type:** Central Air
Primary Heat: Radiant **Secondary Heat:** Stove **Primary Fuel Type:** Natural Gas **Secondary Fuel Type:** Wood
HOA: No
Irrigation: Yes **Irrigation Fees \$:** 500 **Irrigation Company:** Shoshone Irrigation
BldgType: Shop **BldgSize:** 62 x 40 **BldgCnst:** Steel Frame **BldgYrB:** 1975

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Kitchen	Main		Full Bath	Main				
Dining Room	Main		Laundry	Main				
Great Room	Main		Utility Room	Main				
Master Bedroom	Main							
Bedroom	Main							
Full Bath	Main							

Additional Room Info: See additional details in documents.

Inclusions: All appliances, washer/dryer, gated pipe, pump, horse corral, waters, loafing shed

Exclusions: wine cooler will be replaced

Apx Irrigated Acres: 19 **Apx Deeded Acres:** 135.84 **Apx Lot SqFt:** 5917190
Taxes TBD: No **Tax Year:** 2019 **Total Tax \$:** 3872.52 **Taxed w/Other Land:** No
Property Rights: Fee Simple **Parcelable:** Yes **Adj to Public Land:** No **River/Stream Front:** Yes
Covenants: No **Detailed Zoning:** Park Co - Powell (GR-P)
Seller Fin: No **Disclosures:** No

Legal Description: 135.84 AC. DES. AS: LOTS 42-A, 42-Q, 42-R & LOT 52-I (EX. A PARC. 754.26' X 1222' BEG. AT THE NE COR) & THE E/2 OF LOT 52-P T55 R99

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

Construction: Frame
Exterior Siding: Stone, Stucco
Roof: Metal
Garage/Type Stalls: Attached-3 Stalls, Detached-4 Stalls
Exterior Features: Acreage Fenced, Barn, Corrals, Covered Deck, Covered Patio, Creek, Deck, Dirt Ditches, Flat Terrain, Guest House, Horse Property, Hunting, Irrigated, Kennel (Dog), Loafing Shed, Mountain View, Natural Gas to Property, Patio, Pond, Porch, Production Ground, Recreational, River Frontage, Rolling Terrain, Spring
Heating Stove Type: Wood
Fireplace Type: None
Interior Features: Attic Fan, Breakfast Bar, Ceiling Fan(s), Disposal, Garage Door Opener, Handicap Access, Pantry, Porch, Tile Floor, Trash Compactor, Vaulted Ceiling(s), Walk-in Closet(s), Wet Bar

Comments: Rare Offering! RIVER FRONTAGE, fishing/wildlife habitat with old fishing cabin, ponds, end of the road privacy, a custom built 2 bedroom, 2 bath home on a rim with amazing views. Approx. 136 acres with 19+- irrigated production acres, guest house, 62 x 40 heated shop with 3 12' doors, RV or hay storage building, numerous loafing sheds, RV hook up, horse riding outdoor arena. More info in documents.

Directions to Property: South of Powell on Lane 11 H, on South side of road.

Subject to 1031: No

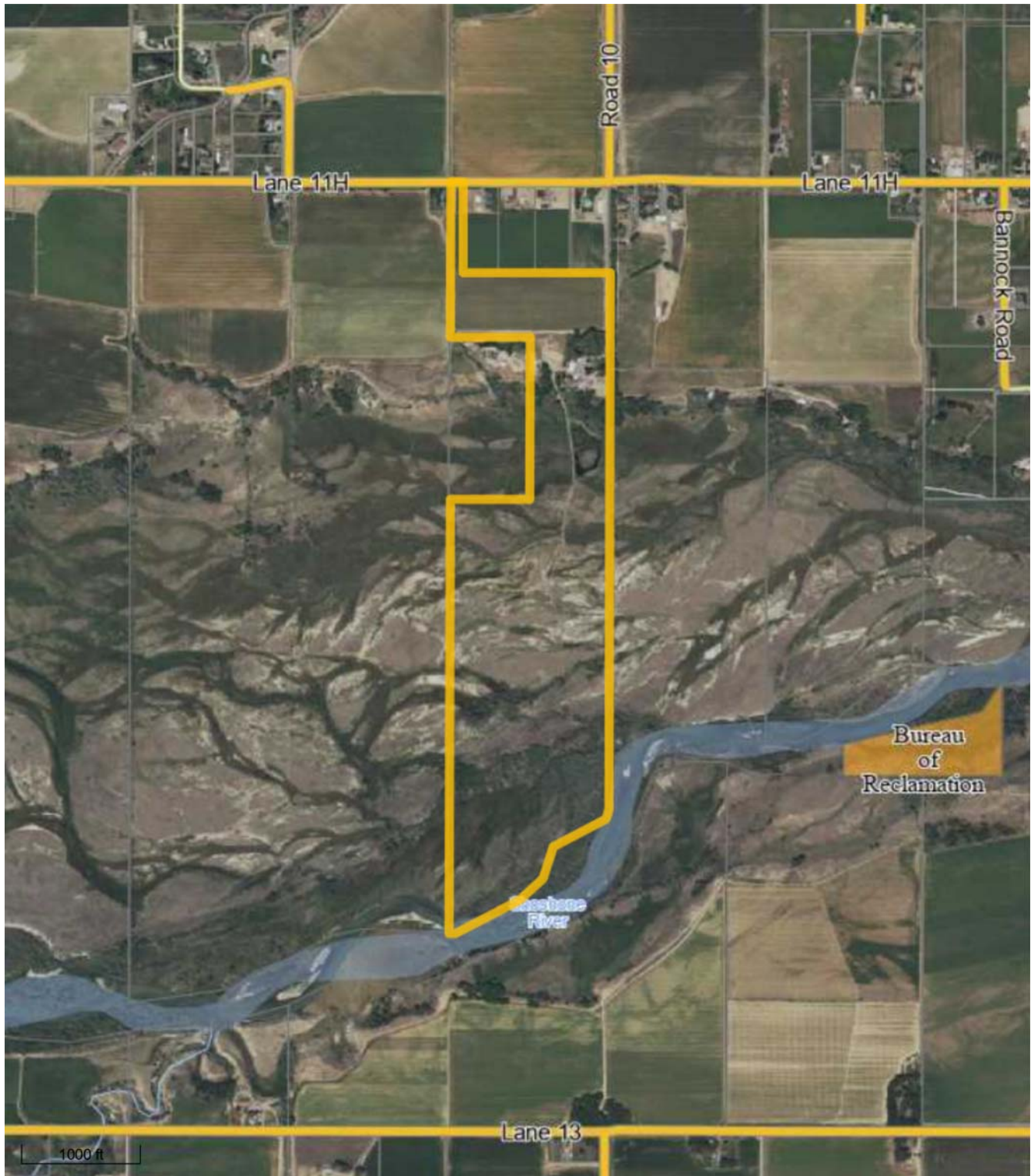
Office Name: Canyon Real Estate, LLC (#:46)






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

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MLS #: R10015989A

Park County Wyoming MapServer

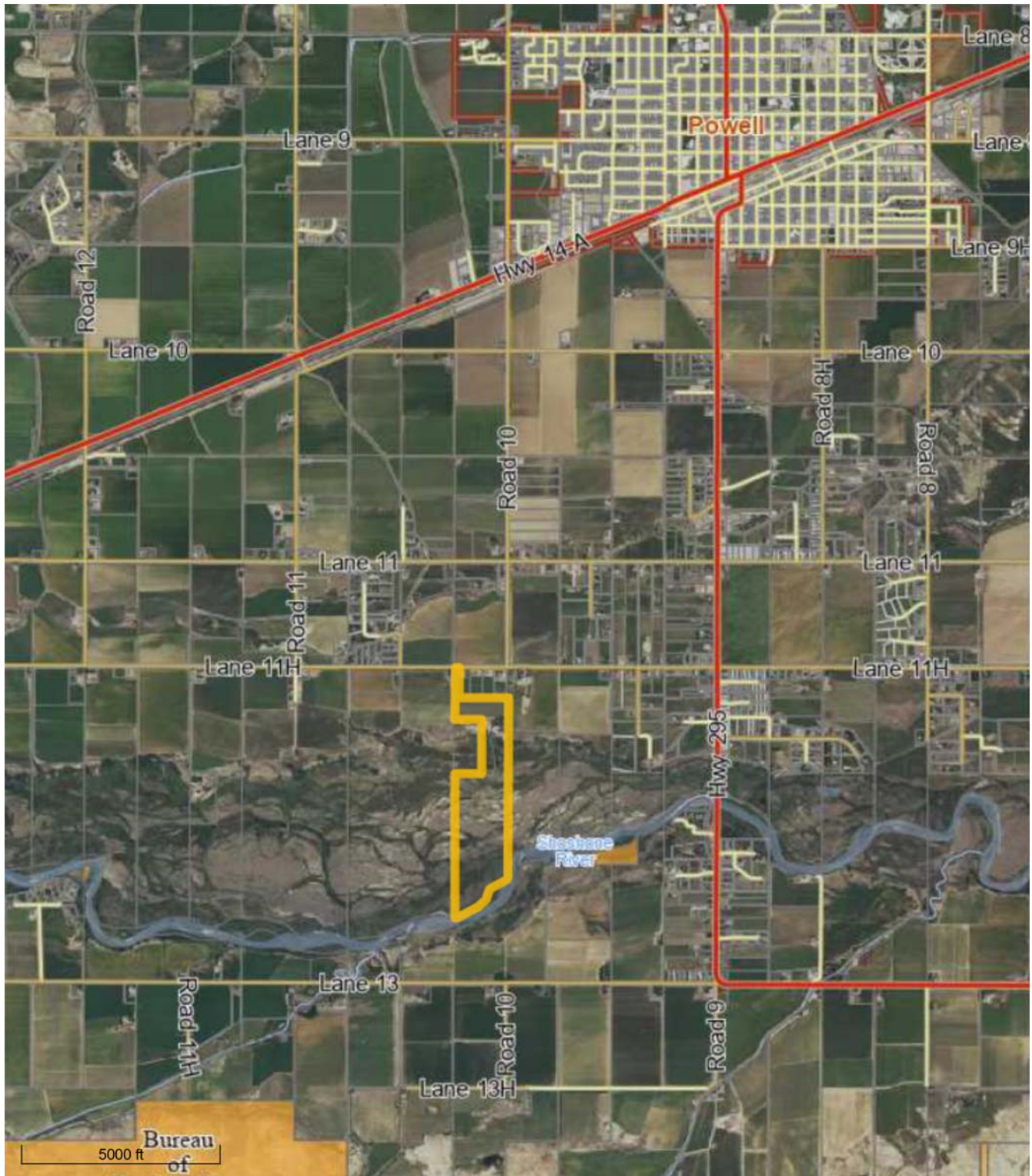


-  Highways
-  County Roads
-  Rivers, Creeks, Lakes
-  Incorporated Towns
-  Yellowstone National Park



Park County provides this map for illustrative purposes

Park County Wyoming MapServer



- Highways
- County Roads
- Rivers, Creeks, Lakes
- Incorporated Towns
- Yellowstone National Park

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 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 _____