

BEAVER CREEK HOME ON 59 ACRES



\$1,195,000



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.



This property offers 59 +/- deeded acres with stunning 360 views of the Big Horn Mountains and the Beaver Creek Valley. Beaver Creek meanders through the middle of the property. Also, for your recreational needs there are large tracts of BLM public land adjacent to the property for hunting, hiking, horseback riding and ATV riding. A short drive down Beaver Creek Road is National Forest access to 1000's of acres of the Big Horn Mountains range with abundant wildlife and trophy game animals. The home is 2,402 square feet on the main level and loft. The basement offers and additional 928 square feet for extra storage space and utilities. Update the home to suite your tastes. The home is perfectly situated to maximize the views. Included is a 2 car detached garage with a hobby room/office. The property has end of the road privacy and no covenants. Horses are welcome!

The little town of Greybull, Wyoming was named after a white or gray buffalo (bison) that used to roam the area. Greybull is also recognized by having numerous fossil dig sites from the era of the dinosaurs. Some of these sites contain extensively documented fossil-bearing deposits that date from 550 million years ago (Cambrian Period) to the present. These include world famous outcrops that contain dinosaur bones and track sites, ancient marine reptiles, and primitive mammal fossils. These deposits are located on privately held land as well as on public land, both state and federal.

Shell is just one mile from the east entrance to Shell Canyon and the magnificent Big Horn Mountains, about an hour drive from Cody, Wyoming, and about a two hour drive through the "most beautiful 50 miles in America" to the east entrance of Yellowstone National Park.









Great Room



Sitting Area



*Wood Fireplace
In Sitting Area*



Dining

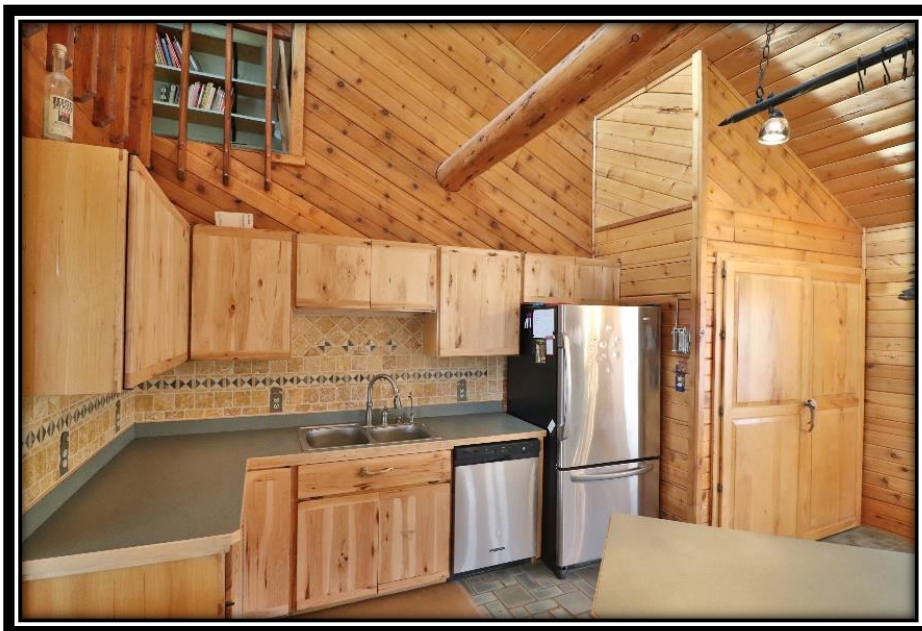


Kitchen





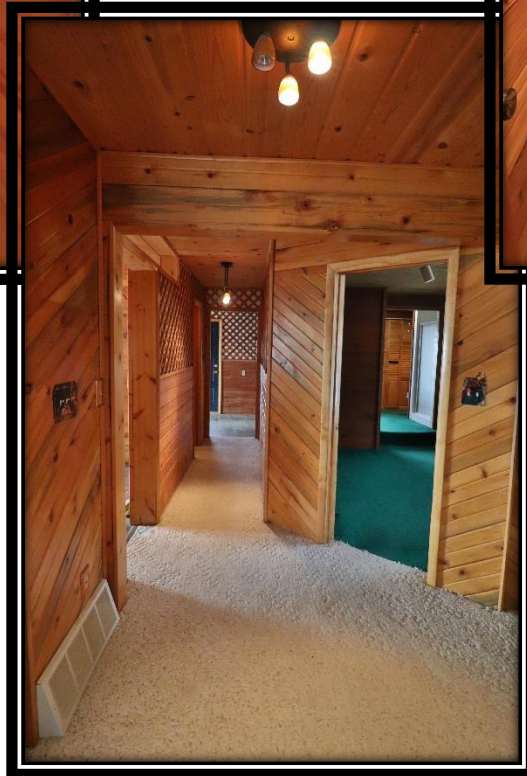
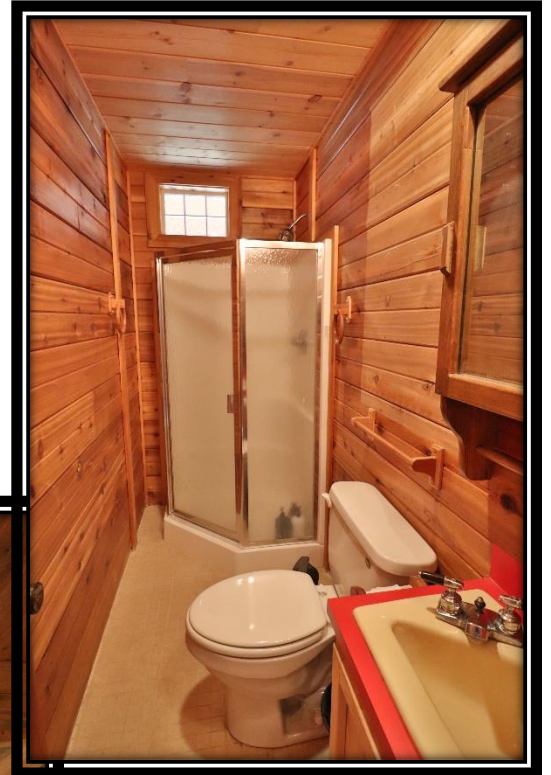
Kitchen





Loft Above

Entrance on the left, second door on the left is the office, door to the right is the master bedroom, at the end of the hallway is the laundry room





*Master Bedroom
With Heating Stove*



Master Bath





Office- Looking Into Sunroom



Sunroom

Entrance on Each End



Laundry Room- Looking Into Other End of Sunroom





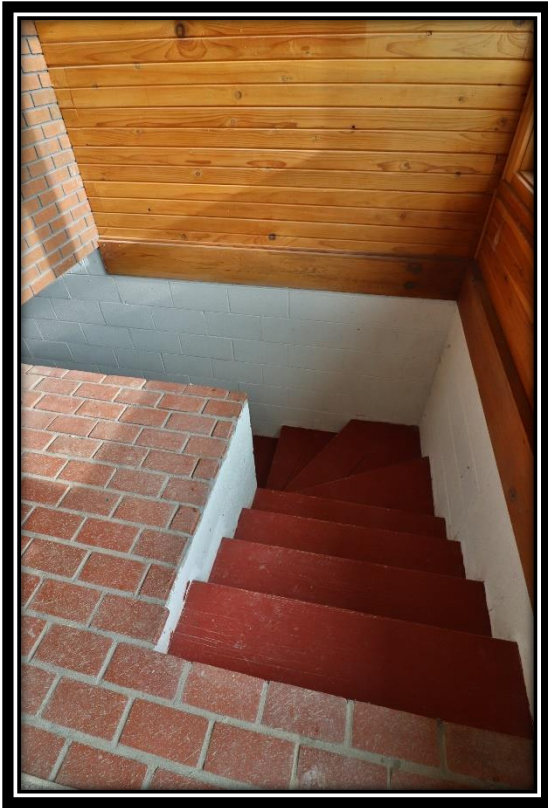
Loft



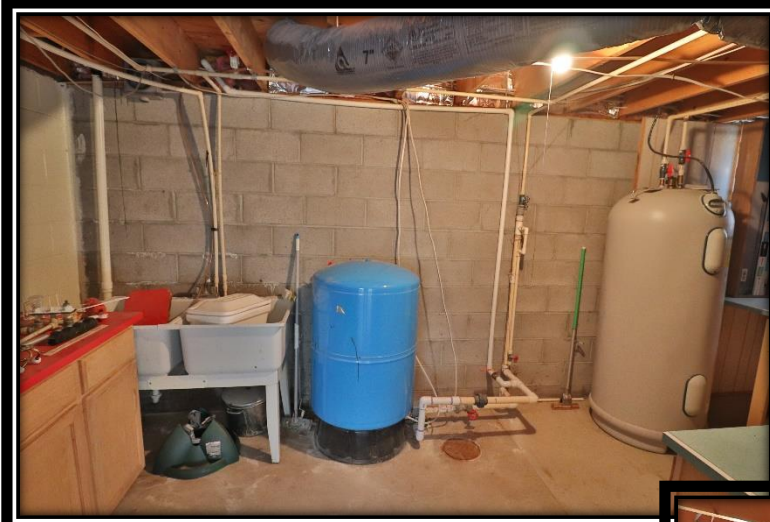
Unfinished Bathroom in Loft



Looking Down from Loft



Stairway to Basement (in Sunroom)



Basement



*Detached Garage with Office
Bunkhouse*





Office in Garage



Bunkhouse in Garage



Beautiful Mountain Views



Views from Property





Stunning 360 Views

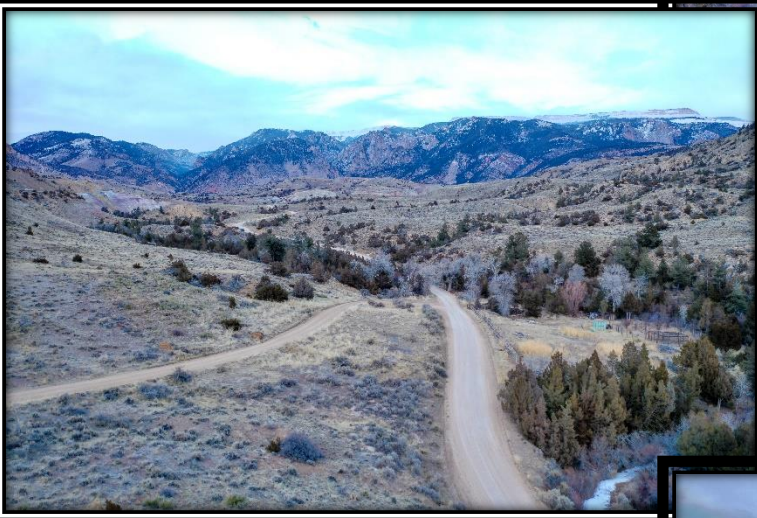




Shed on Property



*Beaver Creek
Meandering
Through Property*



*Stunning
Mountain Views*



Estimated Property Boundaries



Adjacent to BLM

MLS #: R10022754A (Active) List Price: \$1,195,000

2185 Beaver Creek Rd Shell, WY 82441



House Type: Stand-Alone House
Levels: One and One Half
Bedrooms: 3
Total # Baths: 2
Apx Year Built: 1983
Apx Total SqFt: 3330
Additional Living Units: Yes
Basement: Yes
Basement Entry: Interior Only
Basement Type: Partial
Basement Completion: Not Finished

Area: S Big Horn Out of Town
Subdivision: None
School District: Big Horn County District #3
Mobiles Allowed: Yes
Modulars Allowed: Yes

Apx Above Grade SqFt: 2402 Apx Below Grade SqFt: 928 # Full Baths: 0 # Half Baths: 1 # 3/4 Baths: 1 # 1/4 Bath: 0
Natural Gas Company: None Electric Company: REA High Plains Power
Sewer: Septic Tank Primary Water Type: Well Cooling Type: Central Air
Primary Heat: Forced Air Secondary Heat: Fireplace Primary Fuel Type: Propane Secondary Fuel Type: Wood
HOA: No
Irrigation: Yes Irrigation Fees \$: 0 Irrigation Company: Beaver Creek
BldgType: Garage/Bunk House BldgSize: 864 SF BldgCnst: Frame BldgYrB: 1990

Table with 9 columns: Room Type, Level, Sz/Desc, Room Type, Level, Sz/Desc, Room Type, Level, Sz/Desc. Rows include Kitchen, Dining Room, Great Room, Master Bedroom, 3/4 Bath, Office, Laundry, Sunroom, Loft, Bedroom, and 1/2 Bath.

Inclusions: Stove/oven, refrigerator, dishwasher.

Exclusions: Furniture is negotiable.

Apx Irrigated Acres: 3.9 Apx Deeded Acres: 59.25 Apx Lot SqFt: 2580930.00

Taxes TBD: No Tax Year: 2023 Total Tax \$: 3561.60 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

Disclosures: No

Legal Description: N2SW4 LESS 20 AC: LESS 2.5 AC IN NW4SW4 5 54 91 58 AC SD147-1816 and N2NE4SE4NW4SW4 5 54 91 1.25 AC SD147-1816.

RdAccs: Public RdMaint: Public RdSrfc: Unpaved (Dirt/Gravel)

Construction: Frame
Exterior Siding: Wood Siding
Roof: Metal
Garage/Type Stalls: 2 Stalls, Detached
Exterior Features: Adj to BLM, Creek, Horse Property, Hunting, Irrigated
Patio/Deck/Porch: Covered, Patio, Porch

Heating Stove Type: Wood
Fireplace Type: Wood
Interior Features: Breakfast Bar, Breakfast Nook, Ceiling Fan(s), Loft, Mud Room, Pantry, Tile Floor, Vaulted Ceiling(s), Walk-in Closet(s)
Lot Features: Level, Recreational, Rolling Slope
Views: Mountain(s)

Comments: This property offers 59 +/- deeded acres with stunning 360 views of the Big Horn Mountains and the Beaver Creek Valley. Beaver Creek meanders through the middle of the property. Also, for your recreational needs there are large tracts of BLM public land adjacent to the property for hunting, hiking, horseback riding and ATV riding. A short drive down Beaver Creek Road is National Forest access to 1000's of acres of the Big Horn Mountains range with abundant wildlife and trophy game animals. The home is 2,402 square feet on the main level and loft. The basement offers and additional 928 square feet for extra storage space and utilities. Update the home to suite your tastes. The home is perfectly situated to maximize the views. Included is a 2 car detached garage with a hobby room/office. The property has end of the road privacy and no covenants. Horses are welcome!

Directions to Property: Head East out of Greybull towards Shell on Hwy 14 to Road 36 (approx. 10 miles), left on Rd 36, follow around curve to Beaver Creek Road, follow Beaver Creek Road to property (approx. 15 miles from Hwy 14).

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

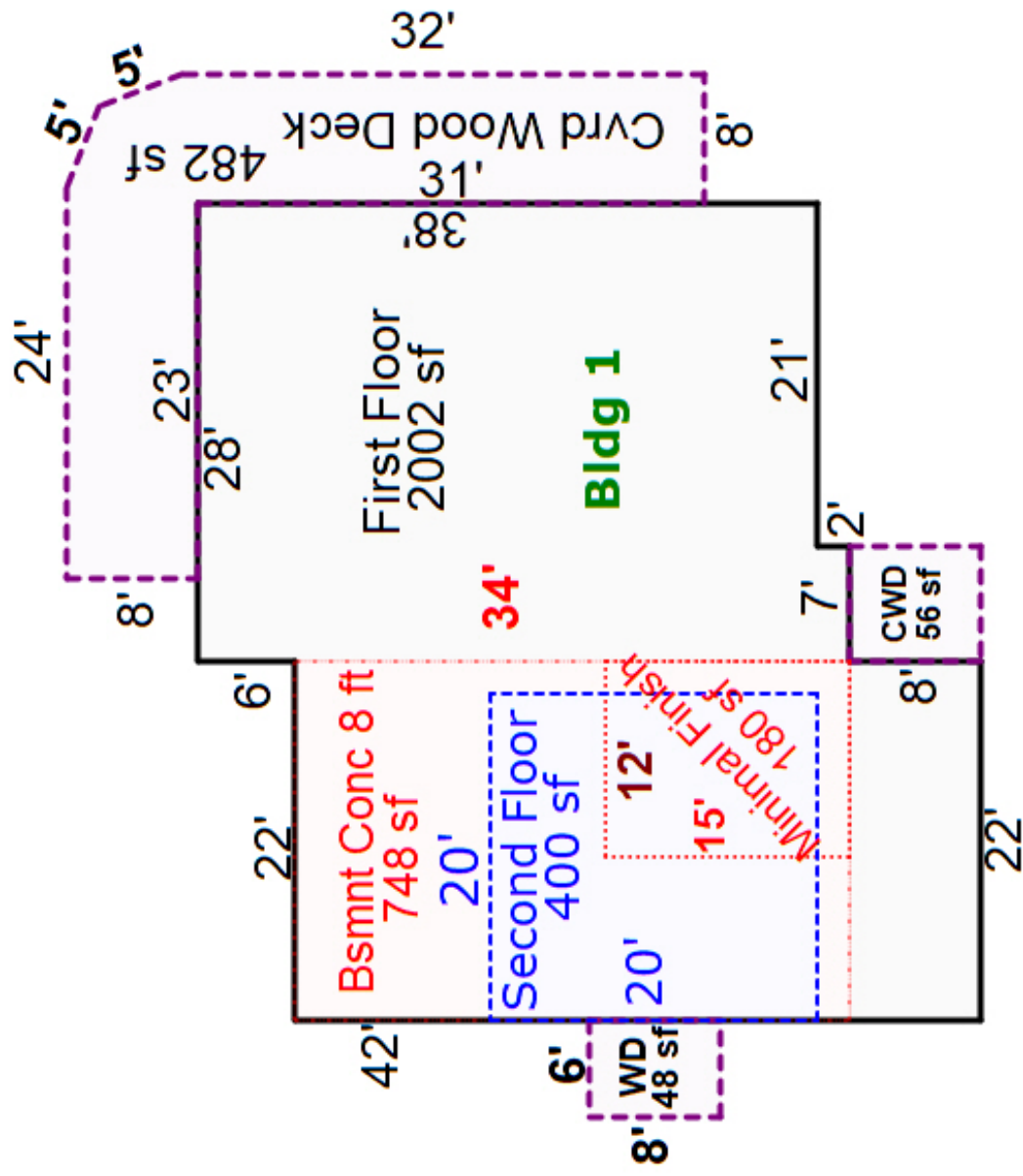
Listing Office: Canyon Real Estate, LLC (#:46)

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.



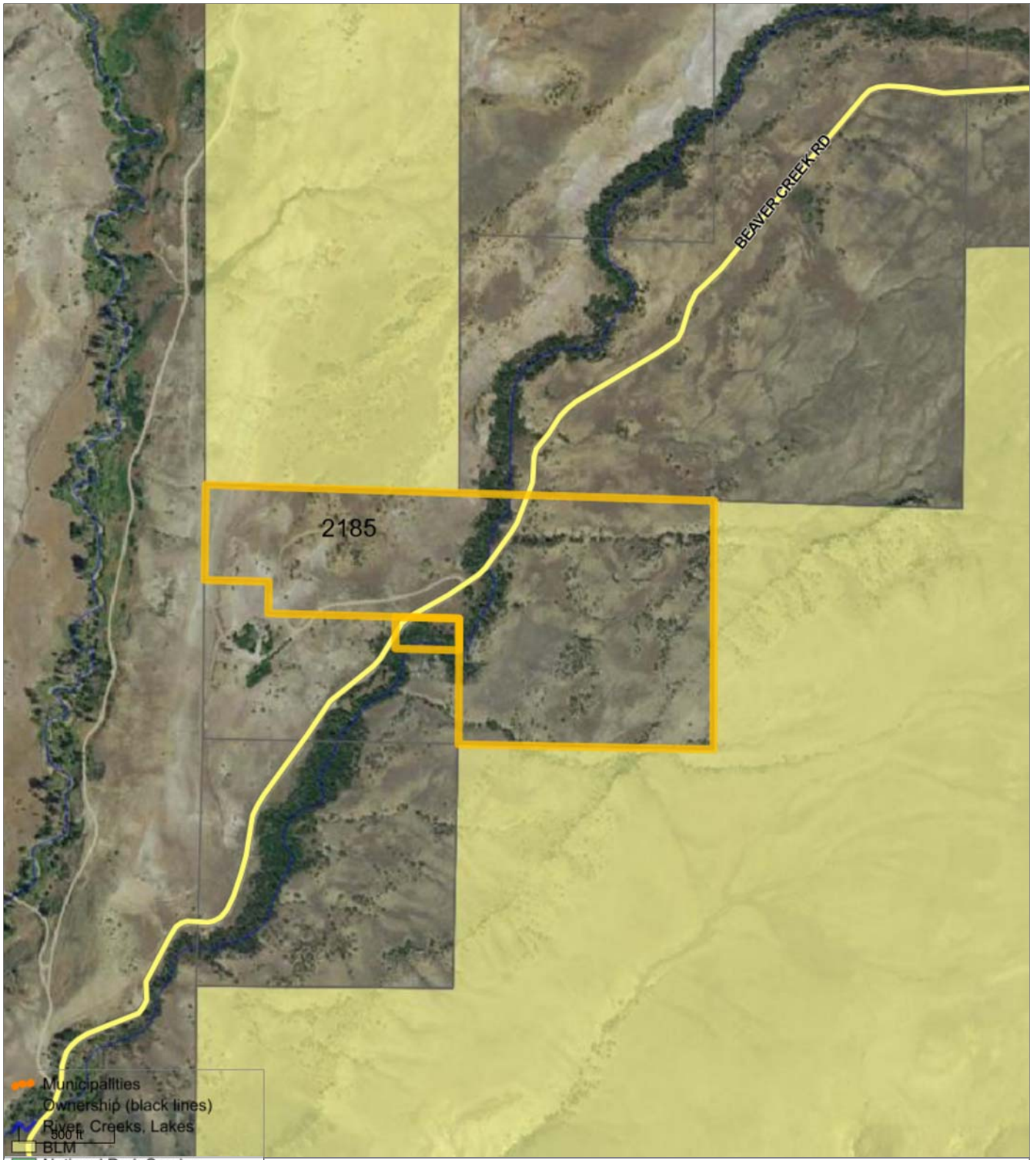
R5350














2185 Beaver Creek Road



9003
Across road below hill

Shed 24 sf 4' 6'

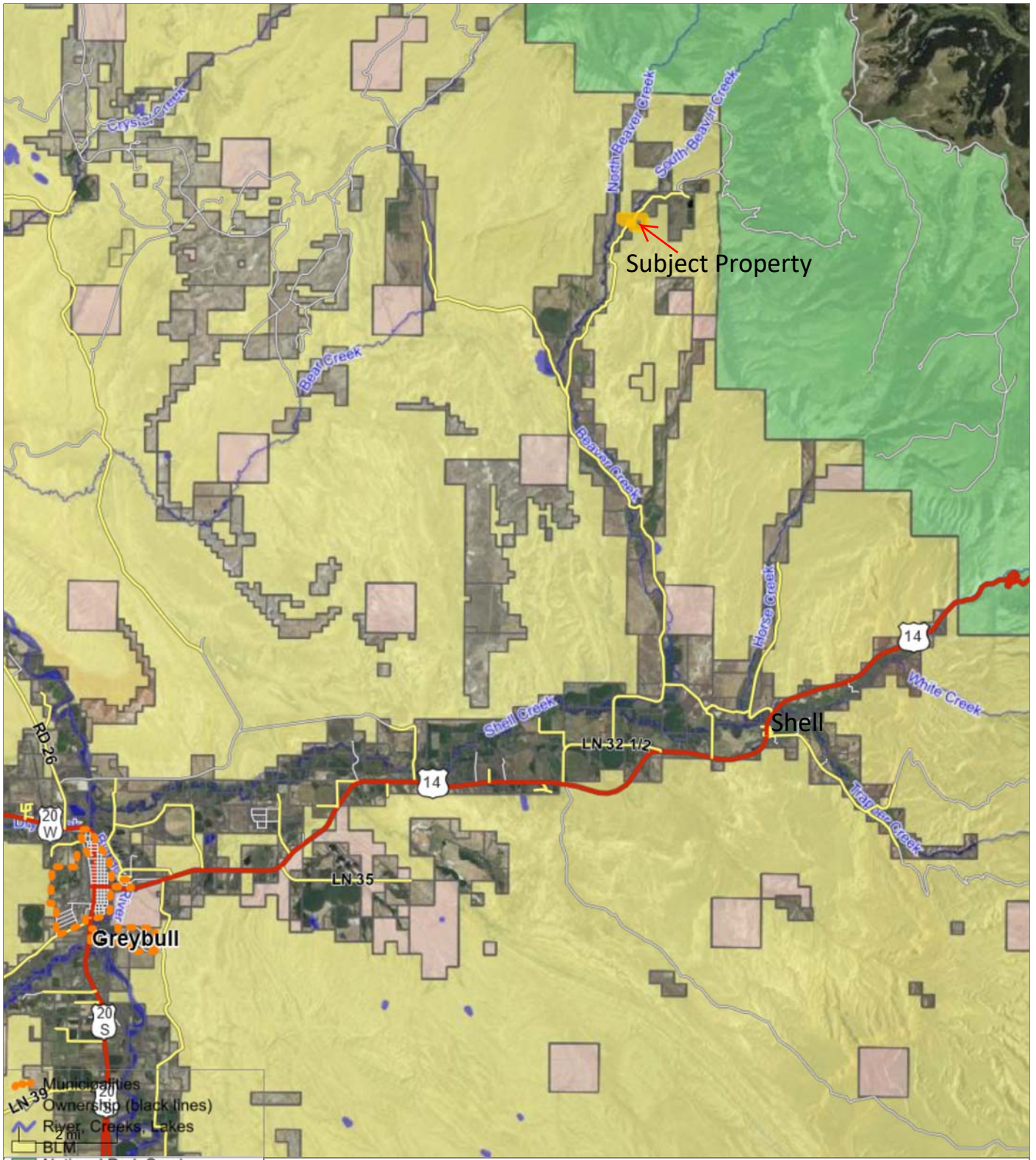


-  Municipalities
-  Ownership (black lines)
-  River, Creeks, Lakes
-  BLM
-  National Park Service
-  Bureau of Reclamation
-  Dept of Defense
-  Forest Service
-  State of WY
-  2022 Aerial Photography (2ft)
-  Highways
-  County Roads
-  Other Roads


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 printed 1/3/2024

NORTH

Big Horn County Wyoming MapServer



- LN-39 Municipalities
- Ownership (black lines)
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NORTH

Big Horn County
Wyoming MapServer

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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 _____