

# WY-MT 45 RANCH



*\$1,500,000*



*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.



*Situated in the rural community of Clark Wyoming, at the base of the rugged Beartooth Mountains, this 189 acre ranch is a tranquil retreat and a sportsman's paradise. Line Creek flows through the adjacent BLM, meandering through the ranch, entering State land where it joins the Clarks Fork of the Yellowstone River, a designated Wild and Scenic River. Private access across State land to the river, offers approximately a mile of fishing in this blue-ribbon river. A ¾ acre pond with dock offers a relaxing retreat and beautiful reflective views of the surrounding mountains. The 12 irrigated acres with water rights produces approximately 35 tons of hay. Gated pipe is included for irrigating. The land is diverse in topography which attracts a variety of wildlife such as elk, mule deer, whitetail deer, upland game birds, turkeys, mountain lion, bear, eagles and more. There is excellent goose and duck hunting.*

*The cabin style home features an open great room with tongue and groove and vaulted ceilings. A wood stove adds cozy warmth in winter months. The kitchen features alder cabinets, a breakfast bar and stainless-steel appliances including a double oven. There are two bedrooms, one with a walk-in closet, there's a full bath and a laundry area. Stamped concrete patios are on the front and back of the home. A two-car detached garage with guest quarters is located next to the home. This heated garage is 26x32, has 12-foot ceilings, two 10-foot overhead doors and separate laundry room. The 16x20 guest quarters has a ¾ bath and the propane stove makes it a cozy and relaxing place to be. A large, heated, 48x32 monitor style building has 550 square feet of finished living space upstairs. The entire building is insulated with closed cell spray foam. It has two 9-foot overhead doors with openers and 9.5-foot ceilings. There are LED lights inside and out. Wi-Fi throughout all buildings.*

*The property around the buildings has xeriscape landscaping which blends with the natural surroundings and environment. There is a fenced garden area.*

*WY-MT 45 Ranch is located in the small community of Clark, Wyoming. Clark is 30 miles north of Cody, home to many western cultural events and is the rodeo capital of the world. It is 24 miles west of Powell, Wyoming, 32 miles south of Red Lodge, Montana, which has a ski resort, rodeo grounds and many outdoor activities, and 75 miles from Billings, Montana's largest city. The Clarks Fork of the Yellowstone River flows through the valley offering excellent fishing. There are 3 public accesses to the Shoshone National Forest offering endless recreational opportunities. This area is rich in history and lavish in beauty. It is an easy scenic drive to two entrances to Yellowstone National Park and many other numerous recreational opportunities within the Yellowstone ecosystem.*





*WY-MT 45 Ranch*







*Great Room*



*Wood Stove*







*Great Room / Kitchen*



*Kitchen*

*Alder Cabinets*







*Bedroom One*



*Bedroom Two*





*Full Bathroom*



*Laundry Room*





*Mountain Views*



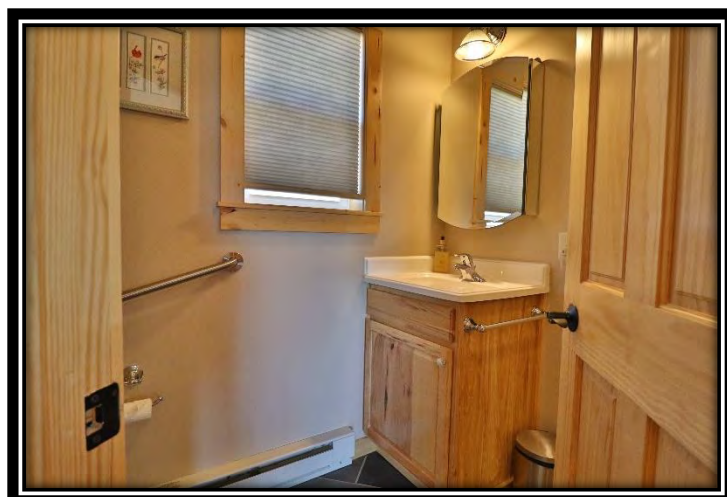
*Garage*

*Living Quarters*



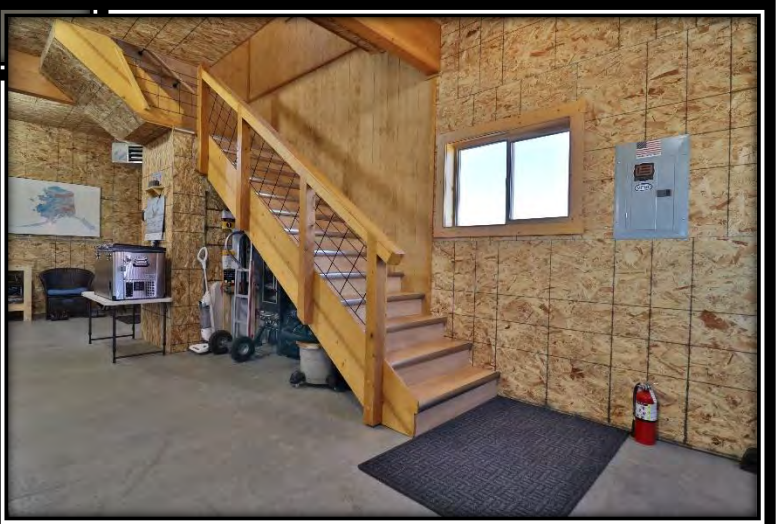
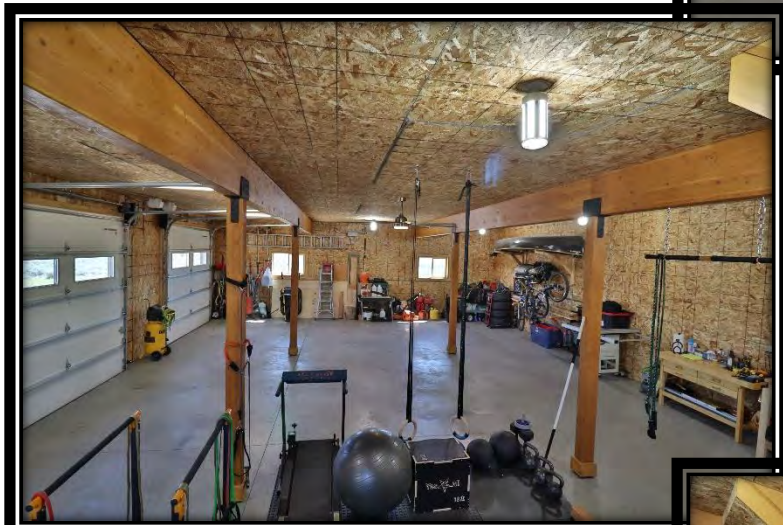


*Living Quarters*





48 x 32  
*Heated Building*







*Living Space Upstairs*



*Views of the  
Beartooth Mountains*





*Views of the  
Snow Capped  
Beartooth Mountains*







*Shooting Bench  
For Target Practicing*



*Line Creek  
Meanders Through Property*







*Line Creek*







*Aerial View*



*Aerial Views*







*$\frac{3}{4}$  Acre Pond*



*Production Ground*







*Production Ground*







*Pond with  
Beautiful  
Mountain Views*



*Dock on Pond*



*Beautiful  
Mountain Views  
From Pond*





*Garden Area*



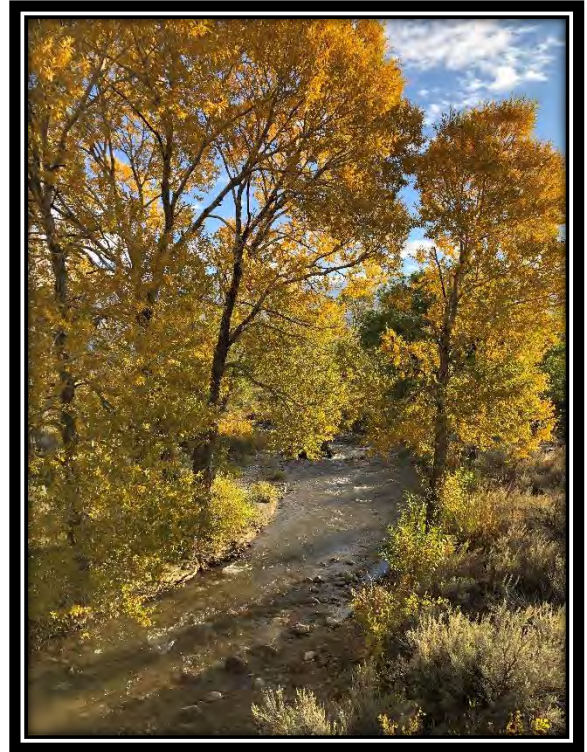
*View of the Clarks Fork  
Canyon in the Distance*



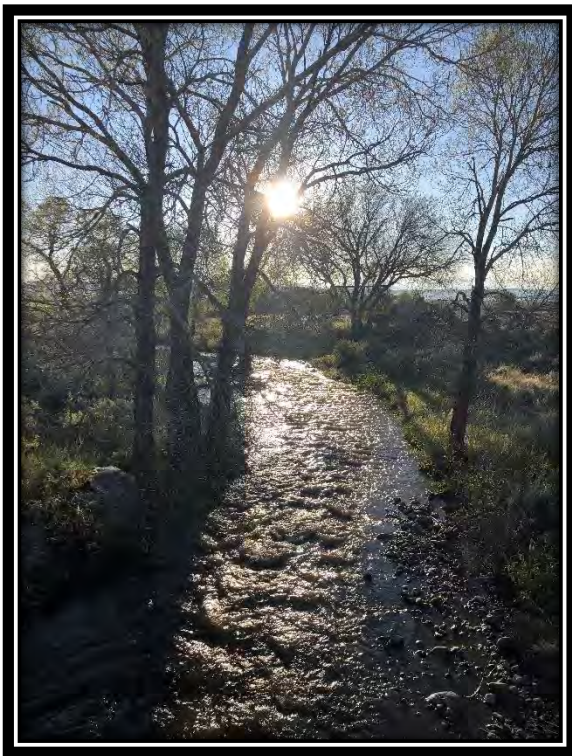




*Clark's Fork River*



*Line Creek*



*Sage Grouse*







*Black Bear*



*Elk by the Pond*



*WY-MT 45 Ranch*

*Estimated  
Property  
Boundary*







## Room Information

1

**List Price** \$1,500,000  
**List Date** 3/5/2025  
**Original Price** \$1,500,000  
**Days On Market** 0  
**# Bedrooms** 2  
**Total # Baths** 1  
**# Full Baths** 1  
**# 3/4 Baths** 0  
**# Half Baths** 0  
**# 1/4 Bath** 0  
**Apx Year Built** 2008  
**Levels** One

**Apx Above Grade SqFt** 1,092  
**Apx Below Grade SqFt** 0  
**Apx Total SqFt** 1092  
**Apx Deeded Acres** 189.000  
**Apx # Irrigated Acres** 12.00  
**Apx Lot SqFt** 8,276,400.00  
**County** Park  
**Area** Clark - General Area  
**Subdivision** None  
**School District** Park County District #1  
**Apx Miles from Town**  
**Additional Living Units** Yes

**Inclusions** 3 door refrigerator, dishwasher, range/oven, washer/dryer, gated pipe  
**Exclusions** None  
**Irrigation** Yes  
**Irrigation Company** None  
**IrrigFee** \$0  
**HOA** No  
**HOA \$**  
**HOA Fee Frequency**

**Legal Description** 189.31 AC. DES. AS: BEG. AT THE E. 1/4 COR. OF SEC. 35 THENCE S.89°37'25"W. 1319.63', S.0°24'12"E. 2630.21', N.89°34'40"E. 217', N.48°27'14"E. 778.38', N.90°E. 240', N.51°52'10"E. 349.04', N.0°23'30"W. 1905.41', TO POB & THE NW 1/4SE/4 SEC. 35 (REF. R.O.S. M-55 & M-75) & THE S 1/2NE/4 OF SEC. 35 T58 R102  
**Tax Year** 2024  
**Total Tax \$** \$1,940.58

## Features

**Appliances** Dishwasher, Dryer, Oven, Range, Refrigerator, Wa...  
**Basement** None  
**Construc...** Frame  
**Cooling** None  
**Ext Feat...** Adj to BLM, Adj to State Land, Creek, Fishing, Garden, Guest House, Horse Property, Hunting, Irrigated, Landscaping, Pond, Production Ground, River Access, Shop, Spring, Adj to Public Land  
**Ext Siding** Composite/Engineered  
**Fireplace** None  
**Flooring** Laminate, Tile  
**Primary Heat** Electric, Wood, Baseboard  
**Int Features** Breakfast Bar, Garage Door Opener, Vaulted Ceilin...  
**Lot Features** Rolling Slope, Wooded

**PatioDeckPorch** Patio  
**Road Maint**  
**Road Respons** Private Maintained Road  
**Road Surface** Unpaved (Dirt/Gravel)  
**Roof** Metal  
**Primary Water Source** Well  
**Primary Water Supp...** None  
**Sewer Type** Septic Tank  
**Sewer Provider** None  
**Views** Creek/Stream, Meadow (View), Moun...

**Comments** Situated in the community of Clark WY, at the base of the rugged Beartooth Mountains, this 189 acre ranch is a tranquil retreat & a sportsman's paradise. Line Creek flows through the adjacent BLM, meandering through the ranch, entering State land where it joins the Clarks Fork of the Yellowstone River, a designated wild & scenic river. Private access across State land to the river, offers approximately a mile of fishing in this blue-ribbon river. A ¾ acre pond with dock offers a relaxing retreat & beautiful reflective views of the surrounding mountains. The 12 irrigated acres produces approximately 35 tons of hay. The land is diverse in topography which attracts a variety of wildlife such as elk, mule deer, whitetail deer, upland game birds, turkeys, ducks, geese, mountain lion, bear, eagles & more. The cabin style home features an open great room with tongue & groove & vaulted ceilings. A wood stove adds cozy warmth in winter months. The kitchen features alder cabinets, a breakfast bar & stainless-steel appliances including a double oven. There are 2 bedrooms, one with a walk-in closet, a full bath & a laundry area. A heated garage is 26x32, has 12' ceilings, two 10' overhead doors & laundry room. The 16x20 guest quarters has a ¾ bath & a propane stove. A large, heated, 48x32 monitor style building has 550 sf of finished living space upstairs. It has two 9' overhead doors with openers & 9.5' ceilings.

**Property listed by:**

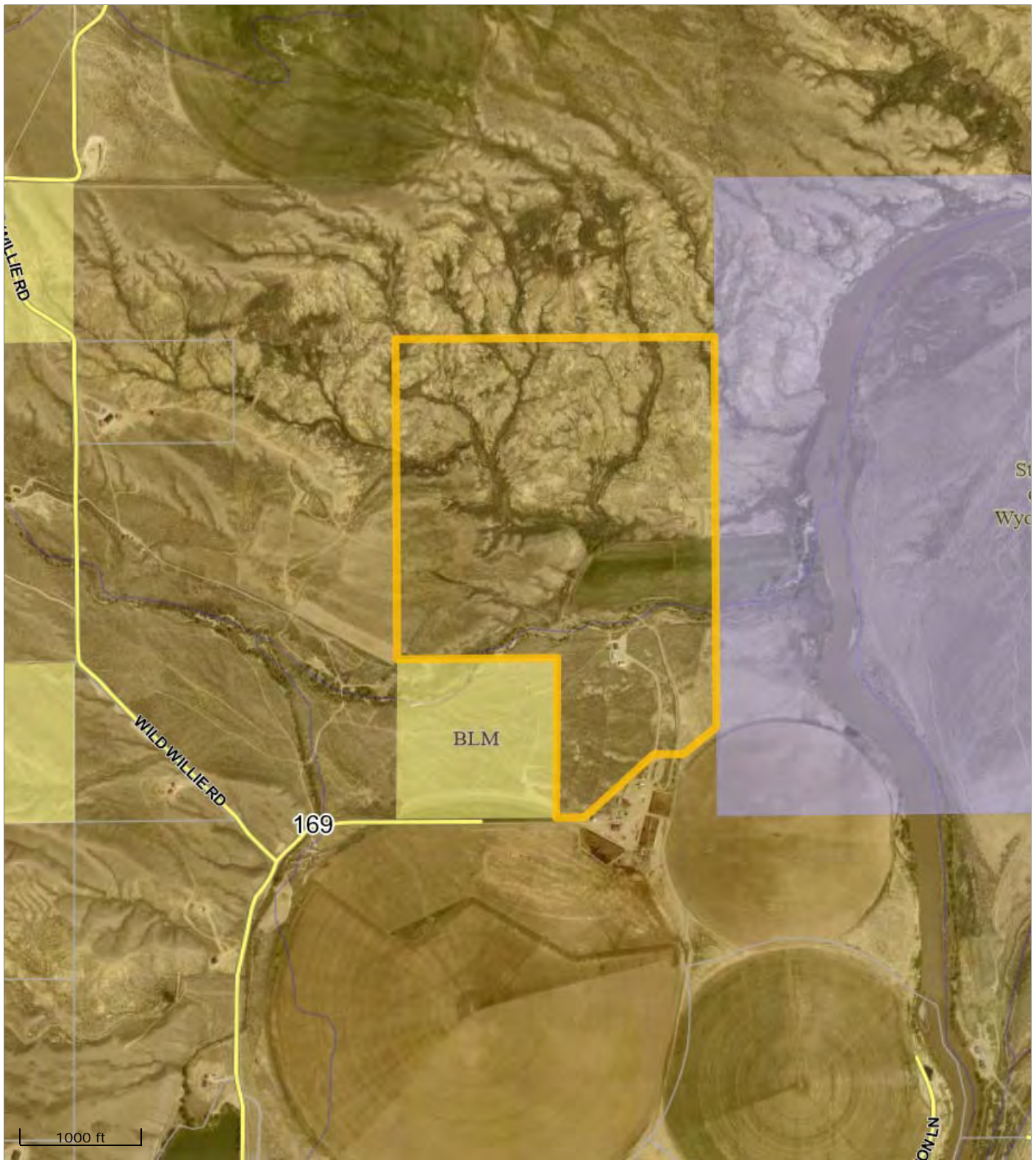
Canyon Real Estate, LLC - 307-527-7092  
 Rita A Lovell - 307-899-7092

**Contact me for more informati...**

Canyon Real Estate, LLC - 307-527-7092  
 Rita A Lovell - 307-899-7092  
[rita@canyonrealestate.net](mailto:rita@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.





- ~ Rivers, Creeks, Lakes
- 2023 Aerial Photography (hi res, limited areas)
- ~ Highways
- ~ County Roads
- ~ Incorporated Towns
- ~ Yellowstone National Park
- ~ US Forest Service
- ~ BLM
- ~ Bureau of Reclamation
- ~ State of Wyoming

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printed 5/8/2024



**Park County**  
**Wyoming MapServer**





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## 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 \_\_\_\_\_  
**Rita Lovell**

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 \_\_\_\_\_