

Equestrian Riverfront Property

33 Acres | Park County, WY | \$4,000,000



HAYDEN  OUTDOORS.

Equestrian Riverfront Property

TOTAL ACRES:

33.00

PRICE:

\$4,000,000

COUNTY:

Park County

CLOSEST TOWN:

Cody, WY

Presented by



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HAYDEN OUTDOORS.
REAL ESTATE





Nestled in the Lower South Fork, this extraordinary legacy offers a unique combination of rural remoteness, irrigated acreage, state land access, abundant wildlife, and soothing sounds of the Shoshone River. The ranch style home and accessory buildings were built to complement each other with the architectural design of cobblestone and logs giving it a rich lodge feel. It's surrounded by lush aspens, pines, and cottonwoods overlooking the river.

Land

This breathtaking estate sits on 33 acres, boasting 1300" +/- of the Shoshone riverfront, and a 360 degree view of the mountains. It rests along 72 acres of state land, with 4 pastures all irrigated, utilized for rotational grazing and a 13-acre gated pipe field that produces 30 tons of hay. The property includes a large garden with raised beds, grape vines and a rose garden. The valleys soils are rich with nutrients utilized by the surrounding ranches for farming corn, barley and hay fields.



Activities & Amenities

ATV/Off Road
Cattle/Ranch
Fishing
Hunting - Big Game
Hunting - Small Game
Hunting - Predator/Varmint
Hunting - Waterfowl
Irrigation
Pond/Lake
Water Access
Water View
Wooded
Borders Public Lands
Equestrian/Horse Property
Hiking/Climbing
Outbuilding/Barn/Shed/Shop
Stream/River
Water Rights
Waterfront

Land Details

Total Acres: 33.00
Deeded Acres: 33.00
Zoning: Agricultural
Elevation: 4997
Topography: Mountains
Vegetation: Grass/Trees
Tillable/Crop/Orchard Acres: 13
Pasture Acres: 11
Irrigated Acres: 23
Riverbottom Acres: 5
Water Rights: Yes
Wilson & McKissack
Estimated Taxes: \$13,125 - 2022
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 5273
Bedrooms: 5
Full Bathrooms: 5
Basement: Full finished
Parking Types: Attached Garage, Detached
Garage, Driveway
Total # of Spaces: 12
Outbuildings: 5
Types of Outbuildings: Heated finished 4 car
plumbed detailing garage, Heated finished
RV garage, Heated 3 car garage plumbed for
future guest house, Heated Storage building
plumbed for future guest living quarters,
Heated storage building with chicken coup



Improvements

Custom built 5200 sqft 5 bedroom 5 bathroom ranch style estate with the architectural design of lodgepole and cobblestone

- Heated RV garage 12' x 32' (384 sqft)
- Fully finished, heated and plumbed 4 car detailing garage 46' x 28' (1,288' sqft)
- Storage building heated and plumbed for future guest home 27 x 27 (729 sqft)
- 3 car heated and plumbed garage for future guest home 51' x 24' (1,224 sqft)
- 4 pastures with shade sheds for rotational grazing
- The grounds are completely irrigated with underground sprinklers fed by a 10-horse water pump.
- 2- 7/8" welded tubing fence surrounding the clean and manicured outline of the driveways and pastures.

Recreation

Cody takes a back seat to no area when it comes to outdoor recreational opportunities. The area offers more than 2,000 miles of fishing waters where brook, rainbow, cutthroat, brown trout and grayling will provide the challenge. Cody provides the perfect climate and environment for hunting highly sought after big game animals like elk, moose, antelope, deer, and bighorn sheep. Whether it's a short walk, mountain bike ride, rock climb, kayaking or horseback riding, this area offers a multitude of recreational activities. The area has more than a 100 miles of trails offered from the Shoshone

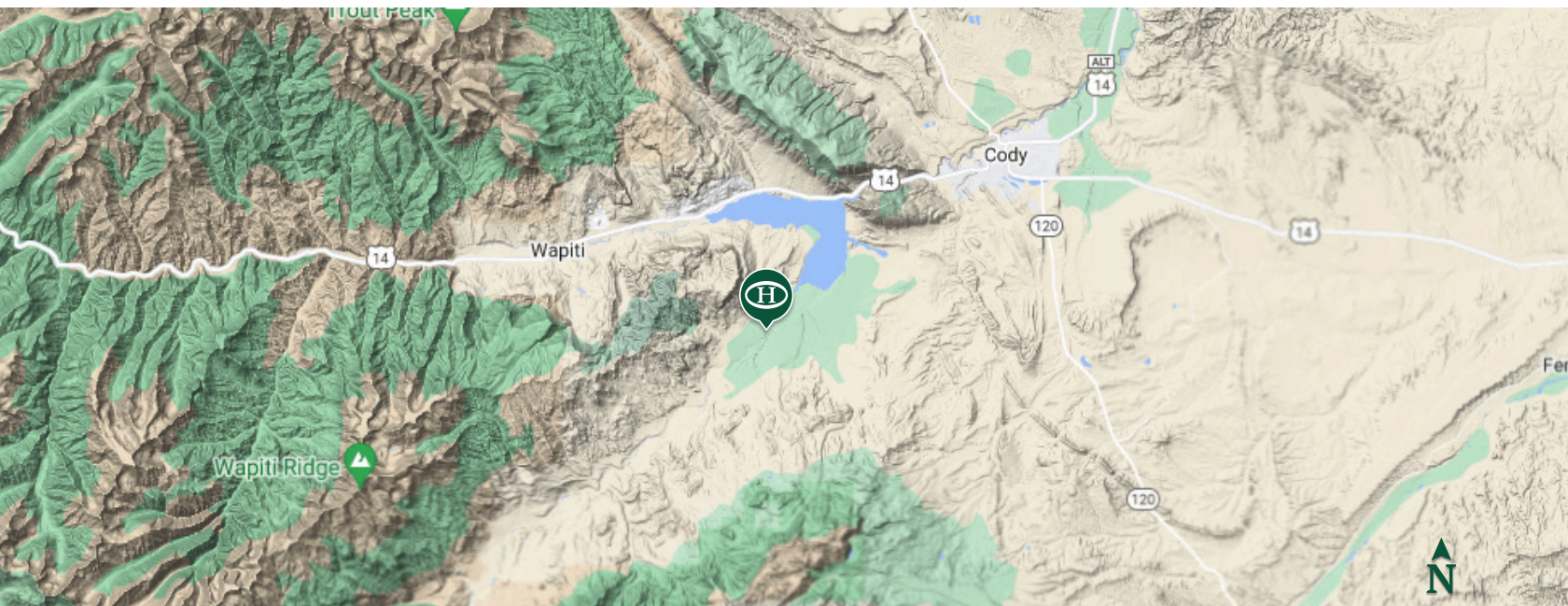






 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.





National Forest, Yellowstone National Park or Cedar Mountain area. Unmatched camping opportunities are plentiful; from pitching a tent by a river or pulling your motor home into a full hookup RV park, this area has it all. You'll find Cody can accommodate any camping and recreational need for the outdoor enthusiast.

Agriculture

This property was initially utilized for breeding Running Quarter Horses and German Shorthair hunting dogs. It now provides a home for the owners retired horses.

General Operations

The estate no longer breeds horses, cattle or hunting dogs, but is home to 13 of the owner's horses and is maintained by the family ranch manager that keeps the grounds sustained and manicured, rotating the lush irrigated pastures for grazing, and cutting the 13 acre hay field.

Region & Climate

The South Fork Valley experiences a semi-arid climate, with highly variable conditions. Summers are warm, with some heat spells pushing temperatures above 90 °F (32.2 °C). Winters are cold, with periods alternating with





sometimes milder temperatures. Relative humidity is usually a fairly dry 30% or less. The alpine climate and varying elevations create the perfect ability to cool off with mountains or stay low by the recreational lakes and sunbath in the warm rays. Precipitation averages 10.5 inches annually, and snowfall averages 47.3 inches annually. Due to the climate's dryness, annual snow cover fluctuates; on average, there are 27 days per year with at least 1 inch of snow on the ground. Cody enjoys about 300 days of sunshine per year.

History

South Fork Valley is home to historic ranches and many exclusive, private recreation properties. Traveled mainly by ranchers, farmers and other local residents, the Lower South Fork Road is never clogged with tourist traffic, although you may have to slow down for cattle drives or hay trucks. It sits at the foot of rugged mountains that mark the start of a trail leading to some of the most remote backcountry in America. You can saddle up and ride from the property to enjoy endless trails for days, until returning to the quiet retreat to revive your horses and enjoy the sound of the Shoshone River brushing the river bank and quenching the thirst of the wildlife that nestles in around the state land and property.

Location

The road between Cody, Wyoming and Yellowstone National Park is called "the most scenic 52 miles in America." Located within a spectacular drive that locals cherish and most visitors never discover, lies the South Fork Valley. This extraordinary legacy has built and established its footprint next to the fish dense Shoshone River on 33 acres with a riverfront that flows past it into the Buffalo Bill Reservoir. The estate is surrounded by the rugged mountain views which give access just minutes from the grounds, offering thousands of acres for outdoor activities and 2,000 miles of winding rivers and streams lush with fish. Aside from bison every wild ungulate species found in the Northern Rockies can be spotted along the South Fork, including moose, pronghorn antelope, elk, mule deer, white-tailed deer, mountain goats and bighorn sheep. This lodge style ranch home provides sanctuary for anyone who seeks a legacy that would provide a lifetime of unmatched beauty, from the sunrise over the property's riverfront to the sunset behind the snow capped mountain peaks. This residence is just a few minutes from Cody, which offers a front row seat to winding rivers, sweeping vistas, untamed wilderness, and historic charm. Home of the world's longest-running nightly rodeo and endless opportunities for unforgettable outdoor recreation — it's a place for those who know just how much can be found when you get a little lost.





Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors, LLC

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