

Home Features

North Fork River Ranch

Cody, WY

60 acres +/-

16 miles west of Cody in the beautiful Wapiti Valley; 33 miles from Yellowstone National Park; 30 miles from Sleeping Giant Ski Area

Breathtaking 360 degree Absaroka Mountain views

House and barn are situated along the North Fork of the Shoshone River, one of the top ten freestone rivers in the Rocky Mountain West

Walking distance to the BLM trailhead

14 acres of wooded acreage along the river's edge

Trophy trout fishing—Yellowstone cutthroats, rainbows, cuttbows, and brown trout are the dominant species

One half mile of private riverfront—the center thread forms the south property boundary

Abundant wildlife viewed from the decks and windows—wild turkey, moose, deer, elk, bald eagles, bear, water fowl

Underground electric throughout the entire property

Three water rights

- Well—50 feet deep with a minimum 50 gal/min capacity

- Two pumps—one for house and one for landscape irrigation

- Territorial—historically recorded and attached to the property

- Riparian—ability to draw supplemental water from the river as needed

Large pond/skating area

1000 feet of paved driveway from the State highway

State highway certified cattle guards

40+ acres of flat, fully irrigated and fenced pasture

- Gated pipe on north end

- Tripod sprinklers throughout rest of pasture

- Custom wood pole fenced into three pastures and a fourth mare's pasture

Approximately 4000 sf of custom hand peeled log and stick framed home

Main level—2335 sf

Lower daylight level—1665 sf

House has passive solar design and large granite rock fireplace

900 sf of brand new Trek decking with flower watering faucets

1500 sf of concrete lower patio, partially covered with exterior hot/cold water faucets

Pristine lawn with custom landscape curbing, automatic underground sprinkler and drip system

Willows, evergreens, cottonwoods, and aspens

Exterior river rock fascia on home

Four bedrooms—main floor master bedroom

Three bathrooms—2 Full and a $\frac{3}{4}$ bath, jetted tub

Lower level bath is plumbed for a laundry facility

Large upper level covered deck faces the river and has skylights and a ceiling fan

Storage room and hall pantry

Utility room for boiler, electric hot water

Office off kitchen with river views

Weather Shield windows and doors

Attached two car heated garage with automatic opener and summer canning kitchen

Lower level one car heated extended bay garage with shop, storage, utility sink and openers

Kitchen:

Eat in kitchen faces the river and is open to the dining/living room with access to the large covered deck

Custom oak cabinets

Soapstone counter tops and double sink

Hickory wood floors

Living room:

Vaulted ceilings

Custom made David Calus iron and mica western chandeliers

Native granite rock wood burning fireplace with burl wood mantel

Central vacuum system on both levels

Hot water propane heat

Wood stove in lower level family room

Lower level family room has daylight walkout to yard and is plumbed for a wet bar

Barn—50 ft X 86 ft with loft

- Heated shop

- Wrangler bedroom with kitchenette and $\frac{3}{4}$ bath room

- Double horse stall with automatic heated waterer

- Mouse proof tack room

- Indoor round exercise pen

- Hayloft that has access from the upper pasture road allowing hay to be unloaded at “ground” level and stores up to 15 tons of hay

- Inside RV storage with 14 feet high door

- 3 exterior 30/50A RV hookups/sewer dumps

- Shop door is 12 feet high with opener

- Kid’s loft and clubhouse

- Four Powder River corral pens each with automatic heated waterers in each

- Riding arena

Play house—8 X 12 with porch and deck that matches the barn

It takes the Seller 7 days to rotate through the pasture irrigation. The water is turned on in each section twice a day. The process is repeated after 2-3 weeks, depending upon the dryness of the summer.

