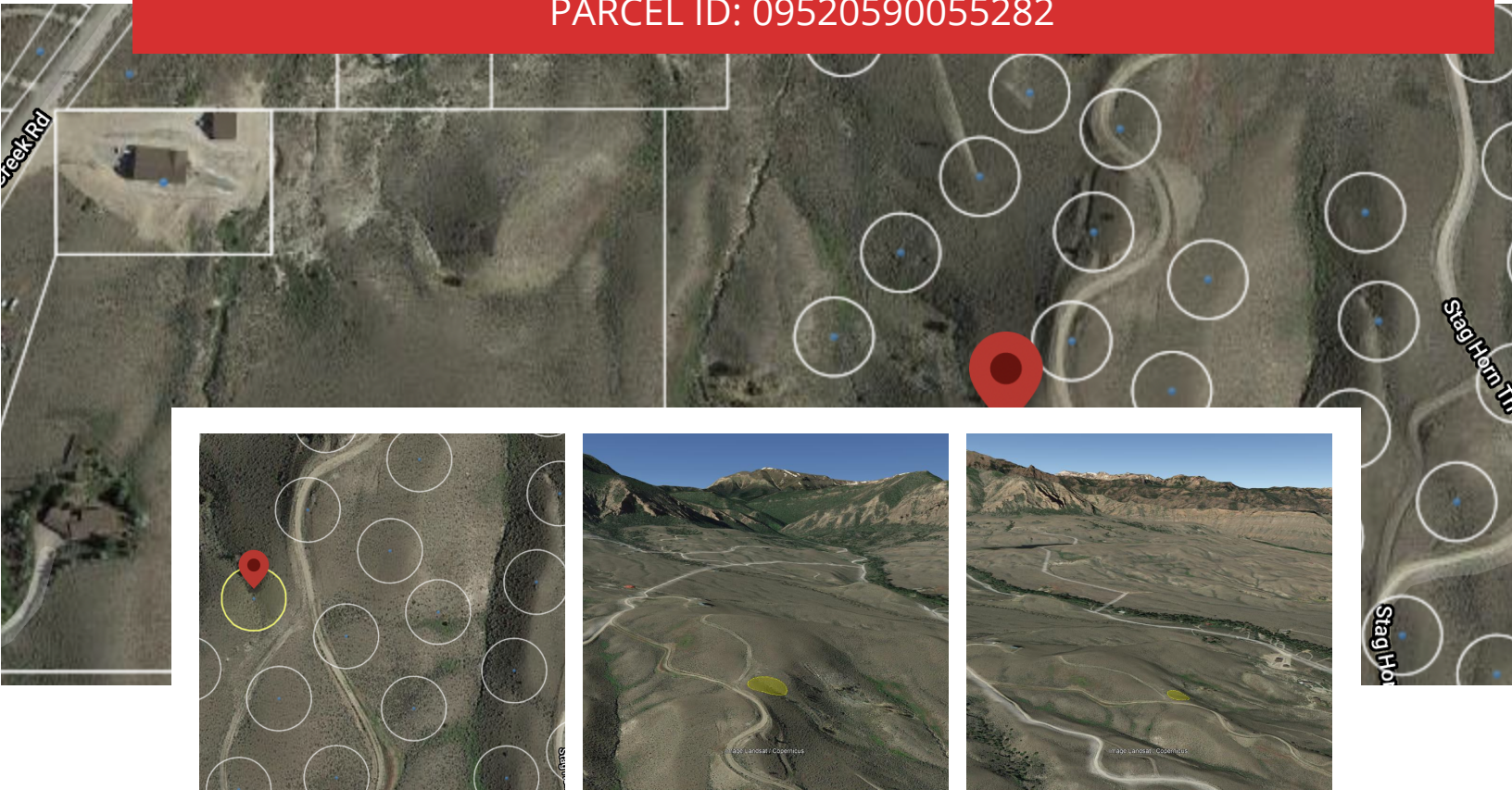


0.23 acres in the foothills of the Rockies, in Park County, WY

PARCEL ID: 09520590055282



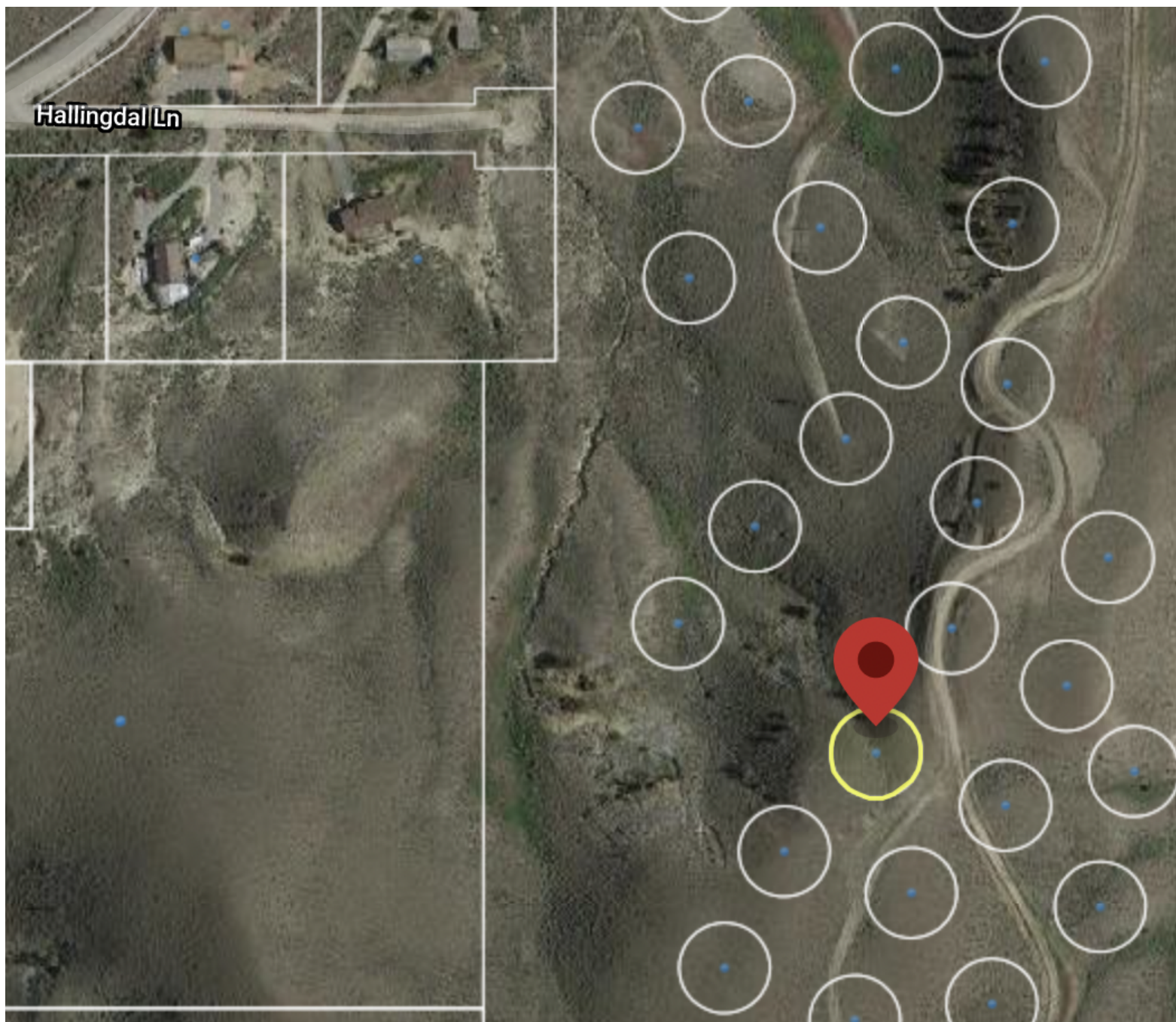
Description

Don't miss this chance to own this unique and private property sitting on the foothills of the Rockies in western Wyoming. This property is in Cody's Country - a development of mostly .23 acre circular lots located 22 miles west of Cody, Wyoming and 33 miles east of the East Entrance to Yellowstone National Park. It offers small mountain home sites with incredible views!

Bring your RV's or camp with your family and friends and enjoy the awesome views in all directions. You can never get bored here as your favorite recreational activities - hiking, biking, camping, hunting, fishing, river rafting, kayaking, horseback riding - are just a few minutes away from this lot. Appreciate the abundant wildlife as you access millions of acres of National Forest. Blue Ribbon trout fishing in the Buffalo Bill Reservoir and Shoshone River are just a few miles too.

We are open to offers so give us a call and add this land to your real estate portfolio!

wilcolandllc.com



Property Details:

ACREAGE

0.23

PARCEL ID

09520590055282

ZONING

GR-5 – General Rural 5-Acre –
General Rural 5-Acre (GR-5).

COUNTY

Park

STATE

Wyoming

ANNUAL TAXES

\$64.60

BUILDABILITY:

- According to the county: These particular lots are +/- .25-acre circular lots which were created back in the 1960's. These lots are very difficult to develop due to the difficulty of meeting required setbacks for septics. They have a standard response that they send to anyone interested in developing in this particular subdivision (Cody's Country Subdivision) with information to assist us in determining the viability of development. Here is this information:

Please provide the following information so staff can determine if the proposed development will be permitted on the parcel in question:

1) Proof of Property Boundary: A record of survey, stamped by a licensed, Wyoming surveyor, showing the legal position/bounds and acreage of the lot.

NOTE: Development/construction on the property may destroy/conceal the center pin of the lot. The latitude/longitude of the center pin of the lot is the primary means of determining the property boundary.

2) Site map (to scale) showing the following:

1. Property boundary
2. Legal access to the lot
3. Planned location, cumulative floor area (all levels) and use of each proposed structure
4. Planned location and dimensions of small wastewater system(s) (if proposed/needed); separate permit is required
5. Location of domestic water source (pipes, cistern, well, etc.) (if proposed/needed)
6. Any on-lot or nearby surface water features (streams, wetlands, springs, etc.)
7. Existing easements

3) If any portion of the development is proposed outside of the legal parcel boundary, evidence of recorded easement will be required.

ACCESS NOTES

- Property can be accessed via a dirt road on the Eastern going Southern portion of the lot.

UTILITY NOTES

- Cody's Country is serviced by Rocky Mountain Power for electricity.

There are wells with water lines located throughout the subdivision to serve most of the lots with domestic water. It is the owners expense after close to bring the water to the building site.

Each home will have a county approved septic system installed at the owners expense after close.

RV:

- This is located in the North Fork Planning Area which is one of the areas with restrictions regarding RV's:

- RV's and campers are not permitted in the Sunlight, Upper Southfork, and Northfork Local Planning Areas when utilized for permanent living. Permanent means when any occupants reside or stay in the house trailer, camper or motor home exceeding 90 days in any year;
- RV / campers may be permitted in the Sunlight, Upper Southfork and Northfork Planning Areas as a construction home for longer than 90 days with a zoning permit and variance.

MOBILE HOMES:

- This is located in the North Fork Planning Area which is one of the areas with restrictions regarding mobile homes:

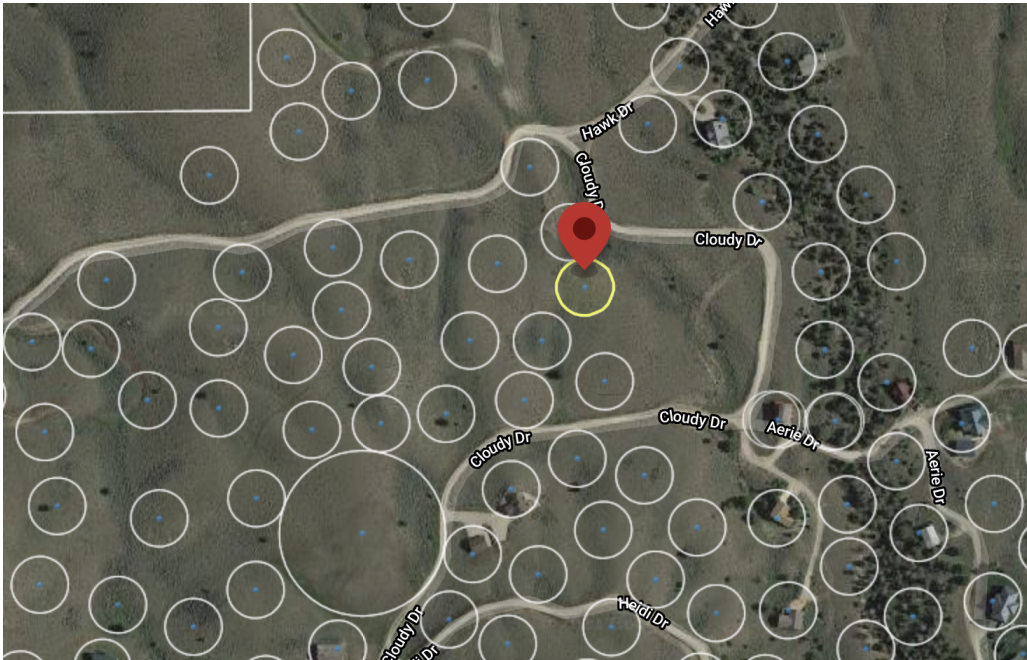
Only off-frame modular factory-built homes are permitted in the Sunlight, Upper Southfork and Northfork Planning areas, except any existing factory-built home, may be replaced with another factory-built home.

CAMPING:

- Overnight camping maybe allowed for the owners. There are restrictions for RV's.

MORE INFO ON ZONING

- The GR-5 district allows moderate-intensity land uses. Conventional subdivisions will average 5 acres per housing unit. A variety of uses is permitted in this district in recognition of the varied land uses typical of rural areas. This district is also intended to promote the retention of open space, agricultural land, wildlife habitat, riparian habitat and scenic areas and prevent development on unstable geologic features.”



CENTER COORDINATES

44.4539050891898,
-109.486935183846

GOOGLE EARTH

[View on Google Earth](#)

GOOGLE MAPS

[View on Google Maps](#)

Contact property sales manager for
pricing and terms!!

*Wilco reserves the right to approve or deny any proposed installment payment plans.

Questions? Contact the Property Sales Manager:

Lis Rosaldo | 605-667-5474 | Liz@WilcolandLLC.com

