



Castle Rock Ranch

Park County, Wyoming

Proudly Presented Exclusively

By

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Castle Rock Ranch

The Setting: Castle Rock Ranch is approximately 17 miles south west of Cody, Wyoming in the magnificent South Fork Valley of the Shoshone River. The ranch borders approximately one mile of the river, is surrounded on one side by dramatic spires, pinnacles and foothills while the other side has fields, sprawling foothills, evergreen forests and snow capped peaks of alpine topography.

Location: Park County, Wyoming, (population 25,786). Castle Rock Ranch is located in the south central portion of Park County along the South Fork of the Shoshone River. The Ranch is accessed via Wyoming State Highway 291 to Park County Road 6QS (Lower South Fork Road) to Park County Road 6NS to the Ranch.



~Ranch Head-





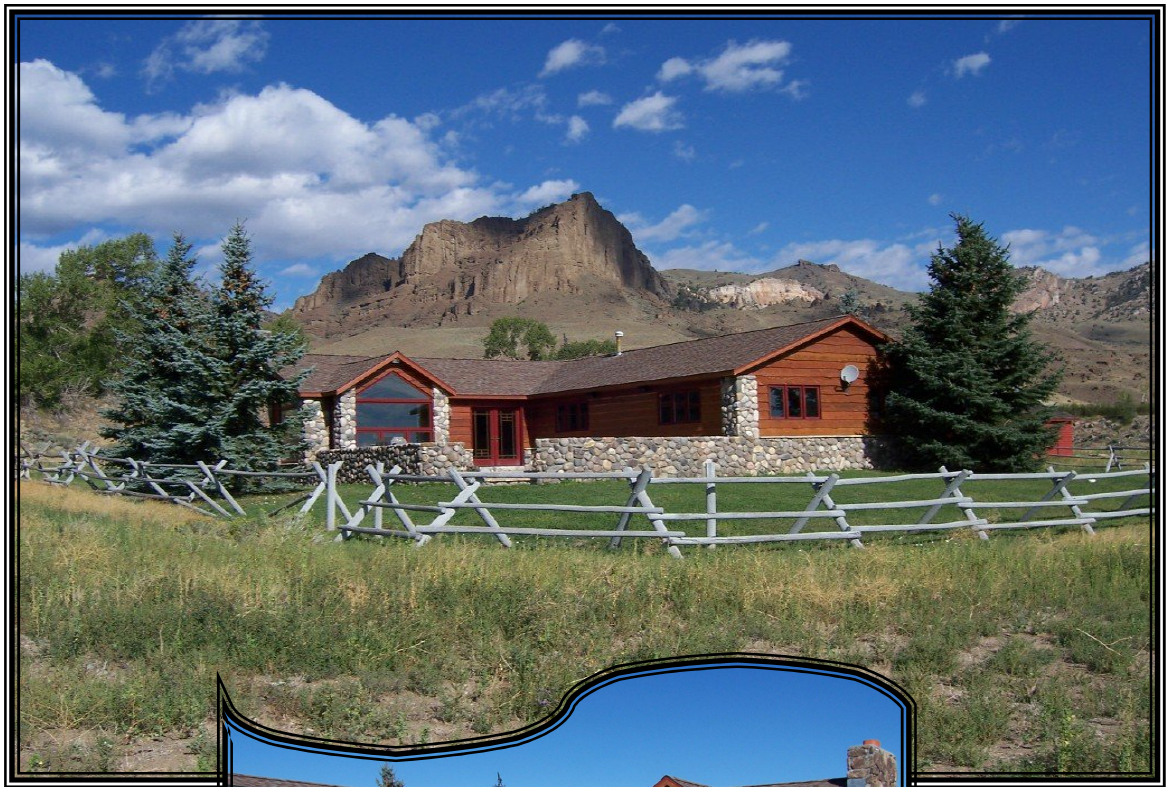
Foreman's Residence
&
Outbuildings





RANCH OWNERS' PRIVATE RESIDENCE







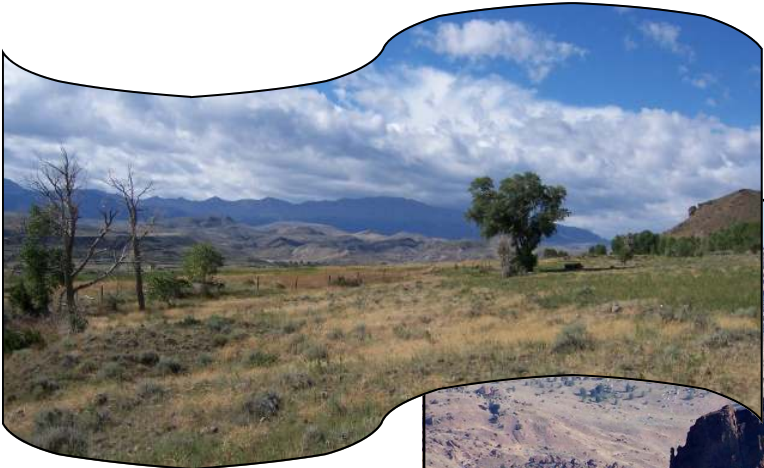
Living Room



KITCHEN
&
SNACK
BAR



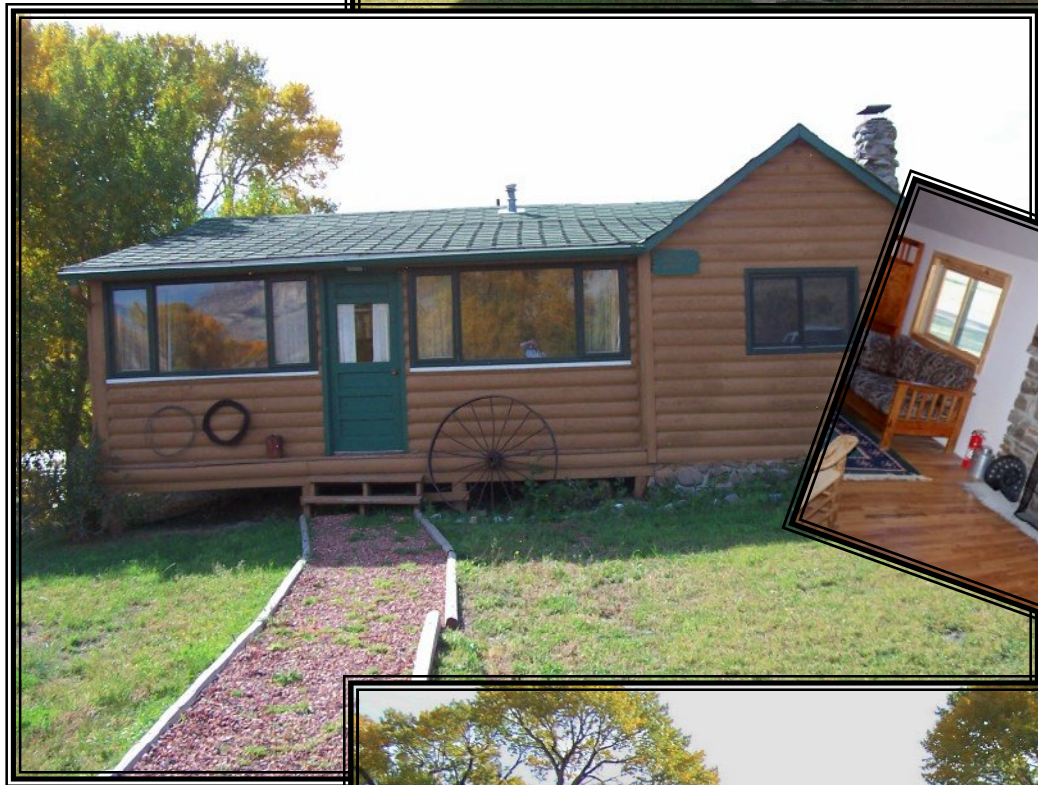
Castle Rock Ranch
Country



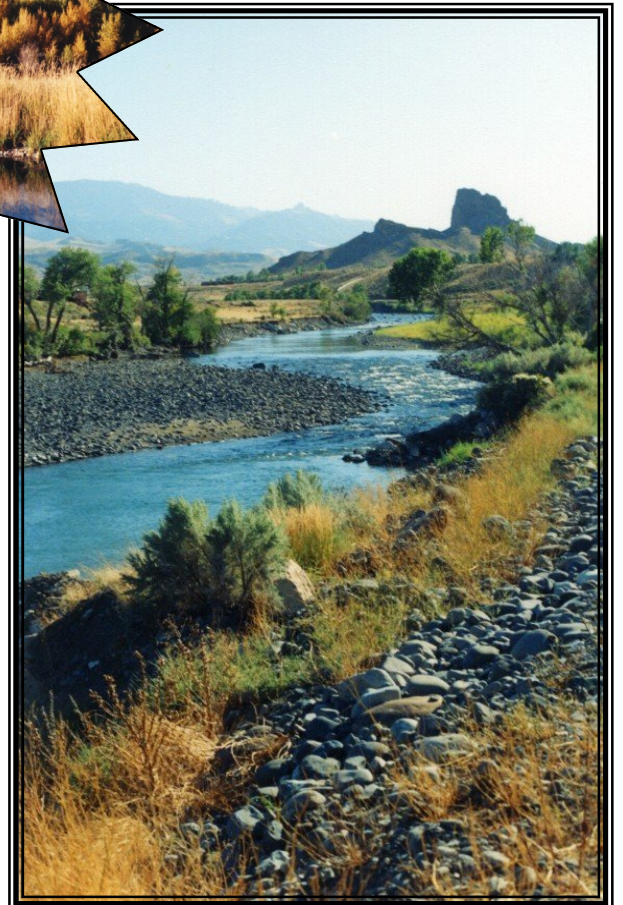
Castle Rock Ranch Scenes



Ranch Cabins



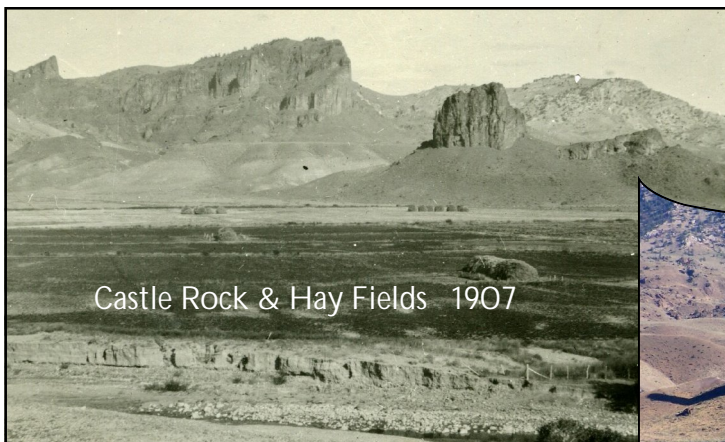
The Beautiful South Fork

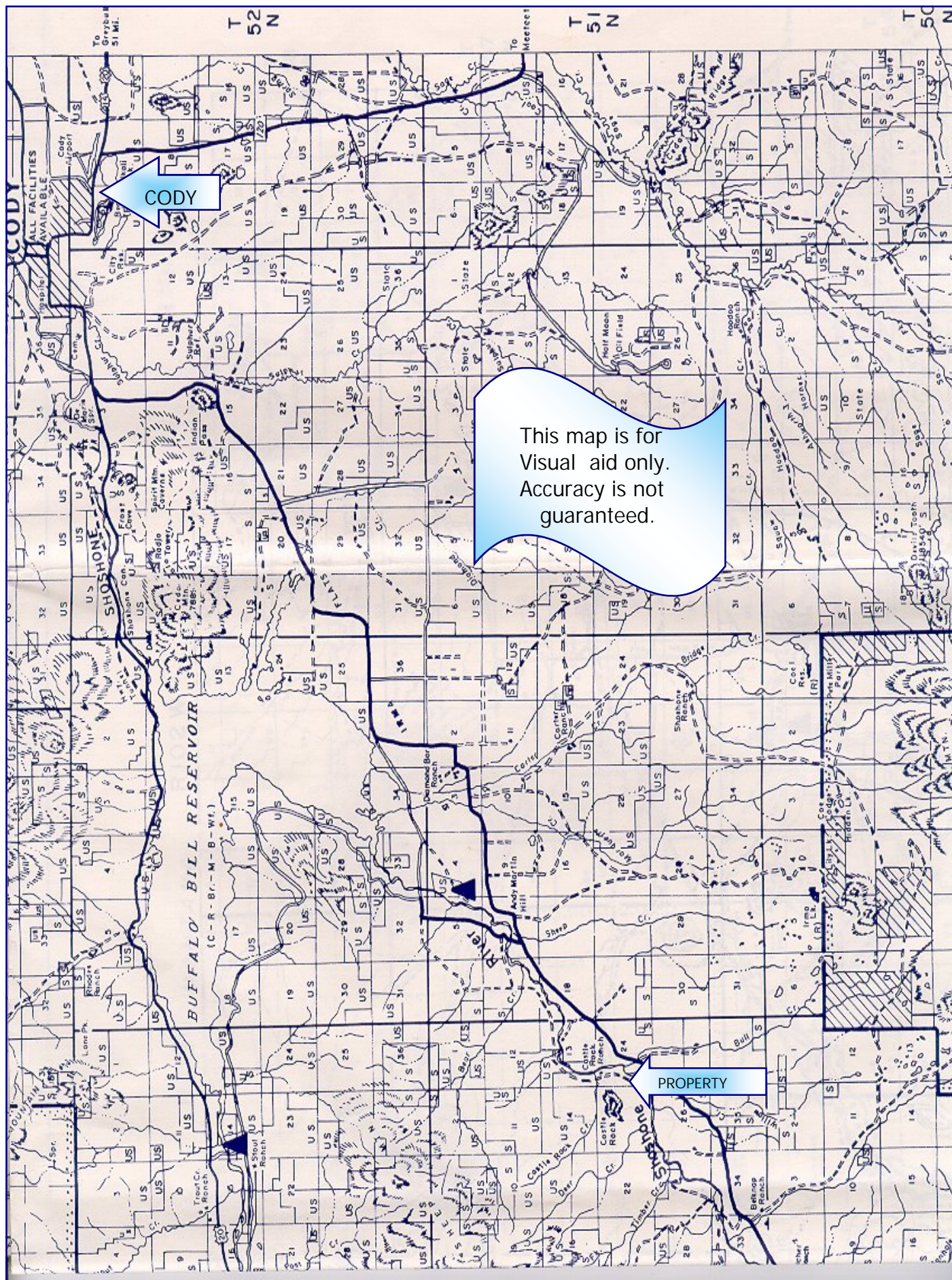


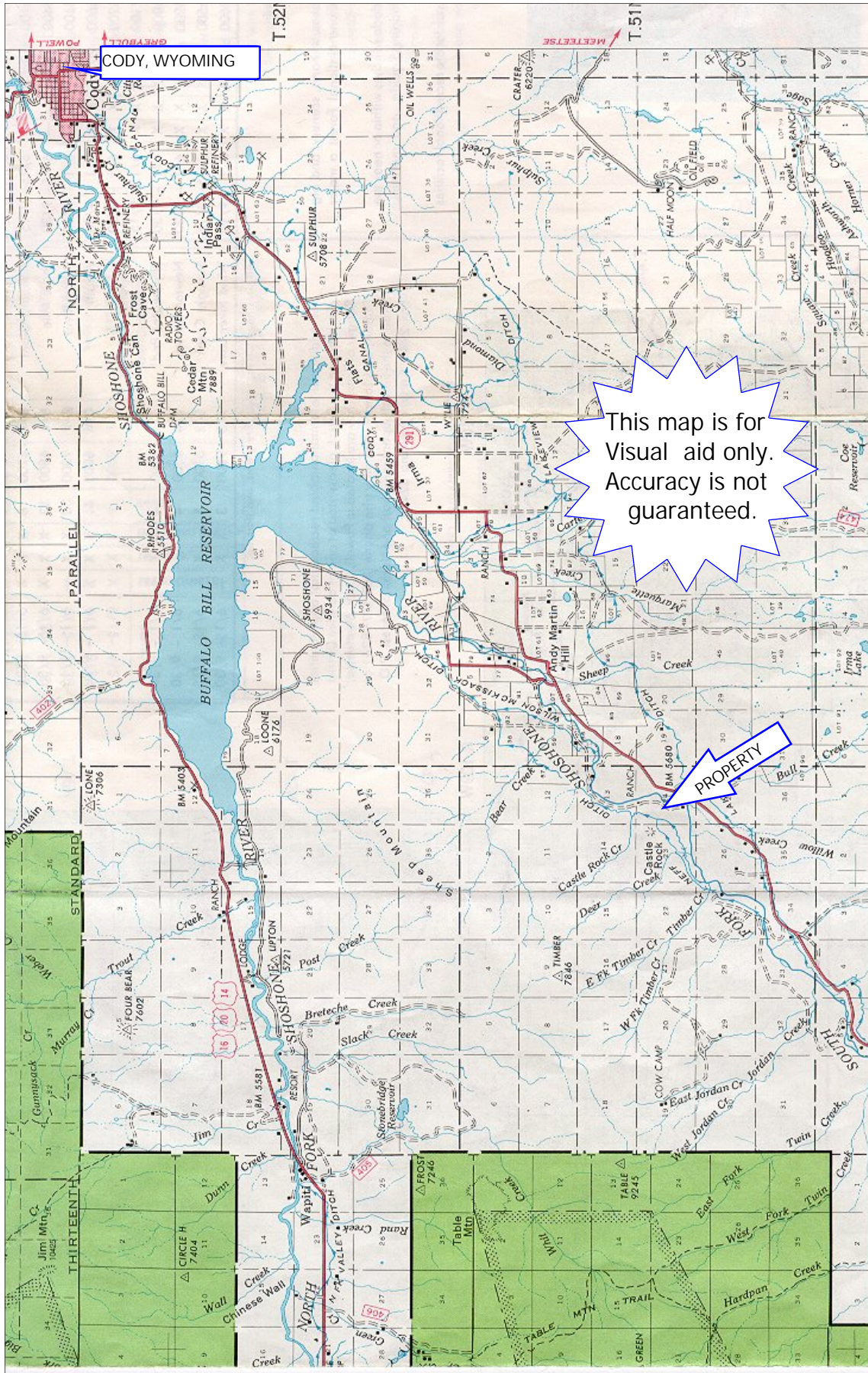


Summary and Comments:

Castle Rock Ranch is located approximately 17 miles sw of Cody, Wyoming, in the ultra scenic South Fork Valley. The 214+/- acre Ranch lies along the South Fork River and includes the historical land mark, Castle Rock. According to history, John Colter, famed "Mountain Man", traveled through the valley and passed this land mark late in the fall of 1807. By 1907, homesteaders had claimed the land, built homes (typically beginning with a one or two room cabin), developed irrigation systems and cultivated their ranches, farming the land and raising livestock. The original ranch headquarters are located on the bench overlooking the river. More recently, and up river from there, dude ranch accommodations were added and for several years the ranch operation included the dude ranching business. Presently the cabins are used as guest cottages. The ranch owners' private, elegant residence, capturing the spectacular views, is located about a mile above the river. Other major ranch attractions include approximately one mile of river frontage, unique setting, location, spring fed pond, five wells, water rights, irrigated pastures, grazing land, utilities, county road access, easy access to BLM and Shoshone National Forest Lands, recreation opportunities in your "back yard" and enjoyment of the natural beauty of resident wild life, birds, the river, surrounding mountains, foot hills, rock formations and countryside.







CODY, WYOMING

This map is for
Visual aid only.
Accuracy is not
guaranteed.

PROPERTY

R. 102W.

R. 103W.

R. 104W.

R. 105W.

10'

F

20'

E

109°30'

Cody, Park County, Wyoming

The City of Cody lies about 20 miles east of the Shoshone National Forest, the country's first national forest, and 52 miles east of the East Entrance to the world's first national park, Yellowstone. Nestled at the base of the Rocky Mountains, Cody blends spectacularly beautiful and unspoiled scenery with outstanding attractions, extensive outdoor recreation, a variety of lodging facilities and restaurants, unique shopping and a bustling business community.

It's a mix of energy, agriculture, tourism and manufacturing, and the nearly 9,000 resident community of Cody is at the heart of it all. The cultural amenities and mild climate creates a community that is not only a great place to live but also to do business. Set against the beautiful backdrop of Yellowstone National Park and the Absaroka and Beartooth Mountains, Cody is surrounded by some of the country's most scenic country.

Agriculture remains a primary player in the western culture. Cattle ranching and crop production (hay, sugar beets, beans and malt barley) on irrigated farms contribute to the economic and social fiber of Park County. Oil & gas production play a crucial role in the area economy, generating 65 percent of Park County's tax base. The light manufacturing base has grown to include agricultural products, sporting goods, pharmaceuticals, novelties and a burgeoning western design industry—furniture, saddle making and leather goods, metal craft.

Cody's commercial airport, the Yellowstone Regional Airport, is served year round by a Delta Connection operated by SkyWest Airlines through Salt Lake City, Utah. The airport is also served by United Express operated by SkyWest Airlines and Mesa Airlines through Denver International Airport.

Northwest College, located in nearby Powell, and its satellite facility in Cody, The Cody Center, deliver a wide-ranging higher education curriculum and are key components in Wyoming's workforce training program. NWC will assist businesses in tailoring a training program to meet individual needs.

Cody residents benefit from state-of-the-art medical facilities. Anchored by the 105-bed West Park Hospital, the medical facilities include a 24-hour emergency room, maternity, long-term care, mental health, urgent care and chemical dependency facilities. New clinics, surgery centers, an imaging center, cancer center and orthopedic and wellness center supplement and complement the hospital's services.

It is ideal for the outdoor enthusiast—camping, hiking, fishing, boating, hunting, whitewater rafting, mountain biking, golfing, rock and ice climbing, snowmobiling, cross country skiing. Panoramic views and abundant wildlife create some of the most extraordinary scenic drives anywhere. Because it's a tourist destination, Cody has a number of fine restaurants, superb shopping, western design furniture manufacturers and other western artisans, an array of art galleries and a business friendly climate.

Cody is the county seat of Park County, Wyoming.



Area Information

Castle Rock Ranch is named for the rock formation and historical land mark. The rock is a volcanic remnant, approximately 60 acres in diameter and hundreds of feet high. Just off the South Fork Road across the river from the Rock, is a scenic turn out and interpretive sign describing John Colter's travels through the area enroute to his discovery of Jackson Hole country. Before that, the route was traveled by wild life and Indians of the area. In later years, the area was homesteaded. At one time there was a large sheep and cattle ranch with acres of hay and grain fields. Years later, a guest ranch was built on part of the original ranch. Today this area is still home to a variety of Wyoming's wildlife and birds. The river has several species of fish, particularly trout. Adjacent to thousands of acres of public lands and proximate to Yellowstone and Grand Teton National parks, the Big Horn and Beartooth Mountains, outdoor recreation is unlimited. Hike the Shoshone Forest and Wilderness Lands, horseback riding, pack trips, picnics, camping, white water rafting, kayaking, canoe, boating, mountain biking, 4 wheeling, rock climbing, ice climbing, snowmobiling, cross country/downhill skiing, golfing; take scenic drives through the Beartooths, Big Horns, Pryors, the North Fork and South Fork of the Shoshone River, Sunlight and Crandall Country or spend a day in Yellowstone National Park or Big Horn Canyon National Recreation Area; visit the area historical sites and attractions such as Cody's Buffalo Bill Historical Center, said to be the largest history and art museum in the West; attend rodeos or other special events. All of this and more in any direction you choose. The East Entrance to Yellowstone National Park is a scenic 52 mile drive through Wapiti Valley from Cody, truly a tourist town, offering a variety of retail businesses, cultural activities, recreation opportunities, exceptional medical facilities and services. Air service is daily and rental cars are available. Powell, designated as an all American City, is the hub of the area agriculture and small town, friendly businesses line the main streets. It is the home of Northwest Community College providing extended education opportunities. Red Lodge, Montana is a history in itself and features fine foods, interesting shops, winter skiing and seasonal events. Billings, Montana, population approximately 85,000, is the center of Montana's livestock industry and considered the region's "Port of Trade." Billings Logan International Airport is serviced by major airlines. In addition to shopping, fine dining, theaters and the arts, Billings offers two of the finest medical facilities in the Northwest. All of this and more make Billings the "True Hub" for Montana and Northern Wyoming.





Castle rock ranch
Park County
cody, Wyoming

OWNERSHIP:

Bar MC, LLC

ACREAGE SUMMARY:

Irrigated Land	+/-100 Acres
Grazing & Other	<u>+/-114 Acres</u>
Total Acres	+/-214 Acres

GRAZING LEASES/PERMITS:

None

FENCES & BOUNDARY LINES:

The ranch property is partially fenced. There may be variations between actual deeded property boundaries and the location of existing fence boundary lines on property. Sellers nor sellers' agent do not make any warranties or representations as to the location of the existing fence lines in relationship to the deeded property nor specific acreage within the existing fence property lines. Seller is selling the property in an "as is, where is" condition, which includes the location of any and all fences as they presently exist.

IRRIGATION RIGHTS:

+/- 100 acres adjudicated irrigation water rights out of Castle Rock Ditch
Sellers belong to Castle Rock Ditch Association; the fees are used for ditch maintenance

MINERAL RIGHTS:

The mineral interest or mineral estate information of the property is unknown to sellers.

KNOWN EASEMENTS & RIGHT OF WAYS:

Park County Road 6NS
Castle Rock Ditch
Neff Ditch
Rocky Mountain Power
Quest Telephone

UTILITIES:

Power ~ Rocky Mountain Power Company
LP Gas ~ propane tanks are leased from LP dealer
Water ~ ranch has 5 wells
Septic systems
Telephone service available
Sanitation services available

MISC:

Park County School District 6
Mail ~ Rural Mail Carrier
Fire Protection ~ Lower South Fork Volunteer Fire Department
Park County Roads maintained by County

RECREATION:

Amid all of the natural beauty, the ranch property offers a variety of outdoor recreational opportunities such as fishing in the South Fork River, watching the resident wildlife and birds, photography, seasonal hunting, hiking, exploring, climbing and riding.

IMPROVEMENTS:

Ranch Residence (2001) Ranch Style Home 3 bedrooms, 2 baths (+/- 2870 sq ft)
34' x 24' x 8' building (1990) currently used as exercise gym, storage
Buck Rail yard fence, lawn, mature trees

Ranch Headquarters ~ Original Ranch Buildings

Foreman's Residence ~ two story, 2 bedrooms, 1 bath home
fenced yard

Old log cabin, one room ~ may have been a homestead cabin

Storage shed with porch

Log shed with heater stove and concrete floor

Log saddle & tack barn and tie area

4 stall shed

Corrals with feeder

Winter hydrant

Large 3 stall shop w/overhead doors, space heater concrete floor

Log Cabins & Lodge

Misc: 5 wells
spring fed pond
landscaping
irrigation ditches
fences

PRICE:

Castle Rock Ranch is being offered for sale for \$5,790,000 (Five Million Seven Hundred Ninety Thousand Dollars).

CONTACT:

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Property shown by scheduled appointment only. 24 hour notice is required.

NOTE:

This offering is subject to approval of purchase by owner, price change, prior sale, errors, omissions, corrections, changes and/or withdrawal without notice. All data and information contained herein has been provided by sources deemed reliable but accuracy is not guaranteed by Sellers nor Sellers' agents. Maps, etc are intended for visual aid purposes and general guidelines only. All data and information contained herein should and is expected to be independently investigated and verified by prospective buyer/buyers.