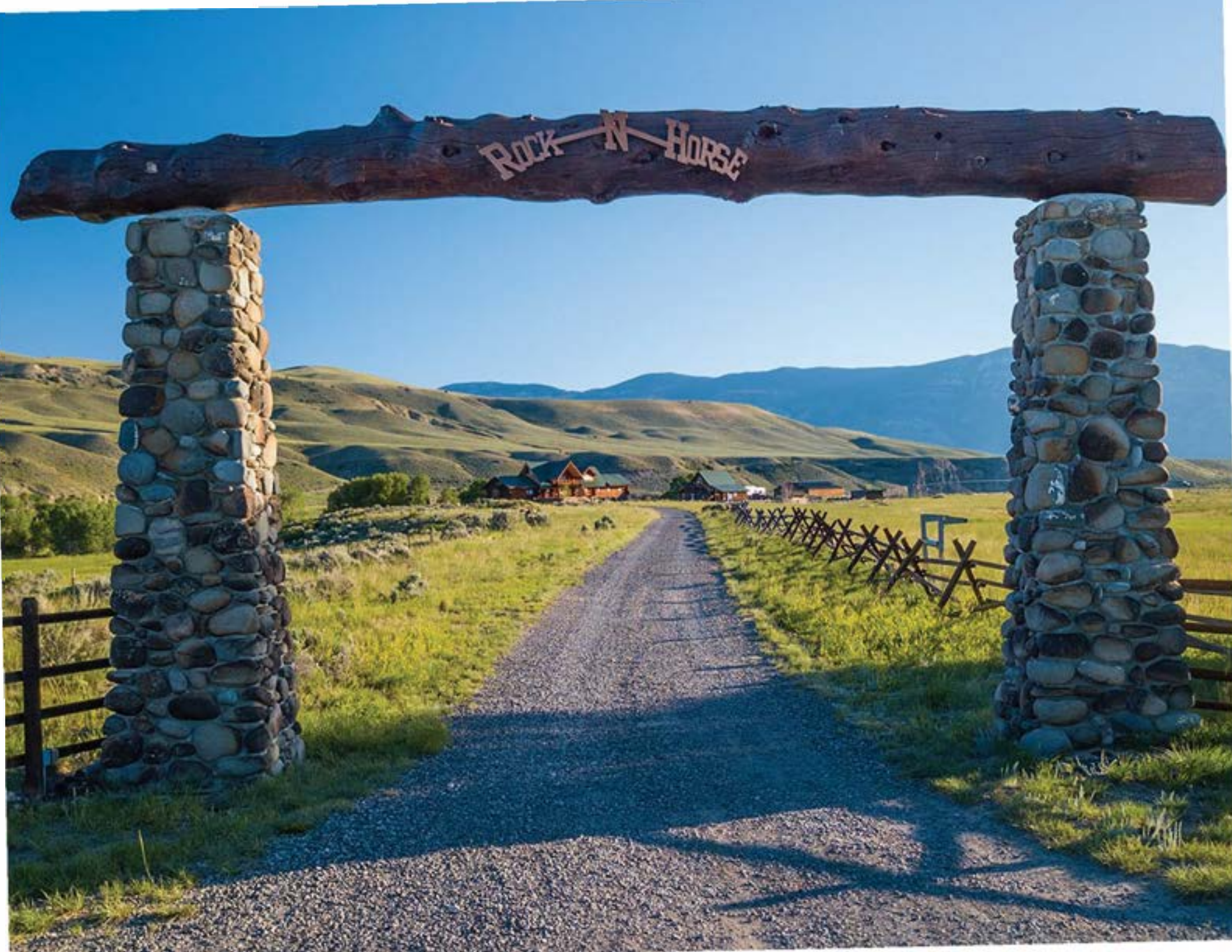


249 SOUTH FORK ROAD

Cody, Wyoming




BERKSHIRE HATHAWAY
HomeServices
Brokerage West, Inc.
Real Estate



A Special Place Where You Can Slow Down, Unplug, Reconnect with Nature & with Each Other

The Rocky Mountain West has forever been associated with living the dream of the Western Mountain Lifestyle. Here's your chance to escape to your Northwest Wyoming Retreat. Located 13 miles from Cody, this property offers a unique combination of rural remoteness, irrigated acreage, public land access, wildlife, comfort, stunning river and reservoir views, all while being close enough to access city amenities and conveniences.

Custom built with so many special touches in 2007, this western red cedar log home features over 7500 square feet on three levels, to include: 5 bedrooms, 4 ½ baths, an open great room/kitchen/dining with huge vaulted blue stained pine ceilings and river rock fireplace, home theater, master suite with river rock fireplace, Bain Jacuzzi tub and custom commercial steam shower.

Family and guests will find privacy and comfort in the upper loft and lower level living areas and covered decks that overlook the river, Sheep Mountain, the Shoshone National Forest and Buffalo Bill Reservoir. The shop/garage/apartment will accommodate additional guests on the upper level, and there is plenty of room for equipment and hay storage below.

Nearly 2/3 of the 97.9 acres is bordered by state and federal land, allowing direct recreation on public land, hiking, horseback riding and Blue Ribbon fishing on the Southfork of the Shoshone River. The amazing views of the river, Buffalo Bill Reservoir, Lower Southfork Valley and Sheep Mountain are arguably the finest you'll ever find anywhere.

249 SOUTH FORK ROAD, CODY, WYOMING

GRAND ENTRY & GREAT ROOM

Upon ascending the massive front staircase to the custom steel front doors, you cannot help but be impressed by the grandness of this space. From the hand carved red-tailed hawk that greets you inside the entry, to the expansive great room, huge log beam vaulted ceiling and structural log perlin, the property evokes a true “lodge” spirit.

The simple palette of cedar logs, river rock and travertine tile flooring offers a soothing cohesive vibe to this warm space. A wood burning river rock fireplace, unique antler chandelier, floor to ceiling windows and access to the upper deck bring the outdoors in at every turn.





DINING ROOM







KITCHEN

Beautifully designed and ideal for everyday living, the custom kitchen is totally unique with hard maple wood cabinets, a center island with granite countertops, complete with an informal dining area, large pantry area and top of the line appliances.







THEATER ROOM

The perfect place for down time is the theater room: vaulted ceiling, 130" Projection TV, Kef brand audio speakers (7.1), log perlin accents



POWDER ROOM

The powder room off the great room is an example of the owner's attention to detail. The hand painted ceramic "trout" sink is one of a kind!





THE MASTER SUITE

This roomy and restful space features a gas river rock fireplace, French doors to the upper deck, maple wood flooring, walk-in closet and office area.

The huge master bath is a private spa, complete with Thermasol walk-in commercial steam shower, Bain Jacuzzi style air bubble tub, double vanity, custom maple cabinets and Travertine tile flooring. As a special touch, the glass window pane in the shower features an etched rendering of an elk and Castle Rock, to complete this peaceful space.





UPPER LOFT

The upper level loft area (1,600 s/f) will delight family and guests. The sitting area offers French doors to the upper deck with amazing views. The guest bedroom & bath are tastefully appointed with claw tub/shower and Travertine tile flooring.





LOWER LEVEL

The spacious lower level (2,585 s/f) is full of character with the pressed tin ceilings throughout and comfortable family room, warmed by a river rock fireplace.

Here you will also have access to the lower patio, three guest bedrooms, 2 full baths, mechanical room and laundry area.



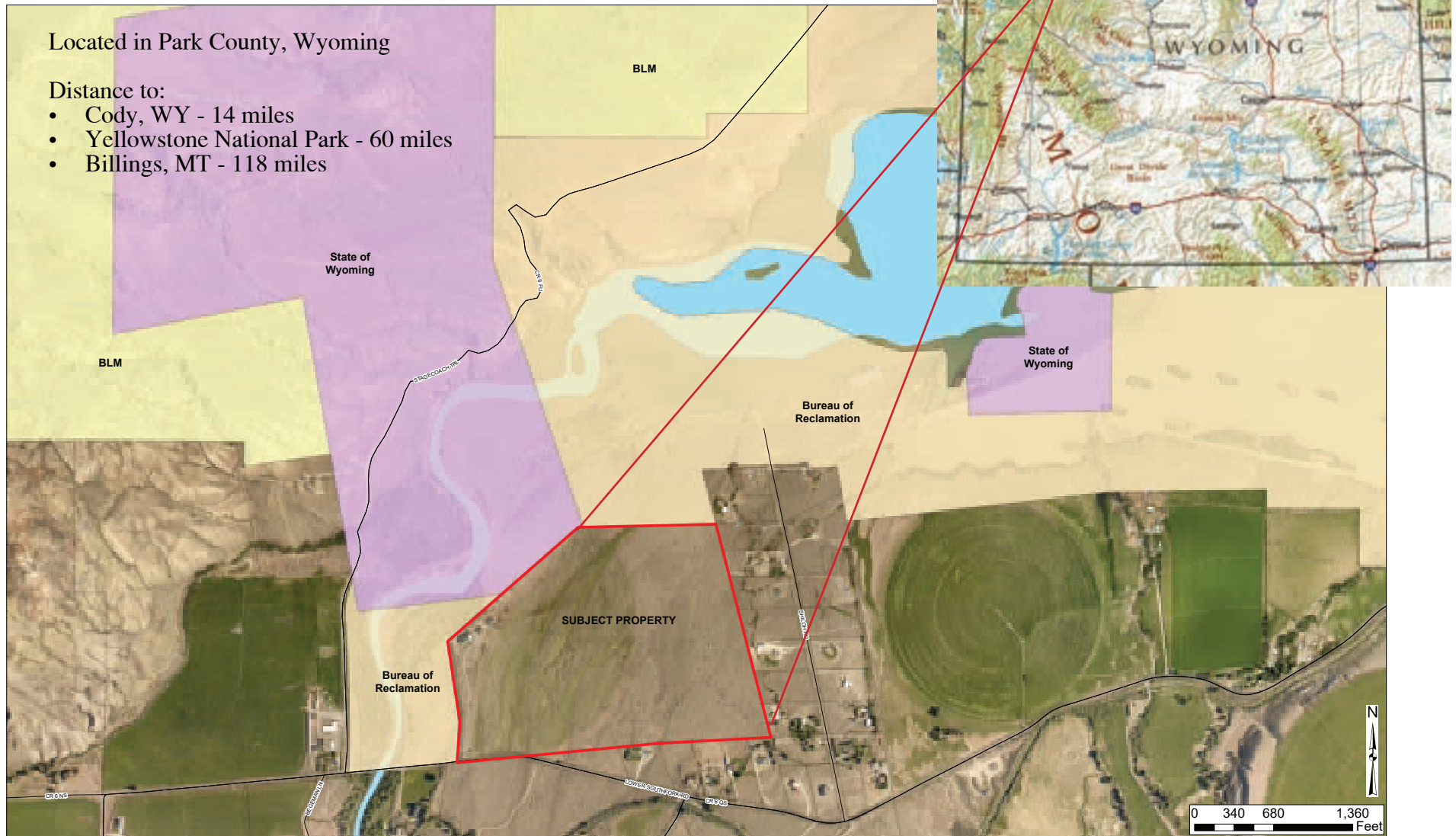








PROPERTY AERIAL MAP





PROPERTY FEATURES

Interior

Main Level: 3,485 sf
Upper Level: 1,600 sf
Lower Level: 2,585 sf

Traditional western log décor
Solid hard maple interior doors
Highly figured maple trim throughout
Flamed maple flooring
All doors are solid wood
Wood casement windows (Andersen)
Oil rubbed bronze hardware
Pressed tin ceiling tiles in lower level
In-floor heating (2 electric boilers)
High end sound system throughout the house

Appliances Included:

Kenmore Pro Brand Double oven w/warmer,
Refrigerator, Microwave
Samsung Dishwasher
Viking Gas Stove

Exterior

Built in 2007
Western Red Cedar Log construction (British Columbia)
River rock accents
Covered wood/front porch
Covered wood decks (backyard)
Covered concrete patio (walk-out-lower level)
Preformed standing seam steel roof
Private septic system
Private domestic well
2,500 gallon cistern
Center pivot for irrigation

97.9 acres (41.82 irrigated)

Garage (900 s/f)

Three-car attached
In-floor heating
Door openers
Built-in storage
Concrete driveway apron

Shop/ Garage/Apartment (1,500 s/f)

Wood exterior siding
Metal roof
Concrete floor
Overhead doors
Radiant heat

Barn (1,920 s/f)

Exterior wood siding
Metal roof
Equipment/hay storage
Two-stalls
Mechanical room

Property Taxes (2024):

\$17,406.70

Cody Canal Irrigation (2024):

\$1,152.50

*Shown by appointment only.
Listing agent must be present.*

“Perhaps the greatest asset of Buffalo Bill’s home town of Cody is the continuation of the spirit of individual accomplishment, western hospitality, honesty, friendliness, and joint cooperation of the citizens as was instilled in the early settlers by the “Old Scout”. That spirit still prevails and is manifested today on the streets and in the homes of Cody Country people.”

- Cody Country Chamber of Commerce
www.codychamber.org



CODY+WYOMING

A quiet and unique community, Cody offers a true mix of rich western culture and modern sophistication, unmatched by any other small town in America. Also rich in history, Cody is located near the East Gate of our country's first national park, Yellowstone. Deemed a "World-class tourism destination" – according to the Cody Country Chamber of Commerce – Cody's thriving economy can be attributed to the million or so tourists that travel through each year in search of the ultimate western experience: abundant outdoor recreation, unmatched scenery, diverse wildlife, and the adventure of a lifetime.

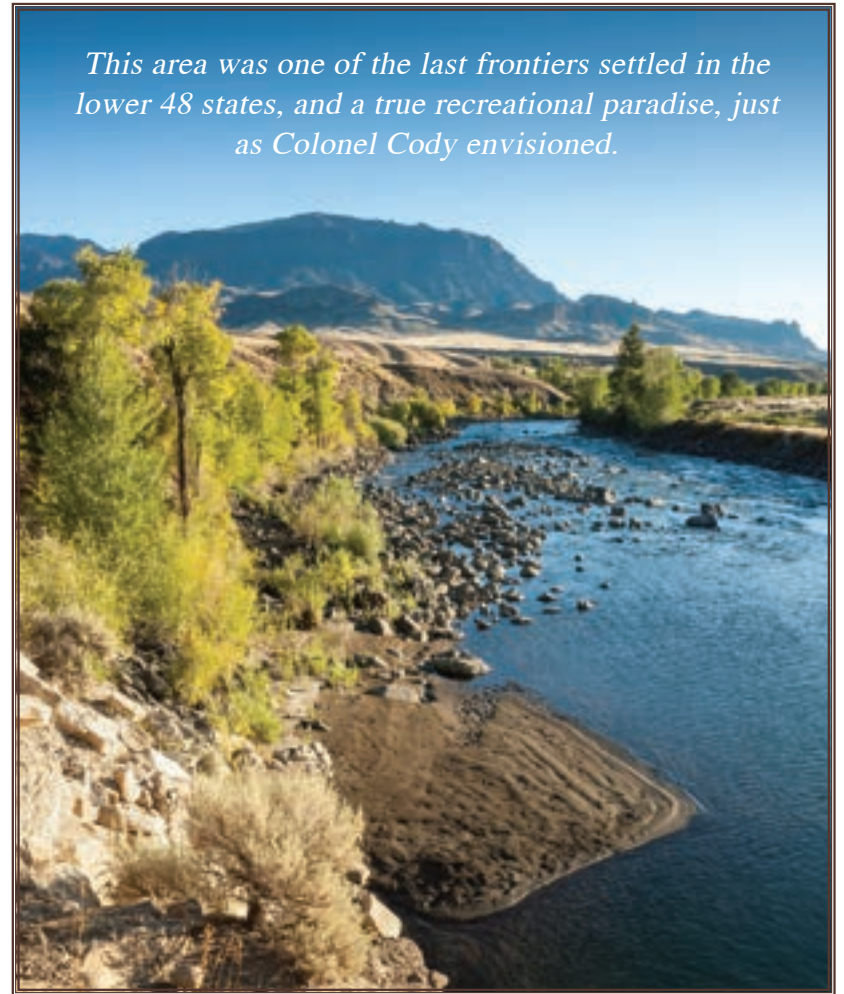
As a popular stop for millions of travelers on the way to and from Yellowstone, visitors to Cody will undoubtedly stroll through the vibrant downtown shops, restaurants, and galleries along Sheridan Avenue.

Main attractions for Cody visitors include the nationally recognized five museum complex, The Buffalo Bill Center of the West [a nationally recognized five-museum-in-one complex, is one of the main attractions for Cody visitors], The Buffalo Bill Dam and Visitor's Center, The Cody Nite Rodeo, 4th of July Cody Stampede, Old Trail Town, The Irma Hotel, Cody Trolley Tours, and the Wild Horses of the McCullough Peaks.

Cody is the "Hub" of the Big Horn Basin:

- Just under 35,000 residents call the Big Horn Basin home
- High quality of life and adequate, affordable housing
- Centralized location for dining & shopping, world-class regional medical care, arts & culture
- 25 Minutes from Northwest Community College in Powell
- 2 Hours from Billings, Montana
- Reliable, seasonal air service through Denver and Salt Lake City
- 22 city parks, a 105,000-square foot recreation center, skate park, biking/nature trails, indoor ice arena
- Abundant outdoor recreational opportunities: 2,000 miles fishing waters, hunting, hiking, rock climbing, biking, camping, golf, winter activities
- Minutes from public lands: 82% of the county is managed by the Shoshone National Forest, National Park Service and the Bureau of Land Management

This area was one of the last frontiers settled in the lower 48 states, and a true recreational paradise, just as Colonel Cody envisioned.





The entire region was driven by and is still heavily influenced by Buffalo Bill's vision. His regard for the wildlife, scenery, and the wonders of Yellowstone can be appreciated by all who visit Buffalo Bill's Cody/Yellowstone Country.

- CodyYellowstone.org





The legendary Colonel William F. “Buffalo Bill” Cody came to the West with the purpose of land development. The newly established community was aptly named after Cody in 1895. In 1902 the town was incorporated and Cody opened his “Hotel in the Rockies”, the Irma, named after his youngest daughter. He had a clear vision of expansion and was instrumental in bringing the Burlington Railroad to the area and establishing a road from Cody to the east entrance of Yellowstone National Park. Through his influence and support, the Buffalo Bill Reservoir and Dam were constructed (the highest dam in the world at the time). The result was the development of an irrigation system and ensured future agricultural success for the entire region.



[above] Cody Nite Rodeo - July 1st-August 31st. [below] Old Trail Town - Old frontier structures dating 1879-1900.





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