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## Boyd Farm | Basin, Wyoming | \$1,500,000



### Executive Summary

The Boyd Farm, located about six miles south of Basin on Orchard Bench Road, encompasses 73± deeded acres and a thoughtfully designed ranch-style home, shop, and fishing pond. The custom-built ranch-style home and shop are located at the higher elevations of the property to capture a full view of the surrounding irrigated fields and fishpond.

With 2,287± square feet of living space, the single-level home, built in 2008, combines warmth and modern comforts with great views in all directions. The home is inviting and very comfortable, with every detail thoughtfully designed, including cherry wood cabinets, a double-sided gas fireplace, and large windows that fill the home with natural light and charm. Equipped with a roomy kitchen, dining area, a sitting area, three bedrooms, three bathrooms, a den/office, all fully serviced by central air conditioning and in-floor heating with zoned controls for year-round efficiency. The primary suite is spacious with a large bed and sitting area, a private bathroom with double vanities, a jacuzzi tub, and a walk-in tile shower with dual heads. Attached to the home and easily accessible is an attached, oversized three-car garage providing ample space for storage or projects.

Just north of the residence is a 1,880± square foot insulated shop with three-phase power, finished office space, and a loft. At each end of the building are tall overhead doors (16'x12' and 12'x14'). The design offers versatility for parking and storing equipment and plenty of room for storing whatever an owner desires to keep indoors. Two small outbuildings offer room for garden and utility storage. Additionally, there is a cement pad with full RV hookups.





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The land is productive with solid water rights out of the Big Horn Canal, covering the majority of the acreage. Currently planted to alfalfa, the irrigated fields draw a full slate of wildlife, including mule and whitetail deer, pronghorn antelope, and various upland game birds and waterfowl. The fishing pond complements the agriculture component and provides a water refuge for waterfowl and songbirds alike. The views are long, and there is a big view of the Big Horn Mountains across the diverse landscape of the Big Horn Basin. The land is zoned for agriculture with no covenants or HOA governing use. The property is ideal for a small farming operation and is perfect for horses and livestock.

A full slate of small-town amenities is available in Basin, the Big Horn County seat, and the bigger town shopping is easy to find in nearby towns of Cody, Wyoming, and Billings, Montana. The surrounding area is plentiful with recreational opportunities. The Big Horn Basin is largely made up of public lands, and the Big Horn National Forest is a short drive away, providing millions of acres to enjoy. The Bighorn River is just a few miles away as it flows north into Yellowtail Reservoir and the Bighorn Canyon National Recreation area. In summary, the Boyd Farm represents a complete, fully improved, small farm in an area of endless recreation.





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## Just The Facts

- Six miles south of Basin, Wyoming, on Orchard Bench Road
- 73± deeded acres, mostly irrigated
- Complete, well-equipped farm property
- Ranch style home - 2,287± square feet of living space equipped with a roomy kitchen, dining area, a sitting area, three bedrooms, three bathrooms, and a den/office, attached three-car garage
- Heated and insulated 1,880± square foot shop with high doors, loft area, and office room
- 1.5-acre top fishing pond
- 10 miles to Greybull and 60 miles to Cody, Wyoming
- 110 miles to Yellowstone National Park and 135 miles to Billings, Montana
- Big views on a lush, fertile property
- An idyllic small gentleman farm surrounded by recreational opportunities



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BASIN, WYOMING

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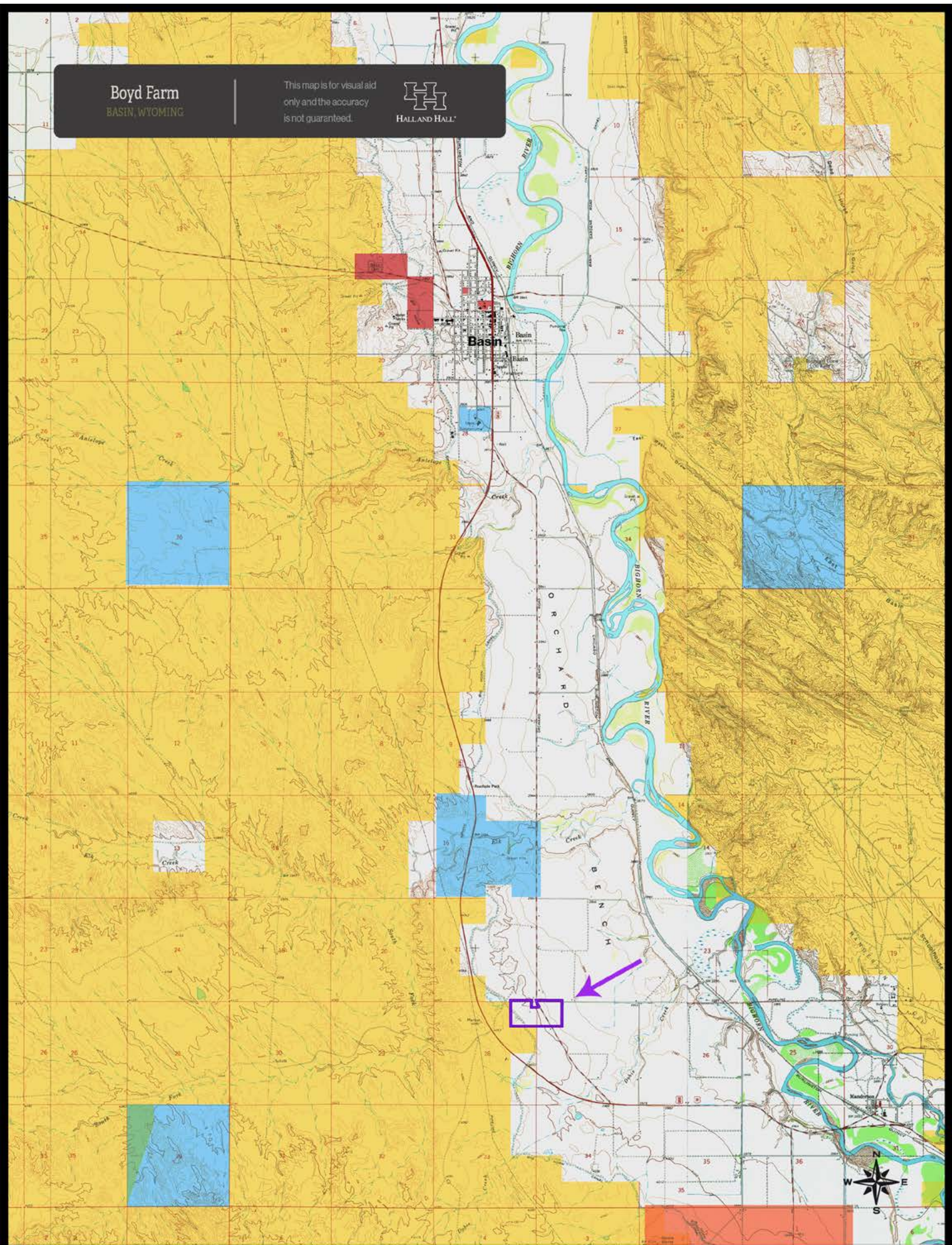
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