CODY WYOMING

REMODELED HOME



$675,000

Canyon Real Estate, LLC
1327 Rumsey Ave., Cody, WY 82414
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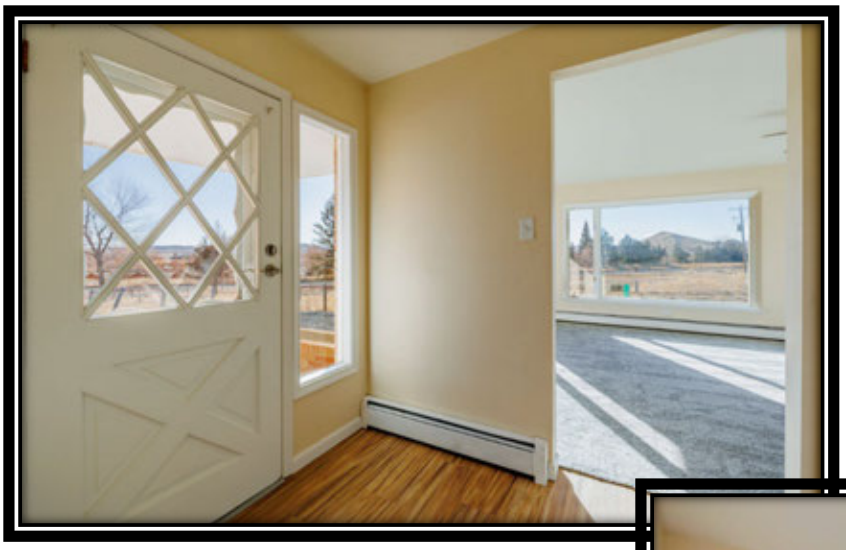
This extensively remodeled brick home offers approximately 3,360 sq. ft. of well-designed living space with a flexible layout featuring two bedrooms and two bathrooms on the upper level, plus two additional bedrooms and one bathroom on the lower level. Large picture windows and an open floor plan fill the home with natural light, while a fireplace on each level adds warmth and character throughout. The scope of upgrades is substantial and includes new windows, updated plumbing and electrical, hot water on demand, new flooring, and modern lighting.

The property includes an attached two-car garage along with a detached shop or additional garage space, providing ample room for vehicles, storage, or projects. The acreage is fenced and includes two meadow areas, offering additional usability and open space.

With no HOA and limited covenants, this property offers flexibility for a variety of uses- whether for horse property, hobbies, or simply those seeking space and freedom without sacrificing convenience. Neighbors are few and far between, with airport land bordering much of the property, creating a rare sense of privacy. BLM public land and abundant recreational opportunities are nearby, and Yellowstone National Park is just 50 minutes away. All of this, combined with being only 5 minutes from downtown Cody, makes this a rare opportunity to own acreage with privacy, updates, and an unbeatable location.





Front Entry/Foyer





Great Room





Great Room



Looking into Kitchen/Dining



Kitchen/Dining





Kitchen

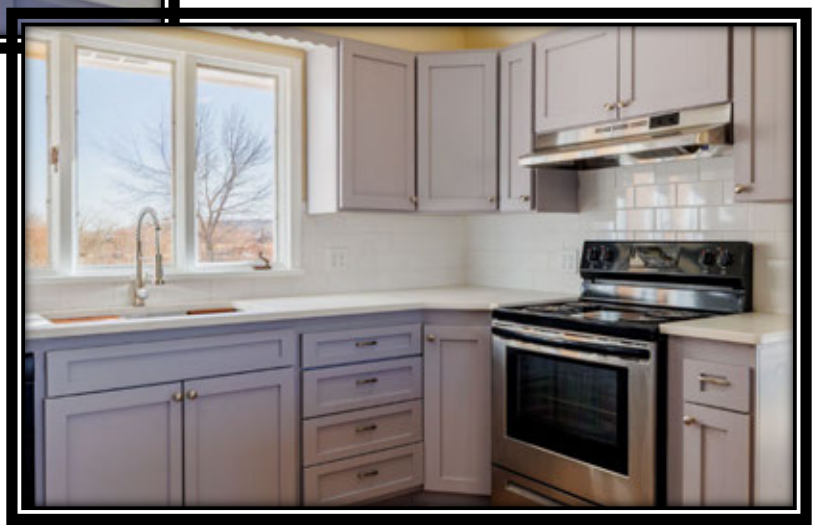
Quartz Countertops



LVT Flooring



Pantry



New Ruvati Stainless Steel Sink



Laundry Room

New Cabinets

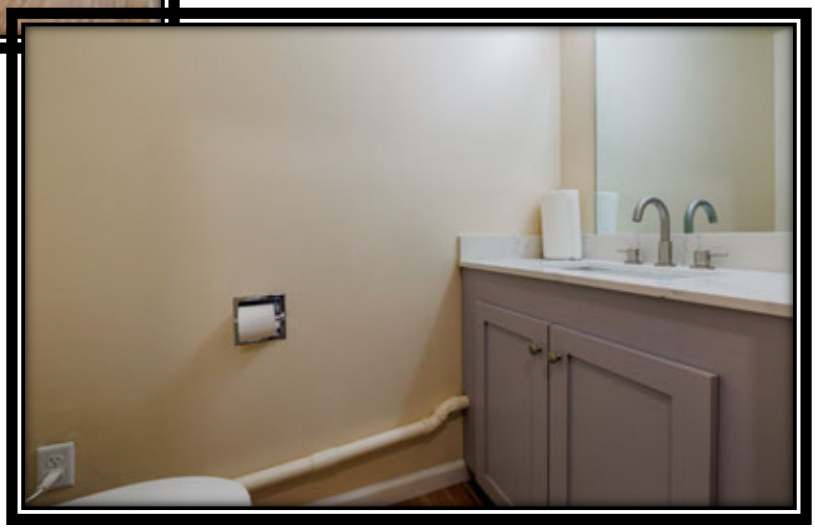
Quartz Countertops

New LVT Flooring





Hallway



½ Bath Added in Hallway

Next to Garage Entrance



Full Bath on Main Level

New Tub, Faucets & Plumbing

New Vanity w/Quartz Countertops

New Ceramic Tile Floor



New Door to Master Bedroom



Master Bedroom





Family Room in Basement



Gas Fireplace



Could Be Converted to Wood



Extensive Remodel





Bedroom One in Basement



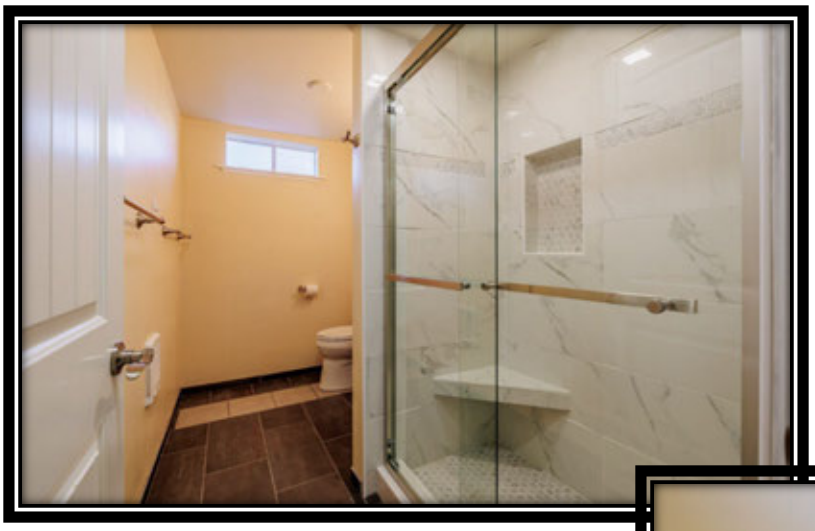
New Walk-Out Windows

And Window Wells





Bedroom Two in Basement



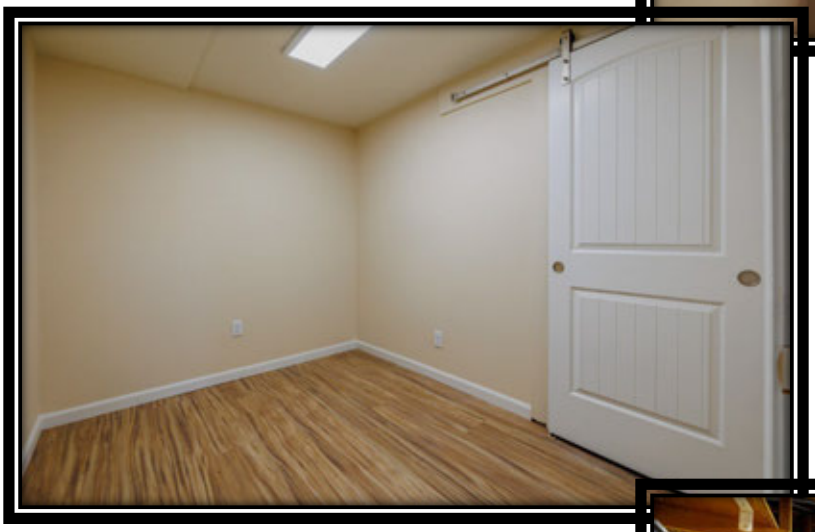
¾ Bath in Basement

New Shower, Toilet & Plumbing

New Vanity w/Quartz Countertops

New Ceramic Tile Floor





New Bonus Room/Office



Furnace/Appliance Room



Attached Garage





Front View of Home



Front Entrance



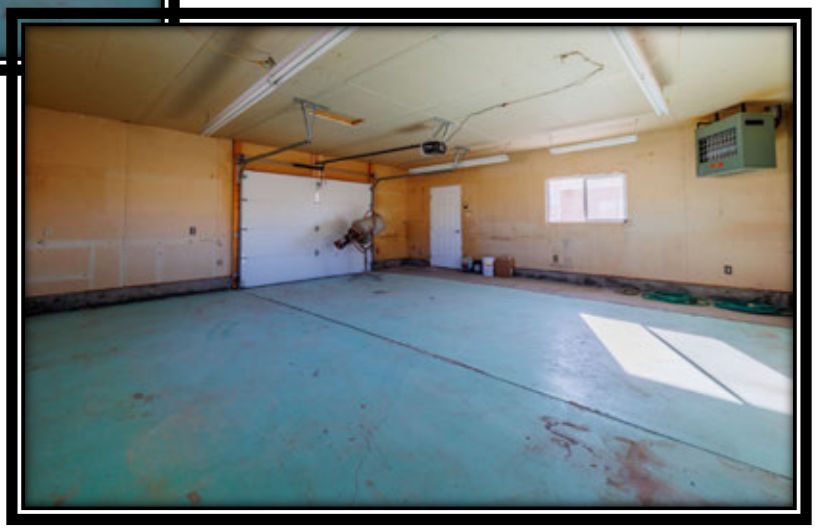
Remodeled Home

And Detached Garage



Detached Garage/Shop





Detached Garage/Shop



Back View of Home



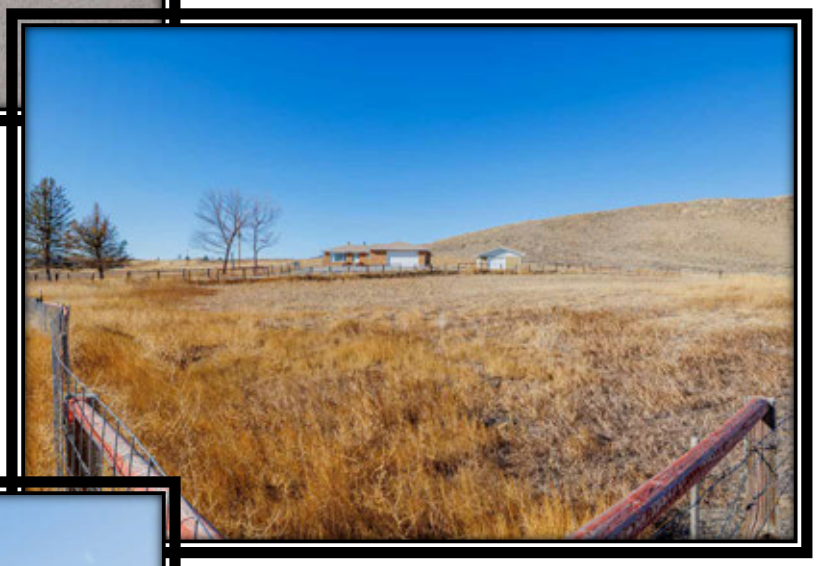






Cody Remodeled Home

On 2.41 Acres





Views



Estimated Property Boundary

10031999	RE	ACT	17 Arrow Ave	Unit or Lo...
			Cody	WY 82414



Room Information
15

List Price	$675,000
List Date	2/5/2026
Days On Market	278
# Bedrooms	4
Total # Baths	3
# Full Baths	1
# 3/4 Baths	1
# Half Baths	1
# 1/4 Bath	0
Apx Year Built	1966
Levels	One
Basement Y/N	Yes

Apx Above Grade SqFt	1,818
Apx Below Grade SqFt	1,542
Apx Total SqFt	3360
Apx Deeded Acres	2.410
Apx # Irrigated Acres	1.14
Apx Lot SqFt	104,979.60
County	Park
Area	Cody - Sage Creek
Subdivision	Moller
School District	Park County District #6
Additional Living Units	No

Inclusions	Dishwasher, refrigerator, stove/oven, washer/dryer.
Exclusions	None.
Irrigation	Yes
Irrigation Company	Cody Canal Irrigation District
IrrigFee	$172
HOA	No
HOA $	
HOA Fee Frequency	

Legal Description	See Deed in docs.
Tax Year	2026
Tax Annual Amount	$1,596.56
Covenants	Yes
Detailed Zoning	Powell 1/2 Acre Rural Residential (RH)
Parcelable	No
Electric Company	Rocky Mountain Power
Natural Gas Company	Black Hills Energy

Features

Appliances	Dishwasher, Dryer, Oven, Refrigerator, Washer
Basement	Full, Finished
Construc...	Frame
Cooling	None
Ext Feat...	Acreage Fenced, Cable, Chain Link Fence, Fenced Yard, Horse Property, Irrigated, Landscaping, Natural Gas to Property, Sprinklers
Ext Siding	Brick
Fireplace	Wood
Flooring	Carpet, Ceramic Tile, Luxury Vinyl
Primary Heat	Natural Gas, Hot Water
Int Features	Breakfast Bar, Ceiling Fan(s), Garage Door Opener...
Lot Features	Level

PatioDeckPorch	None
Road Maint	
Road Respons	Public Maintained Road
Road Surface	Gravel
Roof	Shingle
Primary Water Source	Well
Primary Water Supp...	None
Sewer Type	Septic Tank
Sewer Provider	None
Views	Hills, Mountain(s), Pasture (View)

Comments This extensively remodeled brick home offers approximately 3,360 sq. ft. of well-designed living space with a flexible layout featuring two bedrooms and two bathrooms on the upper level, plus two additional bedrooms and one bathroom on the lower level. Large picture windows and an open floor plan fill the home with natural light, while a fireplace on each level adds warmth and character throughout. The scope of upgrades is substantial and includes new windows, updated plumbing and electrical, hot water on demand, new flooring, and modern lighting. See associated documents for a full list of updates. The property includes an attached two-car garage along with a detached shop or additional garage space, providing ample room for vehicles, storage, or projects. The acreage is fenced and includes two meadow areas, offering additional usability and open space. With no HOA and limited covenants, this property offers flexibility for a variety of uses—whether for horse property, hobbies, or simply those seeking space and freedom without sacrificing convenience. Neighbors are few and far between, with airport land bordering much of the property, creating a rare sense of privacy. BLM public land and abundant recreational opportunities are nearby, and Yellowstone National Park is just 50 minutes away. All of this, combined with being only 5 minutes from downtown Cody, makes this a rare opportunity. Owner financing available with attractive terms.

Property listed by:
Canyon Real Estate, LLC - 307-527-7092
Lance J Bower - 307-272-4114

Contact me for more information:
Canyon Real Estate, LLC
Lance J Bower - 307-272-4114
lance@canyonrealestate.net

These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed. A broker's compensation and fees for services are not set by law and are fully negotiable. The compensation paid by a listing broker to a cooperating broker in respect to any listing is established by the listing broker and is not fixed, controlled, recommended, or maintained by any persons other than the listing broker.

COMPLETE REMODEL

17 ARROW AVE, CODY, WY 82414

PROPERTY EXTERIOR

Removed 117 dead Russian Olive and Pine trees.
Removed dilapidated buildings, sheds, fencing, old irrigation pipe and satellite dish
Undergrounded new electrical line from power pole to house
Upgraded all electrical hookups.
Removed all trash and re-rocked driveways.
Removed all broken concrete around the house and shop and poured new walkways, porches and steps - code compliant and reinforced concrete all areas.
Installed solar lights on front house walkway and on shop entrances
Repaired fencing
Secured commitment by YRA to repair their fence along back (WEST) side of property

SHOP

Removed all three broken windows and installed new vinyl XO windows
Removed old door and installed new metal clad door and hardware
Installed new electric roll-up garage door.
Provided new preventative maintenance on shop heater.
Removed all miscellaneous electrical appliances, hookup, etc.
Leveled floor for code compliant passage door installation.
Installed new gutters and downspouts

HOUSE

Whole house

Ran new electrical hookups, plugs, switches, lights – all code compliant
Replaced all lighting with LED lights
Repainted (2) coats paint all surfaces. Bathrooms and kitchen semi-gloss, all other satin/eggshell sheen. **[Ceilings - Swiss Coffee; Walls – Navajo White]**
New molded “Cheyenne” Doors and brushed nickel hardware throughout.
Reinstalled boiler system heating cores and covers throughout entire house, main floor and basement
Installed new gutters and downspouts
Installed smoke alarms (all rooms & hallways) and carbon monoxide alarm (Dining room)

Entry Way (Main Floor)

Installed Recessed lights
Installed new switches
Created coat closet.
Installed LVT flooring
Replaced side-lite glass pane with safety glass.
Repaired and reinstalled/painted front door; added new hardware.

Kitchen (Main Floor)

Added "breakfast bar" with underneath storage and pull-out shelving
Added "Pantry" space and decorative glass door.
Rebuilt all cabinets with new facing and "Shaker" doors and panels. Cabinet additions over/next to fridge, next to stove, sink, dishwasher.
Added brushed nickel pulls and knobs to cabinet doors.
Recessed all kitchen lights.
Added accent light over "breakfast bar."
Added exhaust fan over stove
All new Quartz countertops with white ceramic tile backsplash
New *Ruvati* stainless steel sink and brushed nickel hardware.
Installed new LVT flooring.
Replaced subflooring in sink and dishwasher area.
Replaced old sink/dishwasher plumbing to main sewer.
Replaced/added new switches and plugs.

Living Room (Main Floor)

Sand blasted and cleaned fireplace.
Repaired fireplace insert; new glass and grate
Added outlet for fireplace insert
Installed all new switches and plugs
Installed ceiling fan/light
Replaced all broken window glass panes.
Removed all old wall board panels. Installed sheetrock in its place; taped/textured.
Installed carpeting and ½" premium pad.

Dining Room (Main Floor)

Installed all new switches and plugs
Installed ceiling fan/light
Replaced all broken window glass panes.
Removed all old wall board panels. Installed sheetrock in its place; taped/textured.
Installed LVT flooring
Installed 3 way plug for electronics on "breakfast bar."

Laundry Room (Main Floor)

Painted and rehung back O/S door and screen door with new brushed nickel hardware
Replaced subfloor in sink area.
Added new cabinets for sink with *Ruvati* stainless steel sink and faucet.
All new Quartz countertops with white ceramic tile backsplash
Added new cabinets over washer and dryer.
Added brushed nickel pulls and knobs to new Shaker cabinet doors.
Sheetrocked all walls; taped/textured
Installed built-in washer hot/cold water and sewer controls
Rewired electrical line to dryer - code compliant.
Installed in-wall exhaust for dryer.
Rewired breaker panel with new underground main line from Rocky Mountain Power.
Labeled all breakers.
Installed LVT flooring

Bathroom (Main Floor)

Replaced subfloor throughout and leveled floor.
Replaced tub and faucets.
Installed new plumbing, faucets, porcelano tile in tub area.
Installed new toilet and plumbing
Installed new vanity, Quartz top, faucets, mirror.
Installed new ceramic floor tile.
Repaired and built new supply closet behind tub control wall.
Installed new door to Master Bedroom
Replaced broken window glass panel with frosted glass.
Installed wall heater with timer.
Installed exhaust fan/light with timer.
Installed new plugs and light switches.

****NEW* ½ Bathroom (Main Floor)***

Created entire ½ bath out of excess storage area next to entrance to garage.
Added a "Sono-Toilet & Vanity", macerator flushing system.
Macerator is installed in the bottom of hall closet on other side of ½ bath.
Installed hot and cold plumbing for all fixtures.
Vanity has a Quartz countertop with fixed wall mirror and brushed nickel faucet.
Installed LVT flooring

Hallway (Main Floor)

Installed LVT flooring
New LED sconced lighting
New switches and plugs

Master Bedroom ***(Main Floor)***

Installed carpet with ½" premium pad
Replaced all broken window glass panes
Installed light/fan fixture
New plugs/switches – code compliant
New door to master/main bathroom.

Bedroom #2 ***(Main Floor)***

Installed carpet with ½" premium pad
Replaced all broken window glass panes
Installed light/fan fixture
New plugs/switches – code compliant.

Basement

Family/Rec/Bonus Room

Seal coated all foundation walls with "Thoraseal" Foundation Mix.
Seal coated all floors and cracks with foundation mix and "Plugg".
Installed studs, sheetrock, tape/texture all outside walls.
Installed R-11 insulation to all walls
Recessed all overhead lights
All new wiring, switches and plugs.
Leveled floor.
Sealed floor
Installed commercial 24x24 carpet squares
Sandblasted fireplace.
Installed gas "ventless" fire log with wall valve.
Installed walkout window and window well.
Replaced side windows with new vinyl XO windows on south wall.

Furnace/Appliance Room

Removed all old boilers, plumbing, wiring and replaced with new copper and AquaPex piping.
Installed new hot and cold water balanced pressure manifold system
Installed "Express Water Whole House Filtration System"
Installed new valving for entire plumbing system
Installed new "Navien" Combi Boiler, for hot water heating and potable hot water use
Installed R-11 insulation on 2 walls of room.

Bathroom

Seal coated all foundation walls with “Thoraseal” Foundation Mix.
Seal coated all floors and cracks with foundation mix and “Plugg”.
Installed studs, sheetrock, tape/texture all walls and ceiling.
Installed new 3’x4’ shower stall with White Cararra Porcelano Tiles, brushed nickel hardware, shower enclosure, shower seat and shampoo niche.
Installed new toilet and plumbing
Installed new vanity, Quartz top, faucets, mirror.
Installed new ceramic floor tile.
Installed wall heater with timer.
Installed exhaust fan/light with timer.
New plugs and light switches

Bedroom #3

Seal coated all foundation walls with “Thoraseal” Foundation Mix.
Seal coated all floors and cracks with foundation mix and “Plugg”.
Installed studs, sheetrock, tape/texture all walls and ceiling.
Installed R-11 insulation to all walls
Recessed all overhead lights
All new wiring, switches and plugs.
Installed carpet with ½” premium pad
Installed walkout window and window well.

Bedroom #4

Seal coated all foundation walls with “Thoraseal” Foundation Mix.
Seal coated all floors and cracks with foundation mix and “Plugg”.
Installed studs, sheetrock, tape/texture all walls and ceiling.
Installed R-11 insulation to all walls
Recessed all overhead lights
All new wiring, switches and plugs.
Installed carpet with ½” premium pad
Installed walkout window and window well.

Bedroom #5/Office/Storage Room

Seal coated all foundation walls with “Thoraseal” Foundation Mix.
Seal coated all floors and cracks with foundation mix and “Plugg”.
Installed studs, sheetrock, tape/texture all walls and ceiling.
Installed R-11 insulation to all walls
Installed 4’ LED overhead light.
All new wiring, switches and plugs.
Installed carpet with ½” premium pad
Installed “Barndoor” and created understairs closet area
Installed LVT flooring

Hallways

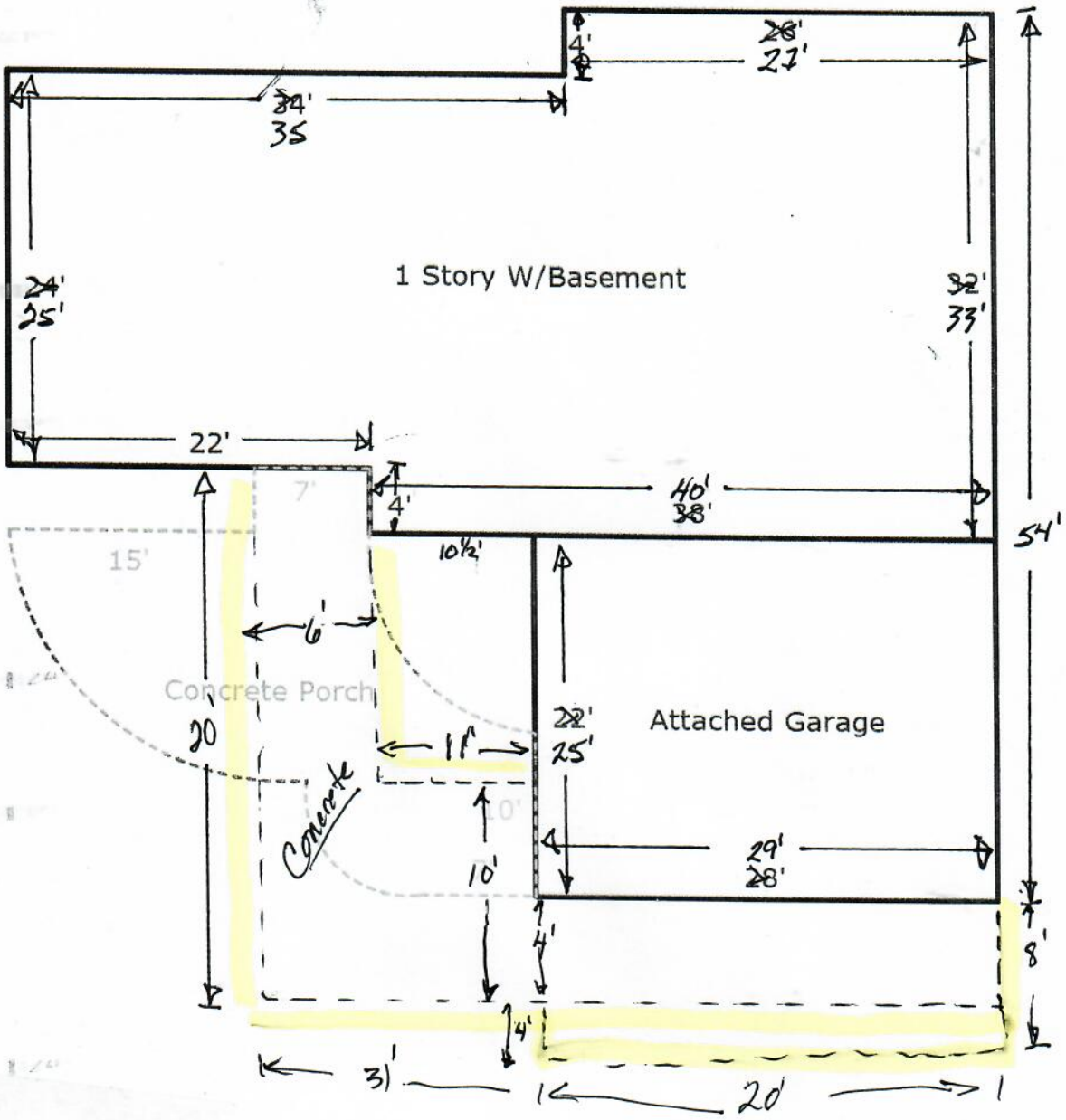
Seal coated all foundation walls with “Thoraseal” Foundation Mix.
Seal coated all floors and cracks with foundation mix and “Plugg”.
Installed studs, sheetrock, tape/texture all outside walls and ceiling.
Installed R-11 insulation to all walls
Installed 4’ LED overhead lights.
All new wiring, switches and plugs.
Installed LVT flooring

Stairwell

Repaired all steps
Repaired, stained, and sealed both banisters
Installed studs, sheetrock, tape/texture all outside walls and ceiling.
Installed R-11 insulation to all walls
Recessed all overhead lights
Installed carpet with ½” premium pad

Garage

Replaced and installed new metal clad side door
Replaced both windows with vinyl XO windows
Installed LED lights; overhead and all south wall; upgraded plugs and switches
Insulated ceiling and walls.
Repaired rollup door and opener



House 4x27 + 4x40 + 25x62
108 160 1550
1818

Garage 725 ft

Main Floor 2547. ft

Basement 1542 ft

TOTA 4089 ft



- Rivers, Creeks, Lakes
- Highways
- County Roads
- Incorporated Towns
- Yellowstone National Park
- US Forest Service
- BLM
- Bureau of Reclamation
- State of Wyoming

NORTH

Park County Wyoming MapServer

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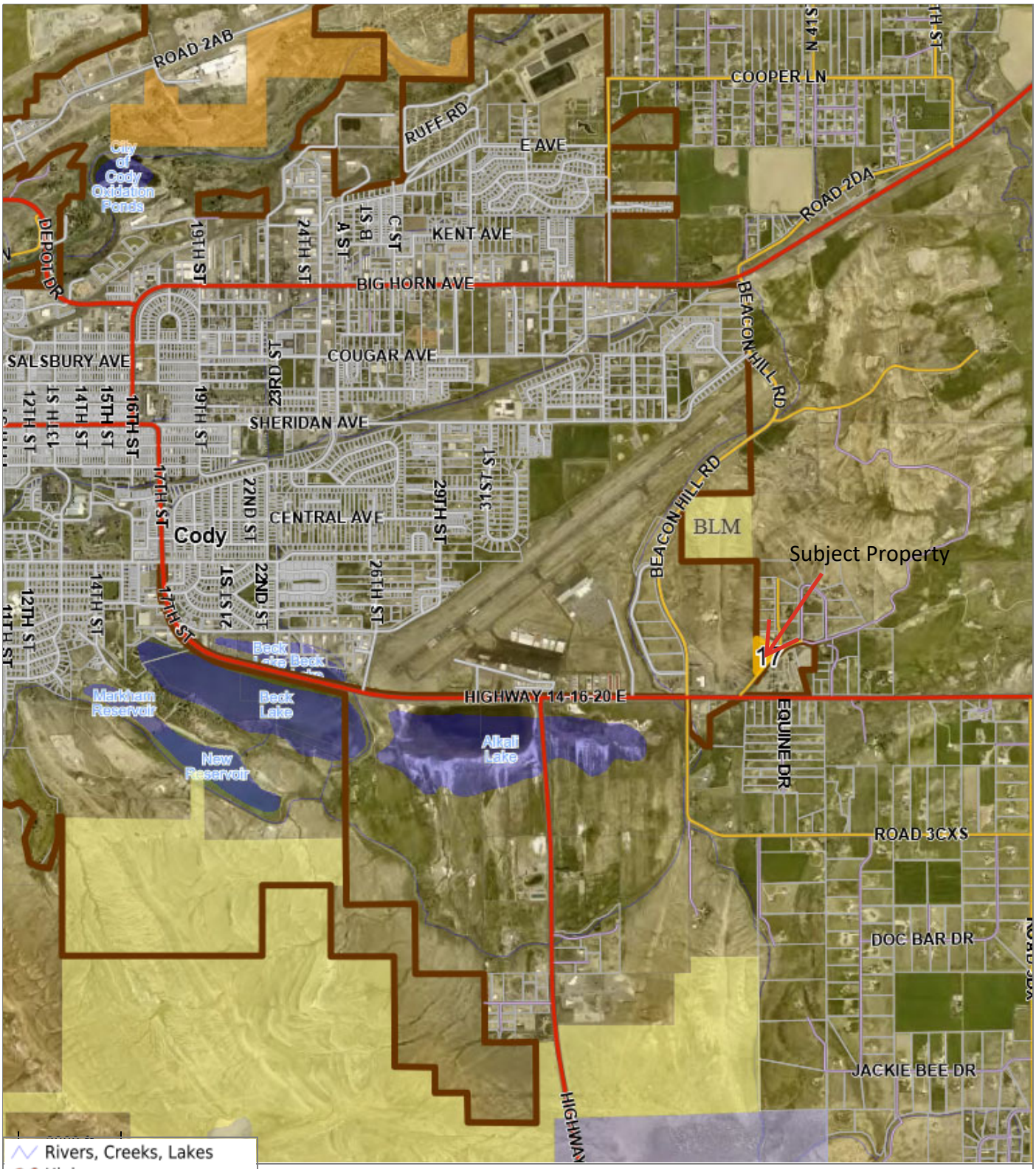

Park County Wyoming MapServer

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Canyon Real Estate LLC

IMPORTANT NOTICE

Canyon Real Estate, LLC

(Name of Brokerage Company)

REAL ESTATE BROKERAGE DISCLOSURE

Any reference to "Broker" throughout this Disclosure and any associated real estate form shall mean "Responsible Broker, Associate Broker or Salesperson" as defined in Wyoming Statute 33-28-102.

When you select a Real Estate Brokerage Firm, Responsible Broker, Associate Broker, or Salesperson (all referred to as "Broker") to assist you in a real estate transaction, the Broker may do so in one of several capacities. In accordance with Wyoming's Brokerage Relationships Act, this notice discloses the types of working relationships that are available to you.

Seller's Agent. (Requires written agreement with Seller)
If a Seller signs a written listing agreement with a Broker and engages the Broker as a Seller's Agent, the broker represents the Seller. On properties listed with other brokerage companies, the Broker may work as an agent for the Seller if the Seller agrees to have the Broker work as a subagent. As an agent or subagent for the Seller, the Broker represents the Seller and owes the Seller a duty of utmost good faith, loyalty, and fidelity in addition to the **obligations** enumerated below for Intermediaries. Wyo. Stat. §33-28-303(a). The Seller may be vicariously liable for the acts of the Seller's Agent or Seller's Subagent that are approved, directed or ratified by the Seller.

Customer.
A Customer is a party to a real estate transaction who has established no Intermediary or agency relationship with any Broker in that transaction. A Broker may work either as an agent for the Seller treating Buyer as a Customer or as an agent for Buyer treating Seller as a Customer. When a Buyer or Seller is represented by another Broker, a Broker may work with the other Buyer or Seller as a Customer, having no agency or Intermediary relationship with either party. A Broker working with a Customer shall owe no duty of confidentiality to a Customer. Any information shared with the Broker may be shared with the other party to the transaction at Customer's risk. The Customer should not tell the broker any information which the Customer does not want shared with the other party. The Broker must treat the Customer honestly and with fairness disclosing all material matters actually known by the Broker. The Broker owes the Customer the obligations enumerated below for Intermediaries which are marked with an asterisk. W.S. 33-28-310(a).

Buyer's Agent. (Requires written agreement with Buyer)
If a Buyer signs a written Buyer's Agent Agreement with a Broker, the Broker will act as an agent for the Buyer. If so, the Broker represents the Buyer and owes the Buyer a duty of utmost good faith, loyalty, and fidelity in addition to the **obligations** enumerated below for Intermediaries. The Buyer may be vicariously liable for the acts of the Buyer's Agent that are approved, directed and ratified by the Buyer. As a Buyer's Agent, Wyoming law requires the Broker to disclose to potential Sellers all adverse material facts, which may include material facts regarding the Buyer's financial ability to perform the terms of the transaction. Wyo. Stat. §33-28-304(c). As a Buyer's Agent, Broker has duties to disclose to the Buyer certain information; therefore, the Seller should not tell Broker any information which the Seller does not want shared with the Buyer.

Intermediary. (Requires written agreement with Seller and/or Buyer)
The Intermediary relationship is a non-agency relationship which may be established between a Broker and a Seller and/or a Broker and a Buyer. A Seller may choose to engage a Broker as an Intermediary when listing a property. A Buyer may also choose to engage a Broker as an Intermediary. An Intermediary shall not act as an agent or advocate for any party and shall be limited to providing those services set forth below. Wyo. Stat. §33-28-305.

As an Intermediary (Non-Agent), Broker will not represent you or act as your agent. The parties to a transaction are not legally responsible for the actions of an Intermediary and an Intermediary does not owe the parties the duties of an agent, including the fiduciary duties of loyalty and fidelity. Broker will have the following **obligations** to you:

- perform the terms of any written agreement made by the Intermediary with any party or parties to the transaction;
- exercise reasonable skill and care; *

- advise the parties to obtain expert advice as to material matters about which the Intermediary knows but the specifics of which are beyond the expertise of the Intermediary; *
- present all offers and counter offers in a timely manner; *
- account promptly for all money and property Broker received; *
- keep you fully informed regarding the transaction; *
- obtain the written consent of the parties before assisting the Buyer and Seller in the same real estate transaction as an Intermediary to both parties to the transaction;
- assist in complying with the terms and conditions of any contract and with the closing of the transaction; *
- disclose to the parties any interests the Intermediary may have which are averse to the interest of either party;
- disclose to prospective Buyers, known adverse material facts about the property; *
- disclose to prospective Sellers, any known adverse material facts, including adverse material facts pertaining to the Buyer's financial ability to perform the terms of the transaction; *
- disclose to the parties that an Intermediary owes no fiduciary duty either to Buyer or Seller, is not allowed to negotiate on behalf of the Buyer or Seller, and may be prohibited from disclosing information about the other party, which if known, could materially affect negotiations in the real estate transaction.
- disclose Buyer's intent to occupy property as primary residency.

As Intermediary, Broker will disclose all information to each party, but will not disclose the following information without your informed consent:

- that you may be willing to agree to a price different than the one offered;
- the motivating factors for buying or selling the property;
- that you will agree to financing terms other than those offered; or
- any material information about you, unless disclosure is required by law or if lack of disclosure would constitute dishonest dealing or fraud.

Change From Agent to Intermediary In-House Transaction

If a Buyer who has signed a Buyer Agency Agreement with Broker wants to look at or submit an offer on property Broker has listed as an agent for the Seller, the Seller and the Buyer may consent in writing to allow Broker to change to an Intermediary (non-agency) relationship with both the Buyer and the Seller. Wyo. Stat. §33-28-307.

An established relationship cannot be modified without the written consent of the Buyer or the Seller. The Buyer or Seller may, but are not required to, negotiate different commission fees as a condition to consenting to a change in relationship.

Designated Agent. (requires written designation by the brokerage firm and acknowledgement by the Buyer or Seller)

A designated agent means a licensee who is designated by a responsible broker to serve as an agent or Intermediary for a Seller or Buyer in a real estate transaction. Wyo. Stat. §33-283-301(a)(x).

In order to facilitate a real estate transaction a Brokerage Firm may designate a licensee as your agent or Intermediary. The Designated Agent will have the same duties to the Buyer and Seller as a Buyer's or Seller's Agent or Intermediary. The Broker or an appointed "transaction manager" will supervise the transaction and will not disclose to either party confidential information about the Buyer or Seller. The designation of agency may occur at the time the Buyer or Seller enters into an agency agreement with the Brokerage Firm, or the designation of agency may occur later if an "in house" real estate transaction occurs. At the time, the Broker or "transaction manager" will immediately disclose to the Buyer and Seller that designated agency will occur.

Duties Owed by An Agent But Not Owed By An Intermediary.

WHEN ACTING AS THE AGENT FOR ONE PARTY (EITHER BUYER OR SELLER), BROKER HAS FIDUCIARY DUTIES OF UTMOST GOOD FAITH, LOYALTY, AND FIDUCIARY TO THAT ONE PARTY. A BROKER ENGAGED AS AN INTERMEDIARY DOES NOT REPRESENT THE BUYER OR THE SELLER AND

WILL NOT OWE EITHER PARTY THOSE FIDUCIARY DUTIES. HOWEVER, THE INTERMEDIARY MUST EXERCISE REASONABLE SKILL AND CARE AND MUST COMPLY WITH WYOMING LAW. AN INTERMEDIARY IS NOT AN AGENT OR ADVOCATE FOR EITHER PARTY. SELLER AND BUYER SHALL NOT BE LIABLE FOR ACTS OF AN INTERMEDIARY. SO LONG AS THE INTERMEDIARY COMPLIES WITH THE REQUIREMENTS OF WYOMING'S BROKERAGE RELATIONSHIPS ACT. WYO. STAT. § 33-28-306(a)(iii).

THIS WRITTEN DISCLOSURE AND ACKNOWLEDGEMENT, BY ITSELF, SHALL NOT CONSTITUTE A CONTRACT OR AGREEMENT WITH THE BROKER OR HIS/HER FIRM. UNTIL THE BUYER OR SELLER EXECUTES THIS DISCLOSURE AND ACKNOWLEDGEMENT, NO REPRESENTATION AGREEMENT SHALL BE EXECUTED OR VALID. WYO. STAT. §33-28-306(b).

NO MATTER WHICH RELATIONSHIP IS ESTABLISHED, A REAL ESTATE BROKER IS NOT ALLOWED TO GIVE LEGAL ADVICE. IF YOU HAVE QUESTIONS ABOUT THIS NOTICE OR ANY DOCUMENT IN A REAL ESTATE TRANSACTION, CONSULT LEGAL COUNSEL AND OTHER COUNSEL BEFORE SIGNING.

NONDISCRIMINATION. The parties agree not to discriminate unlawfully against any prospective Buyer because of the race, color, sex, sexual orientation, gender identity, national origin, familial status, physical or mental disability, or religion of such person.

The amount or rate of a real estate commission for any brokerage relationship is not fixed by law. It is set by each Broker individually and may be negotiable between the Buyer or Seller and the Broker.

On _____ (date), I provided Seller with a copy of this Real Estate Brokerage Disclosure and have kept a copy for my records.

Brokerage Firm **Canyon Real Estate, LLC**

By Licensee for Brokerage Firm _____
Lance Bower

I/We have been given a copy and have read this Real Estate Brokerage Disclosure on (date) _____ (time) _____ and hereby acknowledge receipt and understanding of this Disclosure.

Seller's Signature _____

Seller's Signature _____

Seller's Signature _____

Seller's Signature _____

This Real Estate Brokerage Disclosure was presented to Seller and Seller refused to sign above.

Broker/Licensee _____ Date _____

Seller's Name _____