

CREEKSIDE HOME POWELL, WYOMING



\$1,450,000



Canyon Real Estate, LLC
1327 Rumsey Ave., Cody, WY 82414
Office (307) 527-7092 Cell (307) 272-4114
Fax (307) 527-7093
www.canyonrealestate.net

INFORMATION ON THIS PROPERTY WAS OBTAINED FROM SOURCES OTHER THAN THAT OF CANYON REAL ESTATE, LLC, AND IS DEEMED TO BE RELIABLE, BUT IS NOT GUARANTEED BY EITHER THE SELLER OR THE SELLER'S AGENT. THIS OFFERING IS SUBJECT TO CORRECTION, WITHDRAWAL, PRIOR SALE, OR PRICE CHANGE WITHOUT PRIOR NOTICE.



This exceptional Creekside Wyoming property offers a rare blend of privacy, productive ground, and high-end living just 15 minutes from Powell, 20 minutes from Cody, and within easy reach of Yellowstone National Park. The property includes 45 deeded acres, with approximately 21 irrigated acres planted in alfalfa and watered by gated pipe, ideal for livestock, hay production, or a hobby ranch.

Nearly one mile of combined creek frontage-over half a mile along Alkali Creek on the northern boundary and just under half a mile along an unnamed creek on the southern boundary-creates a peaceful setting rich with wildlife and framed by views of Heart Mountain, the Beartooth Mountains, and the Bighorn Mountains. Multiple potential building sites add flexibility for future development or investment.

The 3,300 sq. ft. new construction main residence overlooks Alkali Creek and features 4 bedrooms and 3 bathrooms. The kitchen offers custom cabinetry, granite countertops, and new appliances, while the great room showcases an 18-foot ceiling, blue pine accents, hardwood floors, and a rock fireplace with gas insert. A walk-out basement living room with pellet stove and expansive windows opens directly to the creek.

Completing the property is a 1,200 sq. ft. guest house that was fully remodeled in 2023 and includes 2 bedrooms and 1 bathroom, providing excellent options for guests, rental income, or multi-generational living. Opportunities like this rarely come available-experience the live water, irrigated acreage, mountain views, and privacy that define Wyoming living.



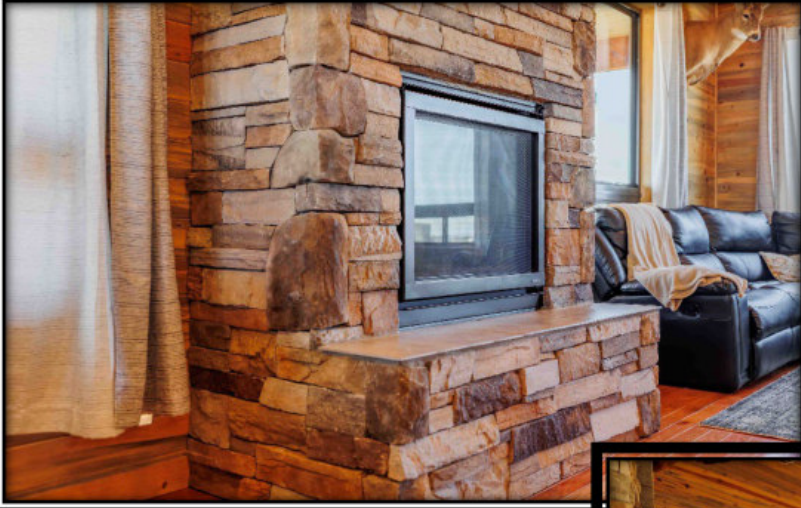


Walk-out Basement



Great Room





Gas Fireplace



Kitchen
Custom Cabinetry



Granite Countertops

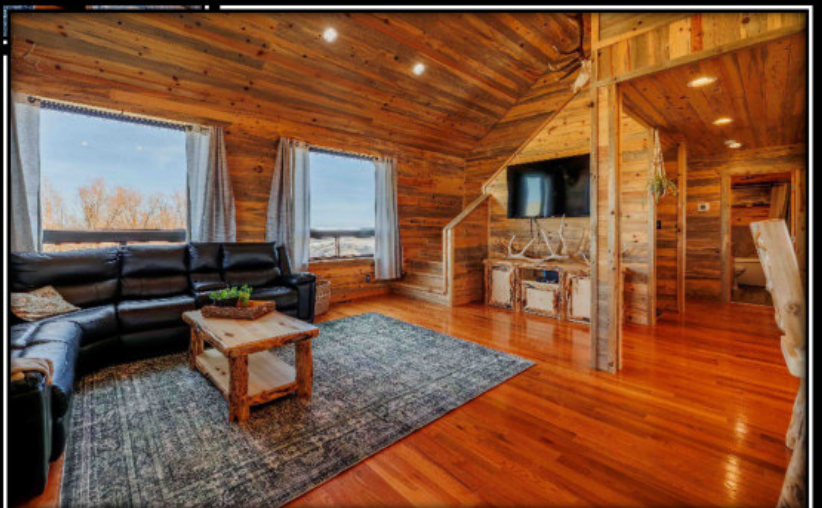




Kitchen



Great Room





Full Bath
Main Level



Bedroom One
Main Level





Bedroom Two

Main Level



Loft





Bedroom Three



Second Level



$\frac{3}{4}$ Bath

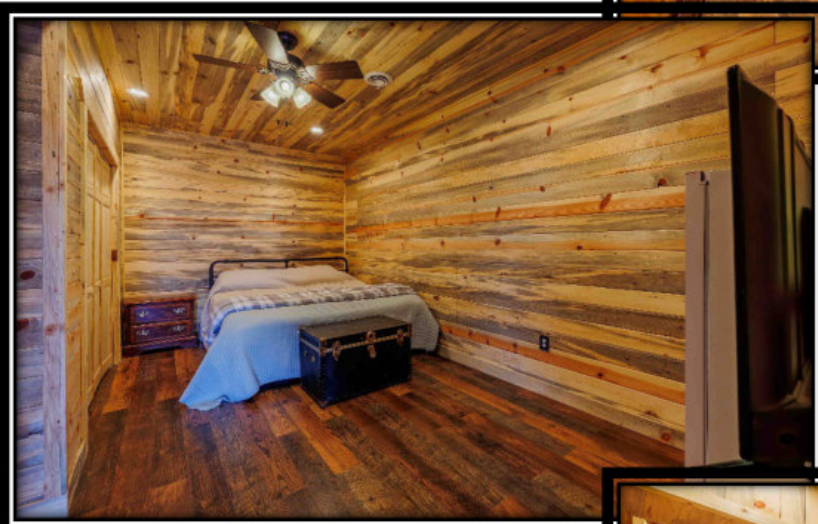


Bedroom Four





Walk-out Basement



Bonus Room
In Basement (No Egress)





$\frac{3}{4}$ Bath
Basement



Laundry
Utility Room

Deck Overlooking
the Creek



Front Porch





Deck and Walk-out Basement



Overlooking Alkali Creek





View of Heart Mountain



View of the McCullough Peaks



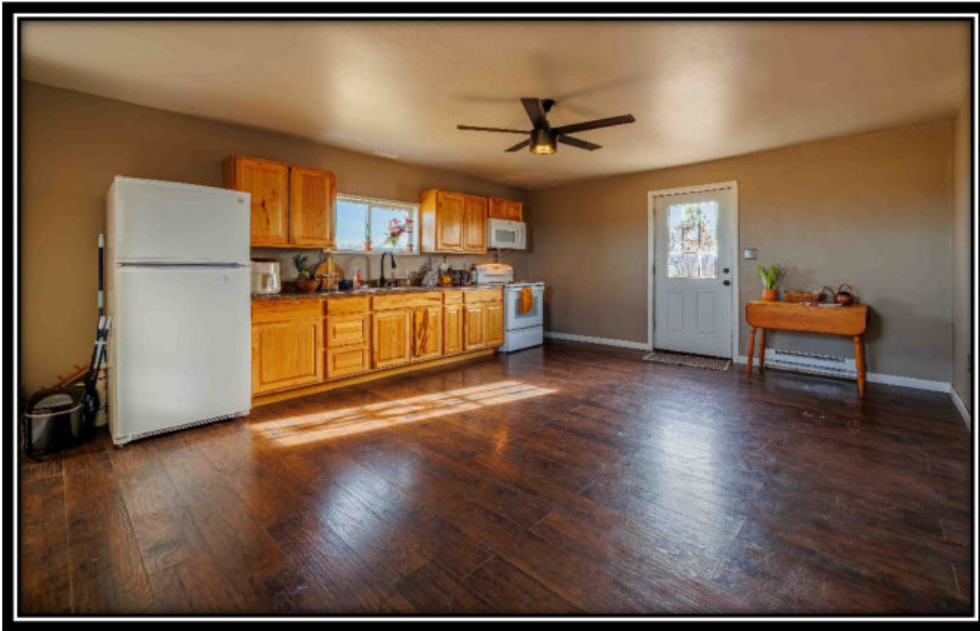
Alkali Creek





Guest House
With View of Heart Mountain





Guest House



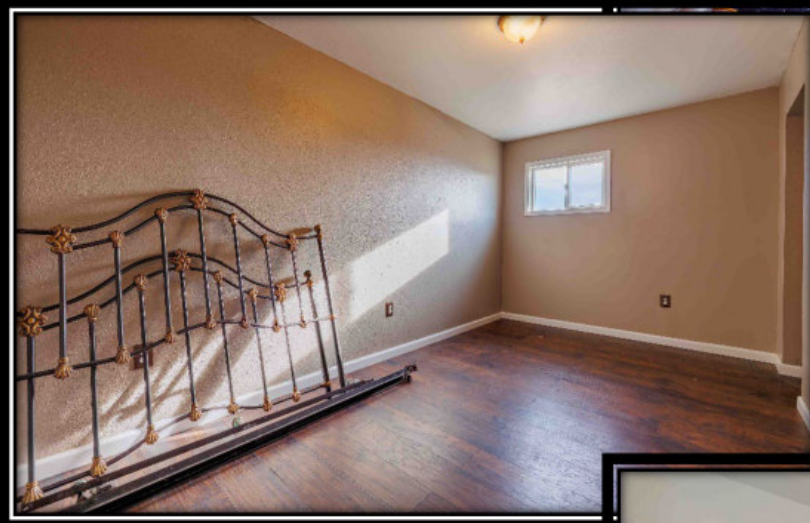


Guest House





Guest House



Production Ground





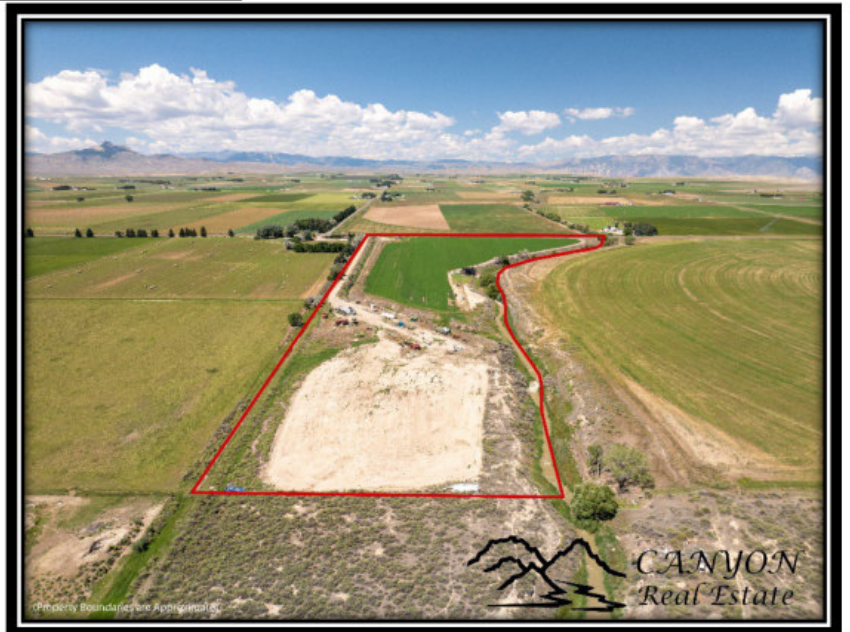
Estimated
Property
Boundary



Property Boundaries are Approximate



Estimated
Property
Boundary



Alkali Creek





Room Information

18

List Price \$1,450,000
List Date 1/15/2026
Days On Market 188
Bedrooms 4
Total # Baths 3
Full Baths 1
3/4 Baths 2
Half Baths 0
1/4 Bath 0
Apx Year Built 2022
Levels Two
Basement Y/N Yes

Apx Above Grade SqFt 2,100
Apx Below Grade SqFt 1,200
Apx Total SqFt 3300
Apx Deeded Acres 45.000
Apx # Irrigated Acres 21.00
Apx Lot SqFt 1,960,200.00
County Park
Area Cody - Heart Mountain
Subdivision None
School District Park County District #1
Additional Living Units Yes

Inclusions Main house refrigerator, stove/oven, dishwasher, microwave, washer/dryer, and gated pipe. Guest house refrigerator, stove/oven, washer/dryer.
Exclusions Seller's personal property in both homes and farm equipment.
Irrigation Yes
Irrigation Company Heart Mountain Irrigation District
IrrigFee \$854

Legal Description See attached 'Exhibit A'.
Tax Year 2025
Tax Annual Amount \$1,250.48
Covenants No
Detailed Zoning Park Co - Powell (GR-P)
Parcelable Yes
Electric Company Garland Light/Power
Natural Gas Company Black Hills Energy

Features

Appliances Dishwasher, Dryer, Microwave, Oven, Refrigerator,...
Basement Exterior Entry, Interior Entry, Walk-Out Access, Fu...
Construc... Concrete, Frame
Cooling Central Air
Ext Feat... Acreage Fenced, Creek, Fishing, Garden, Guest House, Horse Property, Hunting, Irrigated, Landscaping, Natural Gas to Property, Production Ground, River Access, River Frontage, Sprinklers, RV/Boat/Trailer Parking
Ext Siding Brick, Composite/Engineered
Fireplace Gas
Flooring Tile, Wood (Flooring)
Primary Heat Natural Gas, Forced Air
Int Features Breakfast Bar, Ceiling Fan(s), Loft, Mud Room, Su...
Lot Features Level, Rolling Slope

PatioDeckPorch Deck, Patio, Porch
Road Maint
Road Respons Public Maintained Road
Road Surface Paved (RoadSurfaceType)
Roof Metal, Tile
Primary Water Source Well
Primary Water Supp... None
Sewer Type Septic Tank
Sewer Provider None
Views Mountain(s), Pasture (View), River (Vi...

Comments This exceptional creekside property offers a rare blend of privacy, productive ground, and high-end living just 15 minutes from Powell, 20 minutes from Cody, and within easy reach of Yellowstone National Park. The property includes 45 deeded acres with approximately 21 irrigated acres planted in alfalfa and watered by gated pipe, ideal for livestock or continued agricultural use. Nearly one mile of combined creek frontage—over half a mile along Alkali Creek on the north boundary and just under half a mile along an unnamed creek to the south—creates a peaceful setting rich with wildlife and framed by views of Heart Mountain, the Beartooths, and the Bighorns. Multiple potential building sites offer flexibility for future development or investment. The 3,300 sq. ft. main residence is new construction overlooking Alkali Creek. The kitchen features custom cabinetry, granite countertops, and new appliances, while the great room highlights an 18-foot ceiling, blue pine accents, hardwood floors, and a rock fireplace with gas insert. The primary suite includes a full bath, complemented by three guest bedrooms and two guest bathrooms with walk-in tile showers. A walk-out basement living room with pellet stove and large windows opens to the creek. A fully remodeled guest house completed in 2023 provides flexibility for guests, rental income, or multi-generational living. Opportunities like this seldom come available—experience the privacy, water, and views that define Wyoming living.

Property listed by:

Canyon Real Estate, LLC - 307-527-7092
 Lance J Bower - 307-272-4114

Contact me for more informati...

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 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.

Commitment No.: PCT3170249

Exhibit A**EXEMPT PARCEL "A"**

Being a portion of a parcel of land conveyed in Warranty Deed Doc #2012-6575 to James Michael Seckman. This parcel of land also being a part of Lot 81, Resurvey, Township 55 North, Range 100 West, 6th P.M., Park County, Wyoming. Said parcel is more particularly described as follows:

BEGINNING at Corner No. 3 of said Lot 81, marked by a found aluminum cap LS#3154 witness corner 49.2 feet east, from which a found spike marking Corner No. 4 thereof bears N. 0°09'51" E., 5,284.34 feet; thence N. 0°09'51" E., along the West line of said Lot 81, 1,384.62 feet, more or less, to a point on the centerline of Alkali Creek; thence continuing along the centerline of said Alkali Creek the following:
S. 79°23'08" E., 155.73 feet; S. 70°26'19" E., 115.45 feet; S. 56°54'20" E., 110.62 feet; S. 41°43'08" E., 723.34 feet; S. 62°24'42" E., 292.47 feet; S. 81°47'32" E., 373.25 feet; N. 79°43'22" E., 153.92 feet; S. 75°58' 21" E., 170.06 feet; N. 87°28'56" E., 408.08 feet; S. 81°15'10" E., 407.17 feet; N. 81°53'02" E., 119.67 feet, more or less, to a point on the East line of said Lot 81, being marked by two witness corners bearing North and South 50 feet, set this survey; thence S. 0°09'27" W., along the East line of said Lot 81, 479.49 feet, to a found 2 inch aluminum cap LS#2332 marking the Southeast corner of the parcel of land described in said Warranty Deed Doc #2012-6575, said point being on the South line of said Lot 81; thence S. 89°49'55" W., along the South line of said Lot 81, 2,712.17 feet, more or less, to the POINT OF BEGINNING.

REFERENCE the Record of Survey dated March 3, 2021, by Justin G. Ness, PLS 14276, recorded in the office of the Park County Clerk March 9, 2021 as Doc #2021-1274, Plat Book "P", Page 87.

CERTIFICATE OF OWNER

James Michael Deane

ANALYTICAL PROCEDURES

STATE OF VERMONT
COUNTY OF RUTLAND

THE FOLLOWING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY JAMES MICHAEL BROWN ON THE

SAY UP _____
I am _____
Sandra D. Miller
NOTARY PUBLIC

NY Commission Expires: 12/2/2025

DESCRIPTION OF EXEMPT PARCEL "A"

[illegible]

0.7022007, 100.73 PUNT.
0.7022007, 110.48 PUNT.
0.6972007, 110.82 PUNT.
0.6174007, 720.34 PUNT.
0.6072007, 200.47 PUNT.
0.6174007, 370.35 PUNT.
0.7042007, 100.82 PUNT.
0.7042007, 170.00 PUNT.
0.6722007, 400.00 PUNT.
0.6722007, 400.00 PUNT.

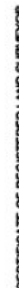
POINT 1515.17 FEET. MORE OR LESS, TO THE EAST LINE OF BAD LOT 11, BEING MARKED BY TWO WITNESSES CORNERS BEARING NORTH AND SOUTH AS SET BY THIS SURVEY. THENCE SUTHERLY, ALONG THE EAST LINE OF BAD LOT 11, 4% AS TO A POINT 2.80 ALLEMAN C&L LIGGEE SURVEY. THE SOUTHWEST CORNER OF THE PARCELS OF BAD CROCKED AS BAD WITNESSES DEED NO. 2013-4874, BAD POINT BEING 3.75 FEET. MORE OR LESS, TO THE EAST LINE OF BAD LOT 11, BEING 4.50 FEET. MORE OR LESS, ALONG THE SOUTH LINE OF BAD LOT 11, BEING 1515.17 FEET. MORE OR LESS, TO THE POINT OF BEGINNING.

AND MANUEL CONTRERAS AT THE ACQUISITION MEETING ON 11/19/2008

CERTIFICATE OF FILING IN THE OFFICE OF THE COUNTY CLERK

THIS INSTRUMENT WAS FILED FOR THE RECORD IN THE OFFICE OF THE PARK COUNTY CLERK ON THE 9 DAY OF MARCH, 2021, AT 4:23 P. M. AND DULY RECORDED AS FOLLOWS: BOOK 10, PAGE 10. AT PAGE 10.

College Renner Shana Estes



JARVIS G. HINE, A DUAL REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY AS SHOWN HEREON WAS COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE SURVEY WAS COMPLETED IN ACCORDANCE WITH THE APPLICABLE PUBLIC LAND SURVEYING ACTS OF CONGRESS, THE WYOMING STATUTES, THE WYOMING REGULATIONS AND COUNTY SUPERVISOR STANDARDS AND COMPLY WITH ALL STATE AND LOCAL STATUTES AND REGULATIONS THAT APPLY TO THE FIELD WORK, PLATTING, AND PROFESSIONAL ADJUSTMENTS AND CORRECTIONS MADE DURING THE COMPLETION OF THIS RECORD OF SURVEY.

LEGENDA

PROPOSED EXISTING BOUNDARY
EXISTING PROPERTY
ACROSSING PROPERTY LINE

RECORD DATA TAKEN FROM U.S. GENERAL
AND OFFICE PLAY DATED 1/20/71

PROJECT DATA STATEMENT

[illegible]**VIATION**

A NEW, NEW COMPANY
THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
500 5TH AVENUE, NEW YORK 10017

DATE: _____

100% **FREE** **DELIVERY** **IN** **THE** **UK**

Figure 1

BY APPOINTMENT ONLY
2022.10.27.08

THE UNIVERSITY OF CHICAGO

9-87



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

Park County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.
printed 1/14/2026

NORTH

**Park County
Wyoming MapServer**



- Rivers, Creeks, Lakes
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printed 1/14/2026

NORTH

**Park County
Wyoming MapServer**

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 _____