

MULTI-FAMILY COUNTRY ESTATE POWELL, WYOMING



\$1,974,000



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.



Immaculate is the only word that captures this exceptional 13.24-acre estate. Meticulously maintained with unmatched pride of ownership, this rare property features two custom homes built in 2013, mature landscaping, fruit trees, breathtaking mountain views in every direction, and peaceful country living just two miles from town. Every detail has been thoughtfully designed and exceptionally cared for, creating a truly turnkey property.

The main home offers approximately 3,406 sq. ft. with 5 bedrooms, 3 bathrooms, an oversized 3-car garage, open-concept living, luxury finishes, and smart home technology. The second home features approximately 1,692 sq. ft., 3 bedrooms, 2 bathrooms, an attached 2-car garage, and a spacious open floor plan. Separate utilities provide excellent flexibility for multi-generational living, guest accommodations, or rental opportunities.

Designed for both work and play, the property includes multiple shop buildings, abundant storage, a security system, and an incredible outdoor entertainment area featuring a fully equipped hobby bar and outdoor kitchen—perfect for hosting. With no covenants, there's plenty of room to keep horses, expand your hobbies, or simply enjoy the freedom of country living. 6.99 irrigated acres are currently leased, providing annual income while maintaining the property's agricultural value.

Offering privacy, versatility, and exceptional quality, this one-of-a-kind estate represents the very best of Wyoming country living.



Main House





Gas Fireplace





Kitchen/Dining



Rustic Maple Cabinets



Double Oven

Granite Counter Tops





Dining with Views





Master Suite
Trey Ceilings





Walk-In Closet



Porcelain tiled heated floors



Walk-In Shower

Double Sinks





Guest Bedroom



Guest Bath
Porcelain Tile Floor



Family Room Downstairs



Wet Bar





Bedroom One Downstairs



Bedroom Two Downstairs





Bedroom Three Downstairs



Full Bath Downstairs



Office Downstairs



Utility and Storage Downstairs



Entrance From the Garage



Laundry Room on Main Level



Attached 3 Car Garage



Attached 3 Car
Garage





Main House
Back Yard





Guest
House





Kitchen

Custom Distressed
White Cabinets





Open Concept
Kitchen/Living/Dining





Living Room





Master Suite



Walk-In Closet





Bedroom Two



Bedroom Three





Guest Bath



Laundry Room



Attached Garage





Guest House Back Yard



Back View



Log Storage Building



Garden



Outdoor Kitchen



Historic 1936 Cinder Block
Milk Barn







1,360 Square Foot Shop





Outbuildings Labeled

Office in Main 2,500 Square Foot Shop





2,500 Square Foot Shop





Storage



Tack Room

Beautiful Mature Trees
And Landscaping



Aerial Views





Production Ground

Estimated
Property
Boundary





Room Information

18

List Price \$1,974,000
List Date 7/22/2026
Days On Market 42
Bedrooms 5
Total # Baths 3
Full Baths 3
3/4 Baths 0
Half Baths 0
1/4 Bath 0
Apx Year Built 2013
Levels One
Basement Y/N Yes

Apx Above Grade SqFt 1,787
Apx Below Grade SqFt 1,619
Apx Total SqFt 3406
Apx Deeded Acres 13.240
Apx # Irrigated Acres 7.77
Apx Lot SqFt 576,734.40
County Park
Area Powell - NW (Hwy 295 to Hwy 294 from Hwy 14A North)
Subdivision None
School District Park County District #1
Additional Living Units Yes

Inclusions Refrigerator, stove/oven, microwave, dishwasher, and washer/dryer in both houses. Compressor, sand blaster and metal band saw in shop. Lawn decor, outdoor kitchen, and gated irrigation pipe.
Exclusions Seller's personal property. Furniture, tractor, lawn mowers/attachments are negotiable.
Irrigation Yes
Irrigation Company Shoshone Irrigation District

Legal Description See attached Quitclaim Deeds.
Tax Year 2025
Tax Annual Amount \$5,198.55
Covenants No
Detailed Zoning Park Co - Powell (GR-P)
Parcelable Yes
Electric Company Garland Light/Power
Natural Gas Company Mon-Dak Utilities

Features

Appliances Dishwasher, Dryer, Microwave, Range, Refrigerato...
Basement Interior Entry, Full, Finished
Construc... Frame
Cooling Central Air
Ext Feat... Acreage Fenced, Fenced Yard, Garden, Greenhouse, Guest House, Horse Property, Hot Tub, Irrigated, Landscaping, Natural Gas to Property, Outbuilding(s), Production Ground, Shop, Sprinklers, Storage, Outdoor
Ext Siding Steel Siding, Stone
Fireplace Gas
Flooring Ceramic Tile, Tile, Wood (Flooring)
Primary Heat Forced Air, Radiant Floor
Int Features Ceiling Fan(s), Garage Door Opener, Hot Tub, Mud...
Lot Features Level

PatioDeckPorch Covered, Patio, Porch
Road Maint
Road Respons Public Maintained Road
Road Surface Gravel
Roof Shingle
Primary Water Source Public (City or Rural)
Primary Water Supp... Northwest Rural Water
Sewer Type Septic Tank
Sewer Provider None
Views Mountain(s), Pasture (View), Rural

Comments Immaculate is the only word that captures this exceptional 13.24-acre estate. Meticulously maintained with unmatched pride of ownership, this rare property features two custom homes built in 2013, mature landscaping, fruit trees, breathtaking mountain views in every direction, and peaceful country living just two miles from town. Every detail has been thoughtfully designed and exceptionally cared for, creating a truly turnkey property. The main home offers approximately 3,406 sq. ft. with 5 bedrooms, 3 bathrooms, an oversized 3-car garage, open-concept living, luxury finishes, and smart home technology. The second home features approximately 1,692 sq. ft., 3 bedrooms, 2 bathrooms, an attached 2-car garage, and a spacious open floor plan. Separate utilities provide excellent flexibility for multi-generational living, guest accommodations, or rental opportunities. Designed for both work and play, the property includes multiple shop buildings, abundant storage, a security system, and an incredible outdoor entertainment area featuring a fully equipped hobby bar and outdoor kitchen—perfect for hosting. With no covenants, there's plenty of room to keep horses, expand your hobbies, or simply enjoy the freedom of country living. 6.99 irrigated acres are currently leased, providing annual income while maintaining the property's agricultural value. Offering privacy, versatility, and exceptional quality, this one-of-a-kind estate represents the very best of Wyoming country 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.

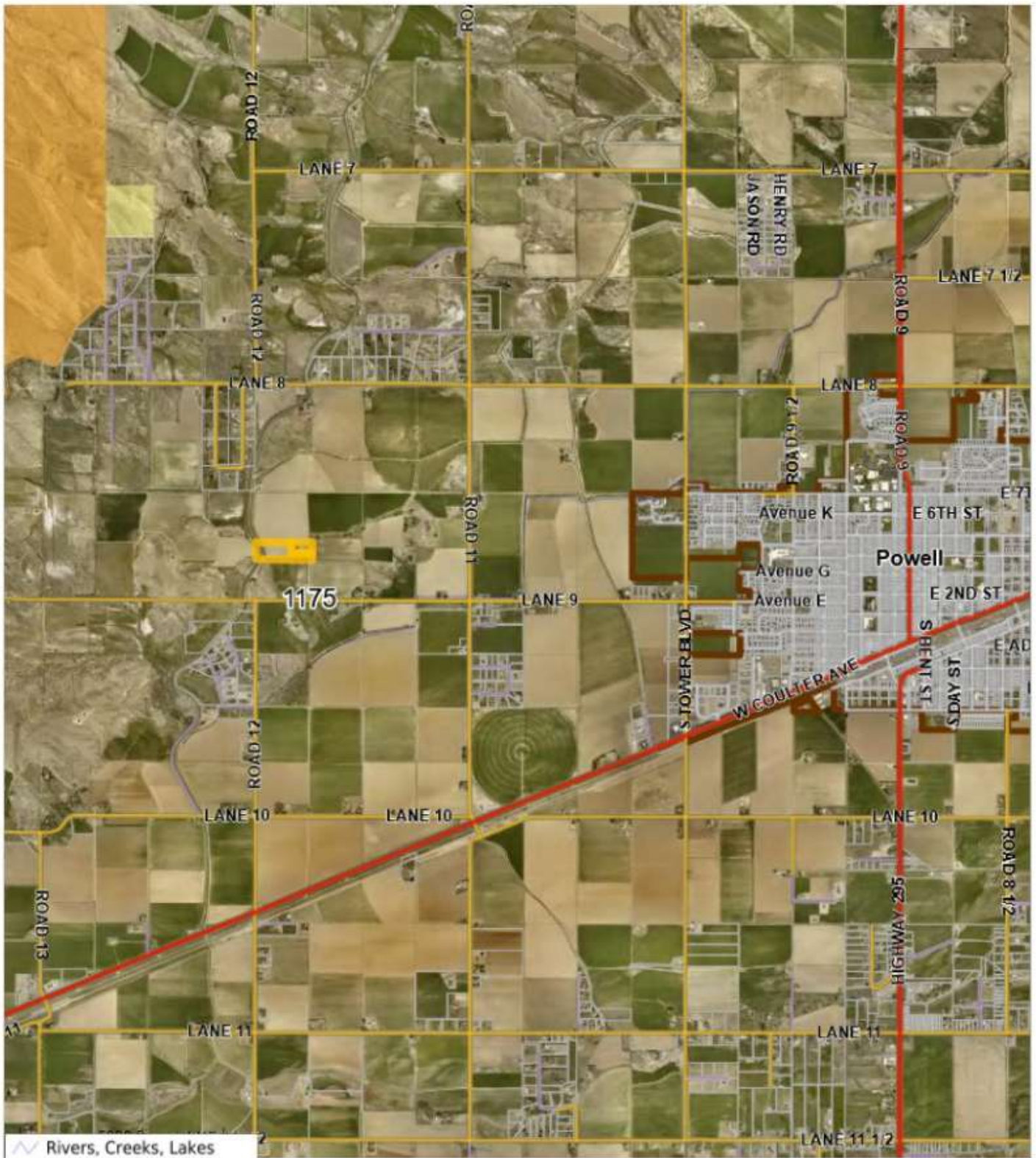


- ~ Rivers, Creeks, Lakes
- ~ Highways
- ~ County Roads
- ~ Incorporated Towns
- ~ Yellowstone National Park
- ~ US Forest Service
- ~ BLM
- ~ Bureau of Reclamation
- ~ State of Wyoming

Park County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.
printed 7/20/2025

NORTH

Park County
Wyoming MapServer



-  Rivers, Creeks, Lakes
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NORTH

**Park County
Wyoming MapServer**

IMPORTANT NOTICE
Canyon Real Estate, LLC

(NAME OF BROKERAGE FIRM)

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 Firms, 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 the 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. Wyo. Stat. § 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), the 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 counteroffers 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.

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 Buyer 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 _____ Date _____
Lance Bower

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

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

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

Broker/Licensee _____ Date. _____

Buyer's Name _____