CODY WYOMING

SOUTHFORK HOME



$489,000

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

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This 4-bedroom, 2-bath home provides comfortable living, excellent outdoor space, and a convenient location. The property features all city services, mature trees, an outstanding back deck, and a large fenced backyard with plenty of room for pets, recreation, gardening, or entertaining. Mountain views can also be enjoyed from the property.

Inside, the home is equipped with multiple heat sources, including a boiler system and a gas fireplace on the lower level, along with air conditioning for added comfort. The attached 2-car garage includes a wood-burning fireplace, making it a versatile space for projects, hobbies, or additional workspace.

The property also offers excellent parking and RV hookup options. The shed is equipped with a 220-camper plug and a designated location for a sewer line, allowing a camper to be conveniently hooked up directly in front of the shed. Additional RV and parking space provide plenty of room for trailers, vehicles, and equipment.

With its exceptional outdoor living space, mature landscaping, generous parking, and convenient RV capabilities, this property offers flexibility and functionality. Located just minutes from downtown Cody, you'll also be close to all that this community has to offer, with Cody serving as the gateway to Yellowstone National Park, approximately 45 minutes from the park's East Entrance.



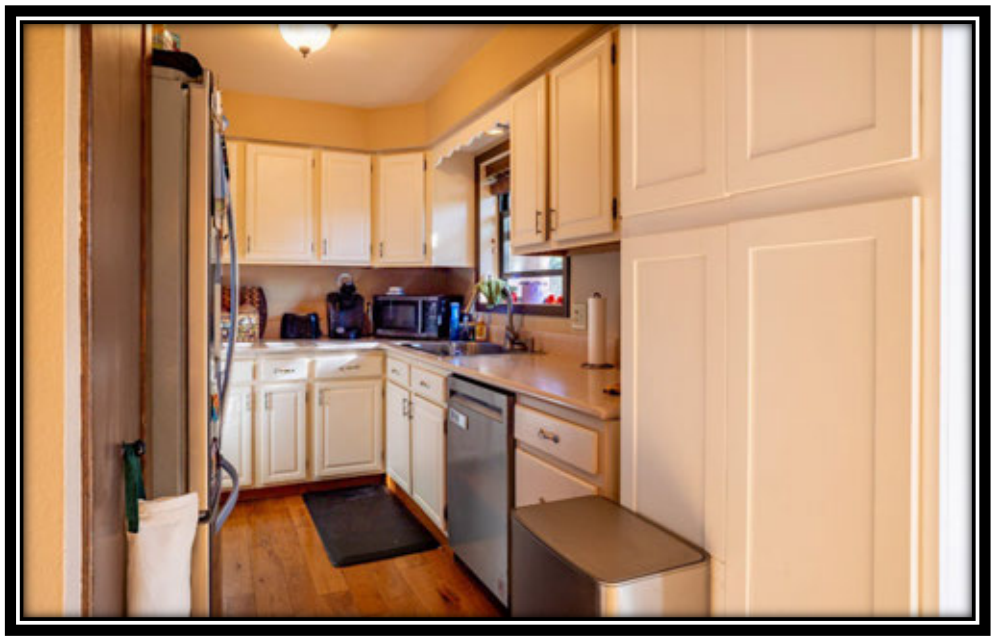


Living Room

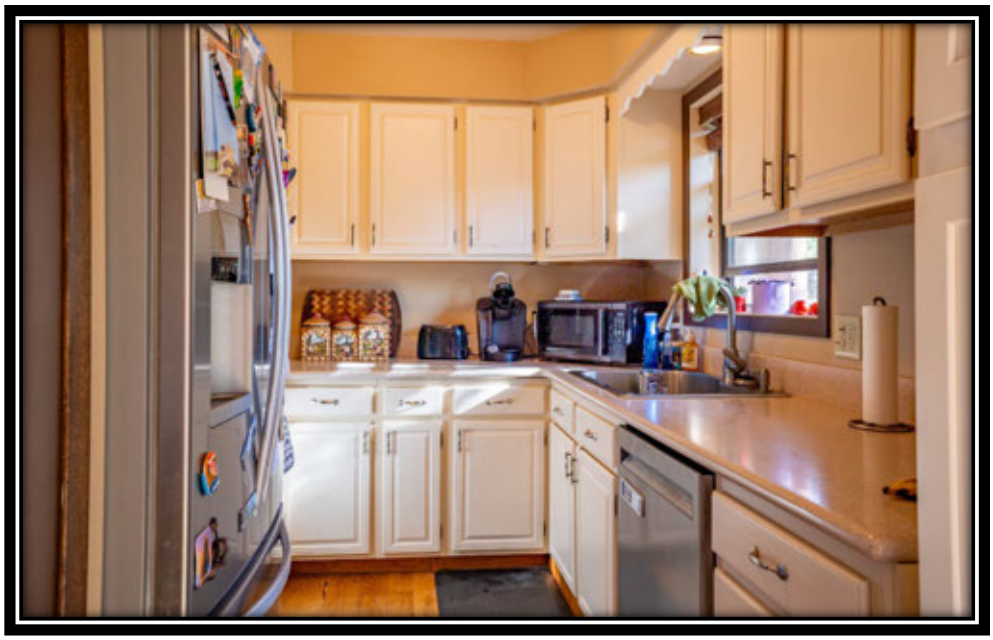


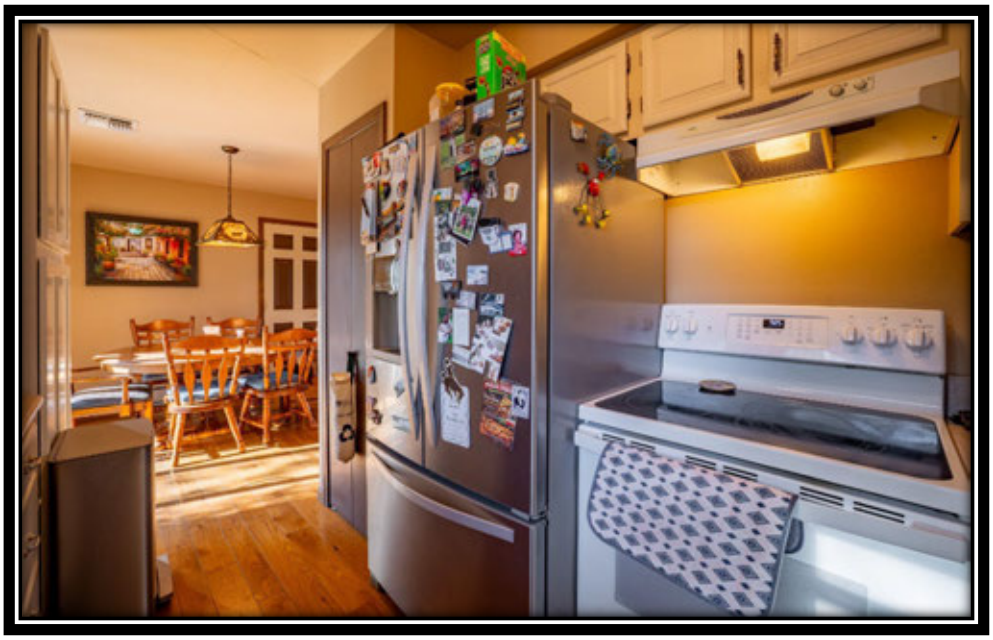






Kitchen





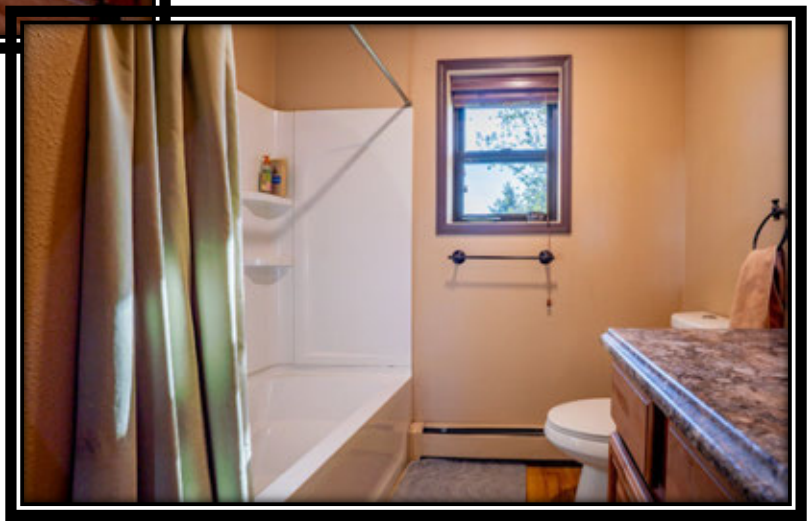


Bedroom One

Upper Level







Full Bath

Upper Level



Bedroom Two

Upper Level







Bedroom Three

Upper Level



Family Room

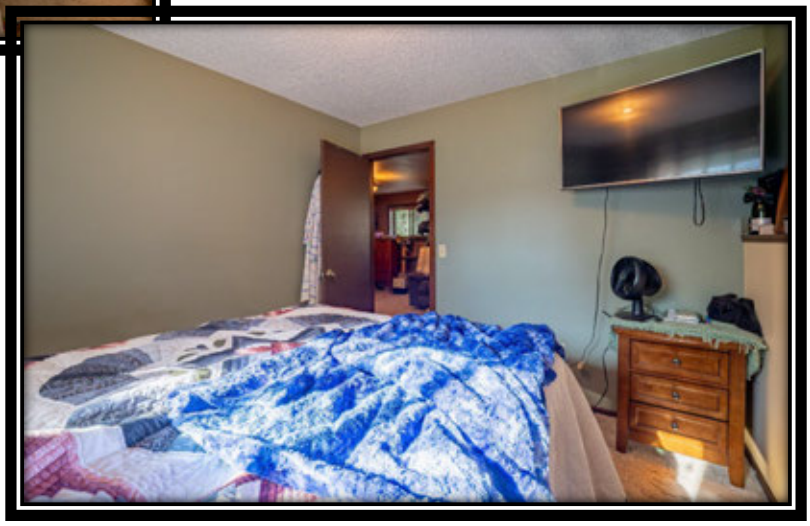
Lower Level





Bedroom Four

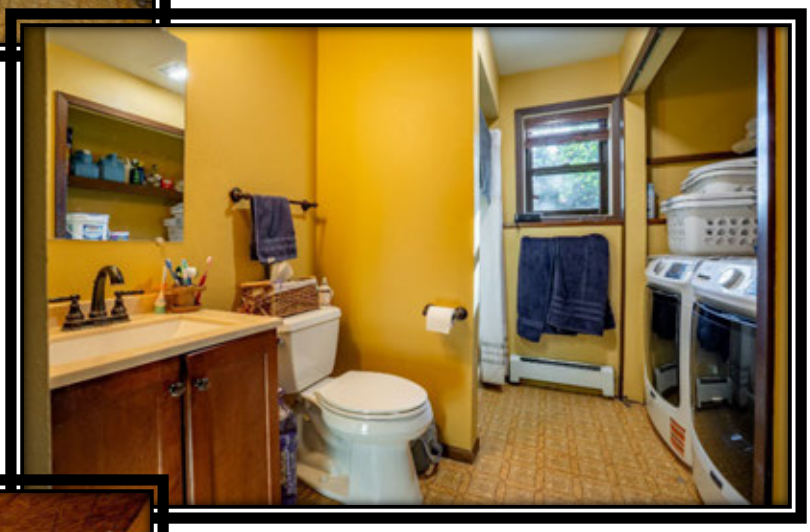
Lower Level





¾ Bath and Laundry

Lower Level



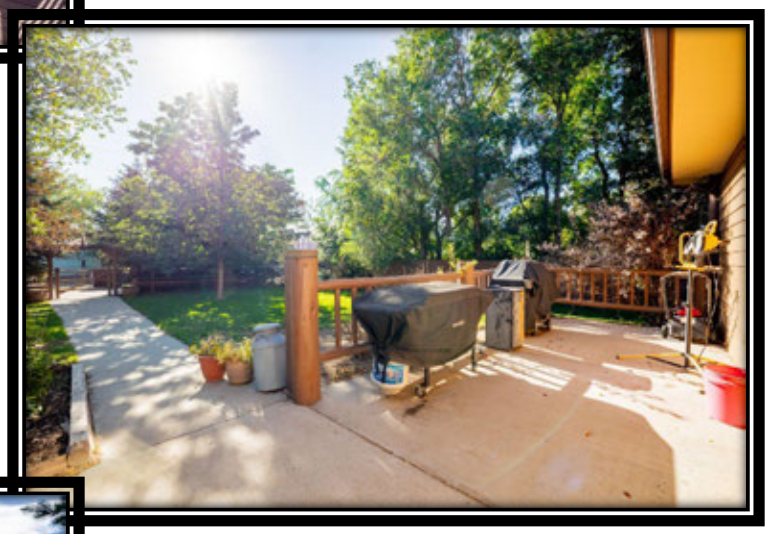


Attached 2 Car Garage





Back Deck





Storage Shed



Back Deck and Yard



Back Yard







Front View









Lots of Mature Trees





Aerial View



Mountain Views

10032835	RE	ACT	2120 Southfork St	Unit or Lo...
			Cody	WY 82414



Room Information
9

List Price	$489,000
List Date	9/8/2026
Days On Market	70
# Bedrooms	4
Total # Baths	2
# Full Baths	1
# 3/4 Baths	1
# Half Baths	0
# 1/4 Bath	0
Apx Year Built	1980
Levels	Tri/Split Level
Basement Y/N	No

Apx Above Grade SqFt	1,804
Apx Below Grade SqFt	0
Apx Total SqFt	1804
Apx Deeded Acres	0.350
Apx # Irrigated Acres	0.35
Apx Lot SqFt	15,246.00
County	Park
Area	Cody - City of
Subdivision	Valley View
School District	Park County District #6
Additional Living Units	No

Inclusions	Refrigerator, stove/oven, dishwasher, yard pump, 1 back-yard shed.
Exclusions	Back-yard shed with red roof, Seller's personal property.
Irrigation	Yes
Irrigation Company	Cody Canal Irrigation District
IrrigFee	$50
HOA	No
HOA $	

Legal Description	VALLEY VIEW SUB. (AMENDED) LOT 16 BLK. 9
Tax Year	2026
Tax Annual Amount	$2,149.59
Covenants	Yes
Detailed Zoning	Cody Single Family Residential (R1)
Parcelable	
Electric Company	City
Natural Gas Company	Black Hills Energy

Features

Appliances	Dishwasher, Dryer, Microwave, Oven, Range, Refri...
Basement	None
Construc...	Frame
Cooling	Central Air
Ext Feat...	Fenced Yard, Irrigated, Landscaping, Natural Gas to Property, Outbuilding(s), Sprinklers, RV/Boat/Trailer Parking
Ext Siding	Hardboard
Fireplace	Gas, Wood
Flooring	Carpet, Hardwood, Laminate
Primary Heat	Natural Gas, Hot Water
Int Features	Garage Door Opener, Pantry, Walk-in Closet(s)
Lot Features	Level

PatioDeckPorch	Deck
Road Maint	
Road Respons	Public Maintained Road
Road Surface	Paved (RoadSurfaceType)
Roof	Shingle
Primary Water Source	Public (City or Rural)
Primary Water Supp...	City of Cody
Sewer Type	City Sewer
Sewer Provider	City of Cody
Views	Mountain(s), Neighborhood

Comments This 4-bedroom, 2-bath home provides comfortable living, excellent outdoor space, and a convenient location. The property features all city services, mature trees, an outstanding back deck, and a large fenced backyard with plenty of room for pets, recreation, gardening, or entertaining. Mountain views can also be enjoyed from the property. Inside, the home is equipped with multiple heat sources, including a boiler system and a gas fireplace on the lower level, along with air conditioning for added comfort. The attached 2-car garage includes a wood-burning fireplace, making it a versatile space for projects, hobbies, or additional workspace. The property also offers excellent parking and RV hookup options. The shed is equipped with a 220 camper plug and a designated location for a sewer line, allowing a camper to be conveniently hooked up directly in front of the shed. Additional RV and parking space provide plenty of room for trailers, vehicles, and equipment. With its exceptional outdoor living space, mature landscaping, generous parking, and convenient RV capabilities, this property offers flexibility and functionality. Located just minutes from downtown Cody, you'll also be close to all that this community has to offer, with Cody serving as the gateway to Yellowstone National Park, approximately 45 minutes from the park's East Entrance.

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

Contact me for more information:
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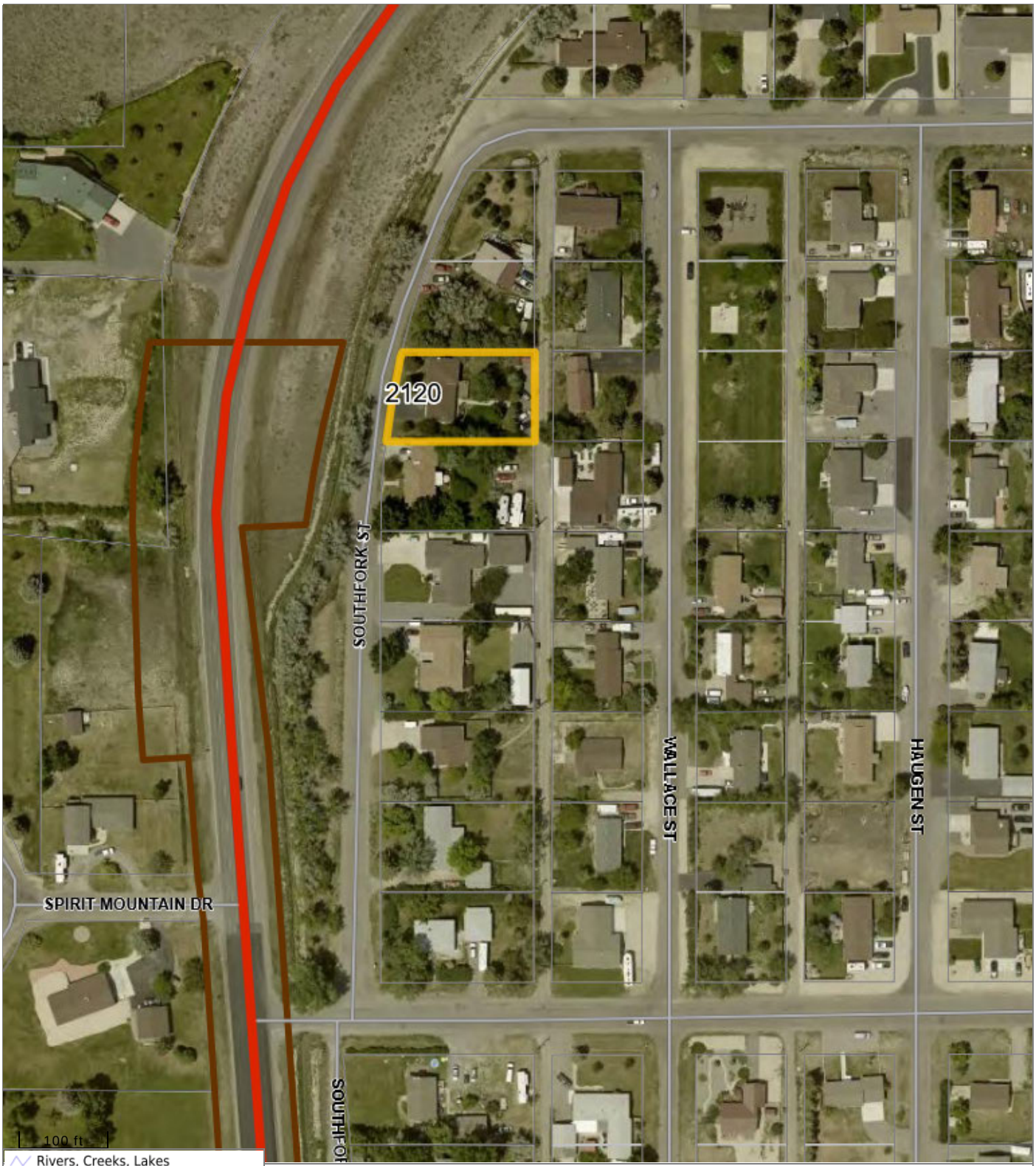
Lance J Bower - 307-272-4114
lance@canyonrealestate.net

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.



Park County
Wyoming MapServer

Park County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.
printed 9/4/2026

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.

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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 _____

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