FRANNIE WYOMING HORSE PROPERTY WITH CREEK



$569,000

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.

Year-round live water from Sage Creek highlights this private ranch property near the Wyoming-Montana border. Featuring irrigated acreage, mountain views, mature trees, and end-of-the-road privacy, the property offers a scenic and functional setting for horses, livestock, and country living.

The updated 2-bedroom, 2-bath home offers comfortable country living with natural gas heating. Equestrian facilities include an impressive 7,013 sq. ft. indoor riding barn with horse stalls and a tack room, along with additional outdoor horse stalls for added flexibility. An 800 sq. ft. heated shop provides valuable space for projects, equipment, and storage.

With year-round creek water, irrigated hay meadows, and established horse facilities, this property is well suited for a horse operation or rural retreat. Its location near the Wyoming-Montana border offers convenient access to both states, along with the benefit of Wyoming's property tax structure and Montana's lack of a general sales tax.

Outdoor recreation is close at hand, with nearby public lands, Yellowtail Reservoir, the Bighorn Mountains, and the Pryor Mountains offering opportunities for fishing, boating, hiking, hunting, and more. Cody, Wyoming, and the East Entrance of Yellowstone National Park are also within reach, making this property an appealing combination of ranch functionality, privacy, and access to the best of the surrounding region.





Living Room





Gas Stove in Living Room



Office Nook



Kitchen











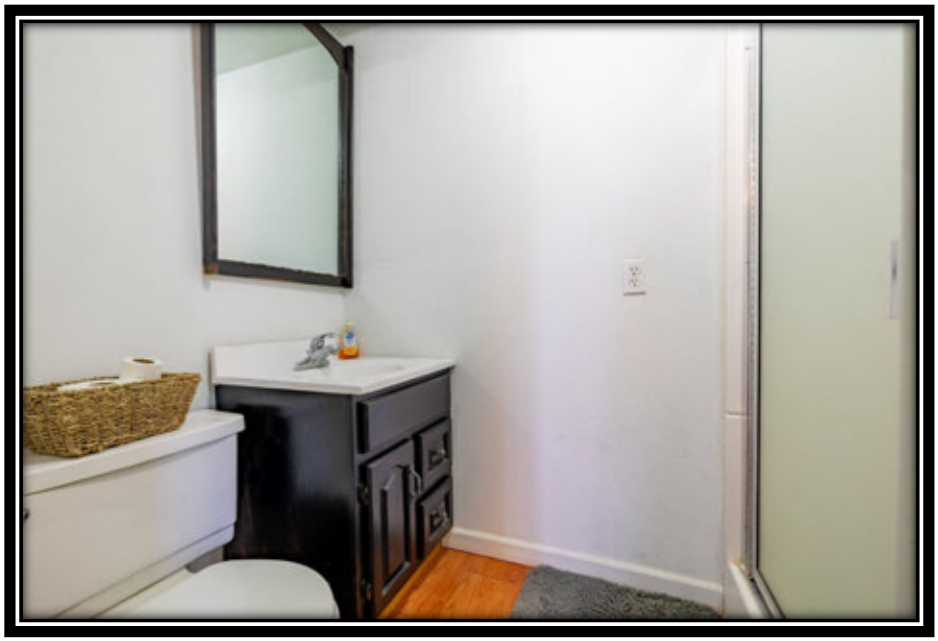
Dining Room





Laundry/Mud Room





¾ Bath



Bedroom One





Bedroom Two





Full Bath







1,150 Square Foot Home



7,013 Square Foot

Indoor Riding Barn

Indoor Riding Barn









3 Stalls in Barn





Indoor Riding Barn



Loafing Shed and Corrals





Holding Pen



800 Square Foot

Heated Shop







Horse Feeders



Aerial View





Irrigation Ditch



Sage Creek



Entrance to Property





Aerial Views of the Property



Aerial Views of Property











Aerial Views of Property







Estimated Property Boundary



Sage Creek







10032979	RE	ACT	143 Hwy 310	Unit or Lo...
			Frannie	WY 82423



Room Information
8

List Price	$569,000
List Date	10/26/2026
Days On Market	1
# Bedrooms	2
Total # Baths	2
# Full Baths	1
# 3/4 Baths	1
# Half Baths	0
# 1/4 Bath	0
Apx Year Built	1930
Levels	One
Basement Y/N	No

Apx Above Grade SqFt	1,150
Apx Below Grade SqFt	0
Apx Total SqFt	1150
Apx Deeded Acres	30.110
Apx # Irrigated Acres	23.58
Apx Lot SqFt	1,311,591.60
County	Big Horn
Area	Frannie - Out of Town
Subdivision	None
School District	Big Horn County District #1
Additional Living Units	No

Inclusions	Refrigerator, stove/oven, microwave, dishwasher, washer and dryer, beds, nightstands and dressers in two bedrooms, living room cabinet, den cabinet , shop shelving units, and fence charger.
Exclusions	Desk, recliner, couch, dining table and chairs.
Irrigation	Yes
Irrigation Company	Deaver Irrigation District
IrrigFee	$1,350

Legal Description	See Warranty Deed in docs.
Tax Year	2026
Tax Annual Amount	$982.12
Covenants	No
Detailed Zoning	Big Horn County Agricultural
Parcelable	Yes
Electric Company	Big Horn Rural Electric
Natural Gas Company	Frannie-Deaver Utilities

Features

Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator,...
Basement	None, Crawl Space
Construc...	Block, Concrete, Frame
Cooling	Swamp Cooler
Ext Feat...	Acreage Fenced, Barn, Concrete Ditches, Corrals, Creek, Dirt Ditches, Garden, Horse Property, Irrigated, Landscaping, Loafing Shed, Natural Gas to Property, Production Ground, Shop, RV/Boat/Trailer Parking
Ext Siding	Hardboard
Fireplace	None
Flooring	Tile, Wood (Flooring)
Primary Heat	Natural Gas
Int Features	Breakfast Nook, Mud Room, Pantry
Lot Features	Level, Highway Frontage

PatioDeckPorch	Deck
Road Maint	
Road Respons	Private Maintained Road
Road Surface	Gravel
Roof	Metal
Primary Water Source	Cistern
Primary Water Supp...	None
Sewer Type	Septic Tank
Sewer Provider	None
Views	Creek/Stream, Hills, Mountain(s), Pas...

Comments Year-round live water from Sage Creek highlights this private ranch property near the Wyoming-Montana border. Featuring irrigated acreage, mountain views, mature trees, and end-of-the-road privacy, the property offers a scenic and functional setting for horses, livestock, and country living. The updated 2-bedroom, 2-bath home offers comfortable country living with natural gas heating. Equestrian facilities include an impressive 7,013 sq. ft. indoor riding barn with horse stalls and a tack room, along with additional outdoor horse stalls for added flexibility. An 800 sq. ft. heated shop provides valuable space for projects, equipment, and storage. With year-round creek water, irrigated hay meadows, and established horse facilities, this property is well suited for a horse operation or rural retreat. Its location near the Wyoming-Montana border offers convenient access to both states, along with the benefit of Wyoming's property tax structure and Montana's lack of a general sales tax. Outdoor recreation is close at hand, with nearby public lands, Yellowtail Reservoir, the Bighorn Mountains, and the Pryor Mountains offering opportunities for fishing, boating, hiking, hunting, and more. Cody, Wyoming, and the East Entrance of Yellowstone National Park are also within reach, making this property an appealing combination of ranch functionality, privacy, and access to the best of the surrounding region.

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

Contact me for more informati...
My Office Info - Office Name 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.



Big Horn County Wyoming MapServer

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printed 10/23/2026

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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