

A scenic view of a ranch. In the foreground, a horse with a white blaze on its face is looking over a wooden fence. The background features a vast, golden-brown field, a line of green trees, and distant blue mountains under a clear sky. The text 'FAY RANCHES Inc.' is overlaid in the center.

# FAY RANCHES<sup>®</sup> *Inc.*

## ROOTED ON THE RIVER RANCH

Meeteese, Wyoming

\$9,750,000 | 952.86 ± Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



Rooted on the River Ranch | Meeteetse, Wyoming

# INTRODUCTION

Straddling the Greybull River in the fertile bottomlands outside of Meeteetse, Wyoming, lies the Rooted on The River Ranch. Easily one of the most well-executed and substantially appointed equestrian centers and ranch on the Wyoming market today, a wonderful mix of western romance and recreation. Consisting of 952± deeded acres, the Rooted on the River Ranch is blessed with ample water rights, to the point of almost a rarity in Wyoming. The ranch enjoys both senior and junior water rights and a 300' deep well that provides over 600 gallons per minute. This is a State-of-the-art equestrian facility with breeding station, pharmacy room, automatic feeders, heat, and water. The ranch also exhibits solid cattle working facilities, including a certified scale, hydraulic chute, and working corrals.

The character and nostalgia of Rooted on the River Ranch is by no means a second-place thought. From the custom-made Tipi, which sits along the Greybull Riverbank and acts as a picnic area or guest retreat to the three tastefully revitalized homes, the ranch has been prepared to accommodate extended families and guests alike. With 1.6 miles of river flowing through the property, the Greybull River brings with it a host of wildlife. Home to the popular Yellowstone Cutthroat Trout, the ranch enjoys controlling both sides of the river for added seclusion. A variety of waterfowl, elk, deer, and antelope thrive on the hay fields and the river's riparian ground. The ranch qualifies for Landowner permits for elk, deer, and antelope making it the ideal hunting and fishing ranch.

A warm and inviting family-oriented ranch, it's located 30 minutes south of Cody, Wyoming, with room and amenities to suit a multitude of Buyers. Rooted on The River Ranch is both easily accessible and supremely tranquil.

# LOCATION

## MEETEETSE, WYOMING

Located minutes outside of the old west town of Meeteetse, Wyoming, the ranch is emersed in an area with a rich history, where the outlaws rode, and the cattle barons ruled the land. Meeteetse's town retains much of its original character with wooden boardwalks, wooded watering troughs, hitching rails, and many historical buildings. Offering food and beverages at several bar and grills, it is a trip back through time to stroll up and down the wooded boardwalks down State Street. A must stop on State Street is the famed Meeteetse Chocolatier, owned and operated by Tim Kellogg. The business took flight after being urged by his mother to make a bunch of truffles and brownies to sell during the Cody Stampede as a way to raise money for a new bronc saddle, and the rest is history. People come from miles away to stop at Tim's shop to sample and buy the cowboy's latest creations.

## CODY, WYOMING

Cody, Wyoming, is just 30 minutes to the north on Highway 120. Considered "One of the best small towns in America," Cody is a gateway to the magnificent Yellowstone Park. The city still retains its western charm and flair while providing a variety of modern attractions, including one of the finest western art museums and the Cody Nite Rodeo. Cody is served by Yellowstone Regional Airport and is the county seat of Park County, Wyoming.





# GETTING THERE

A short 30-minute drive south from Cody Wyoming on Highway 120 will bring you into the Old West town of Meeteetse, Wyoming. Rooted on The River Ranch is located just few minutes west of Meeteetse on paved Highway 290. The ability to access the ranch off of improved, paved and maintained roads is a huge plus in the ranch market. Accessibility to town and amenities is very convenient and one does not usually find privacy and seclusion this short of a distance from town.



# AIRPORT INFORMATION

One of the busiest of all Wyoming airports, the Yellowstone Regional Airport is located just minutes from downtown Cody and approximately 30 miles from Meeteetse, Wyoming. This airport is host to a full array of general aviation services including aircraft maintenance, flight instruction, charter and scenic sightseeing trips, fly-ins, car rentals and more. Yellowstone Regional Airport is served by United Express and Delta offering convenient schedules through Denver and Salt Lake City respectively. (Flyyra.com)



# AREA HISTORY

The Meeteetse area has quite the storied past; Meeteetse itself in Shoshone means “meeting place.” Many visitors have left remnants of their early visits, such as the Sheepeater Shoshone Tribe, living behind signs of their early camps. Later on, western historical figures such as Butch Cassidy and the Sundance Kid frequented Meeteetse. In 1885, gold and silver were found 34 miles southwest of Meeteetse, bringing to life the Kirwin town. In 1907 a large avalanche swept through Kirwin, killing three people. After the roads were cleared that spring, everyone abandoned the site, leaving many of their belongings and equipment. Tours of the Kirwin Ghost Town are very a popular adventure today; one can take a guided tour or set out on their own. Another well-known visitor was Amelia Earhart. Amelia was planning on building a cabin close to Meeteetse just before her most famous flight, in which she disappeared.

Meeteetse boasts two museums, the Charles J. Belden Museum of Western Photography and the First National Bank Museum. Both are filled with local history and will no doubt be worth multiple visits.











# ACREAGE

Rooted on The River Ranch consists of 952± deed acres, encompassing 1.6 miles of the Greybull River. Elevations range from 6,228 feet on the upper benches above the river to the north to 5,855 feet on the hay meadows along the River. Approximately 350± acres are under irrigation, with the potential of adding an additional 60± acres on the north side of the river. The river bottom habitat is a world all its own, a highway for bird life and animals big and small. Regardless of whether you're hunting or wildlife watching, you never know what you might see.





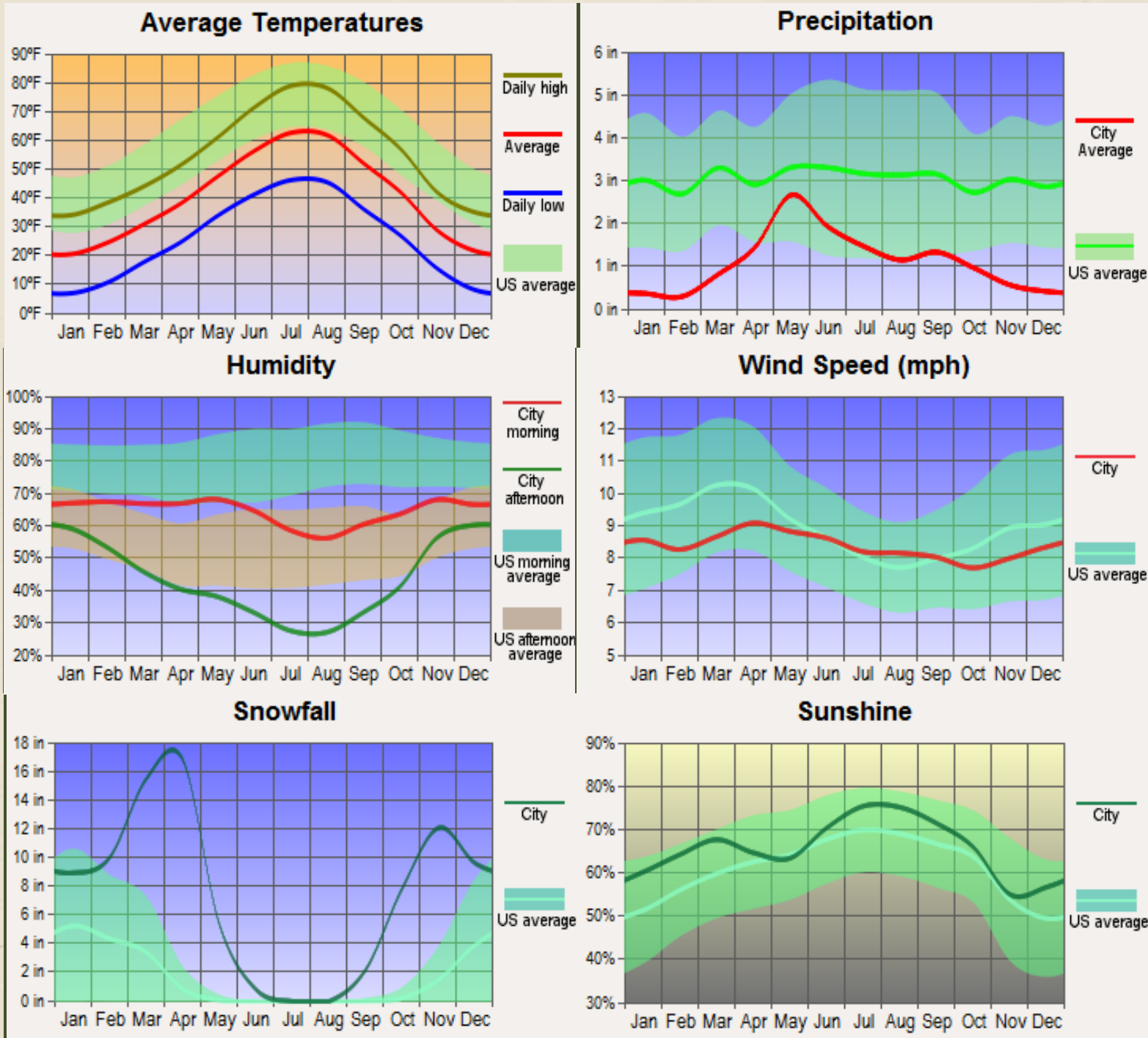


# SCENIC VISTAS



# CLIMATE

Climate data for Meeteetse, Wyoming courtesy of <http://www.city-data.com/city/Meeteetse-Wyoming.html>





# IMPROVEMENTS

Rooted on the River is well appointed when it comes to accommodations. All three homes have been refurbished within the last six years and all homes are serviced by city water.



## THE CHARTREUSE HOUSE

Remodeled in 2016, this 2 Bedroom, 2 Bath home is full of wonderful luxuries. The master bath has a beautiful Kohler soaking tub overlooking the Greybull River. The shower is oversized with beautiful tile, glass, stone floor and walls, and Modern plumbing fixtures with a Rain showerhead. Anthropologie Wall covering adds a nice touch with a hand-painted vessel sink mounted on an antique table. Fabrica carpet in bedrooms and interior door hardware is accented with Rocky Mountain Hardware. Chef's kitchen has French Door BlueStar Gas Oven, five-burner BlueStar Cooktop. Other additional items include a two-drawer under-counter fridge, a full-sized refrigerator/freezer, and a wine cooler. The leather bar top and crimson mosaic glass tile offer a touch of character. The wide, plank hardwood floors, tile gas, two-sided linear fireplace in the living room, and reading or art room add to the home. Full-size washer and dryer/laundry sink in guest bath with glass tile and stone shower. Marvin Windows throughout.

A basement has a cedar-lined walk-in closet and garage and a half for RTV with storage shelves and workbench. The deck runs the house's entire width with custom made railing overlooks the Greybull River and bench where wildlife views are abundant. A large room over the garage is currently used as a fully outfitted exercise room with a ½ bath with a separate entrance. Great views as you run/walk on the Precor Treadmill. Landscape, irrigation, and landscape lighting and fenced for dogs. Central Heat and Air.

# IMPROVEMENTS

## THE STONE HOUSE

The original early 1900's Homestead House was completely remodeled in 2015. 2 bedroom two bath home is stunning! Mixing old with new modern features, there are unique details at every corner. The kitchen has a granite sink, Thermador oven, and electric stovetop. Both Bathrooms are accented with pebble shower floors, ceramic and glass wall tiles. The master bath has a soaking tub and granite pedestal sink. Custom-built loungers are snuggly nooks where you can sip coffee and watch the elk graze in the pastures. This home comes with a full laundry room in the basement with a washtub sink. The wood-burning fireplace made of stones from the river bottom is a cozy addition for winter and an original part of this historic home. A 14-foot custom-made tipi is installed in the front of the house, fully furnished and great for young and old alike. The yard is beautifully landscaped with lighting and irrigation. Wonderful deck with custom made railing for basking in the sun. This would be a great main house or a special place for guests.









# IMPROVEMENTS

## THE LOG HOUSE

Remodeled in 2014, this 2 Bedroom 2 Bath single story ranch house is a delightful space with a full kitchen, gas range, double dish drawers, and large island, great for entertaining. The living room boasts beautiful picture windows overlooking the Absaroka Mountain Range and horse pastures. A warm wood stove is solely for the ambiance as the home has central heat and air with various special features. Hardwood floors, tile, and new carpeting also provide a warm to the home. Great Laundry room with lots of space. Extra-large 2 car garage with cabinets and workbench. A large covered porch is the favorite place to hang out, complete with a hot tub. There are landscape and irrigation, and it is fully fenced for dogs. Chicken coop house in the backyard is great for gathering your own eggs.









# IMPROVEMENTS

## THE HORSE BARN

A truly magnificent addition to the ranch. Eleven thousand square feet of pure equine luxury. The barn lacks nothing, concrete paver floors for sure footing, automatic water and feeders, radiant heat, breeding facilities, and a pharmacy area. The alleyway turns out into a large pasture of native grass' and well thought out medicinal plants, giving the horses the ability to supplement naturally. Metal paneled stalls line the alleyway with access to conveniently placed electrical outlets and water spickets. The barn was designed and built with the passion and knowledge that a true horse enthusiast can respect.









# RECREATION

Like many Wyoming ranches, the outdoor recreation opportunities are only limited to one's desires. With 1.6 miles of the Greybull River flowing through the ranch, fishing is easily at the top of the list. The Greybull River watershed is famed for supporting the best genetically pure populations left of Yellowstone Cutthroat Trout remaining in the west. The river adds to the recreational opportunities by creating a favored habitat for both mule deer and whitetail deer and attracting elk and moose, as well. The ranch has qualified for Landowner permits for elk, deer, and antelope in the past. Birdlife along the river bottom is also extensive, supporting turkey, waterfowl, and various raptors and songbirds.







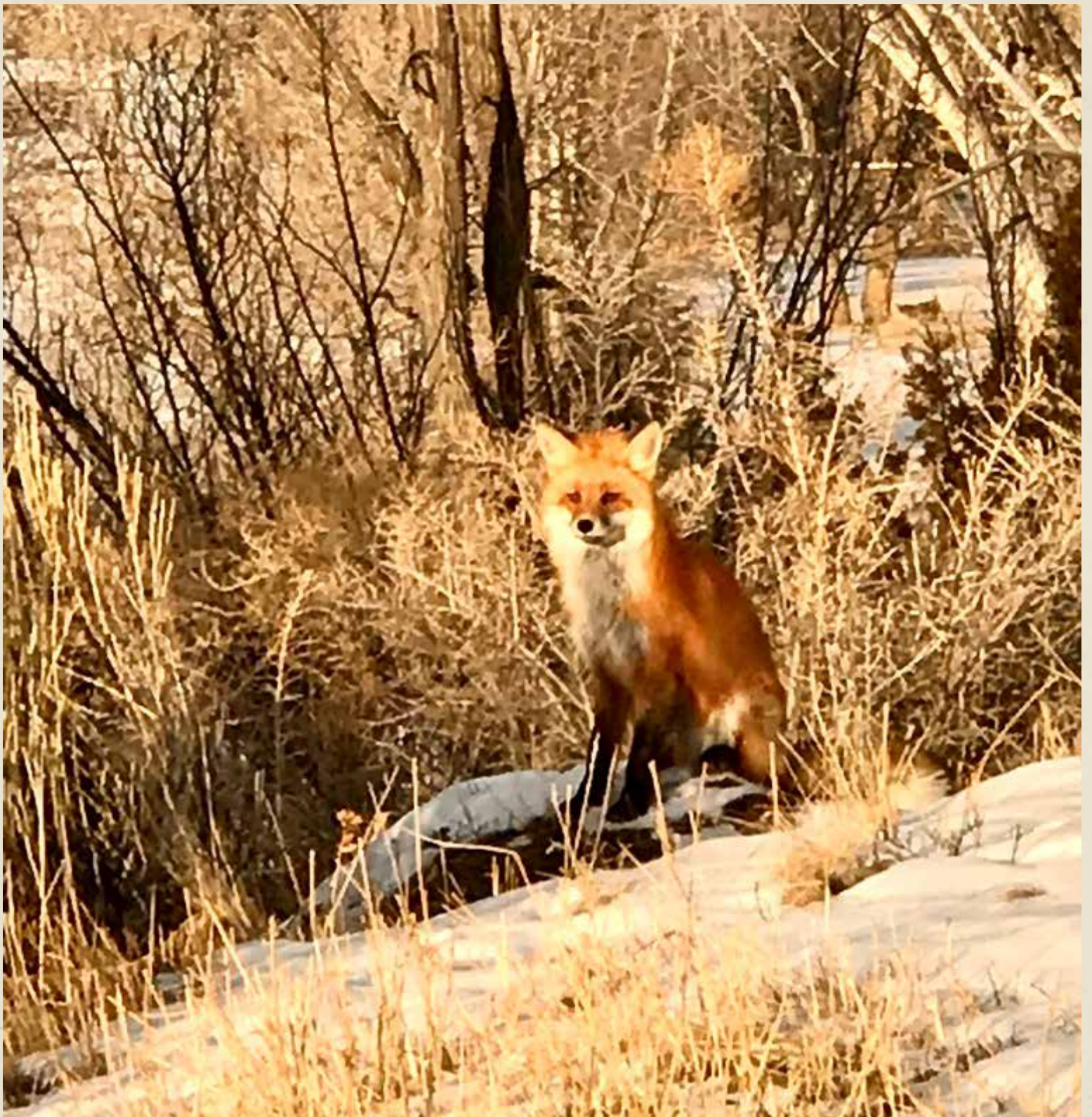




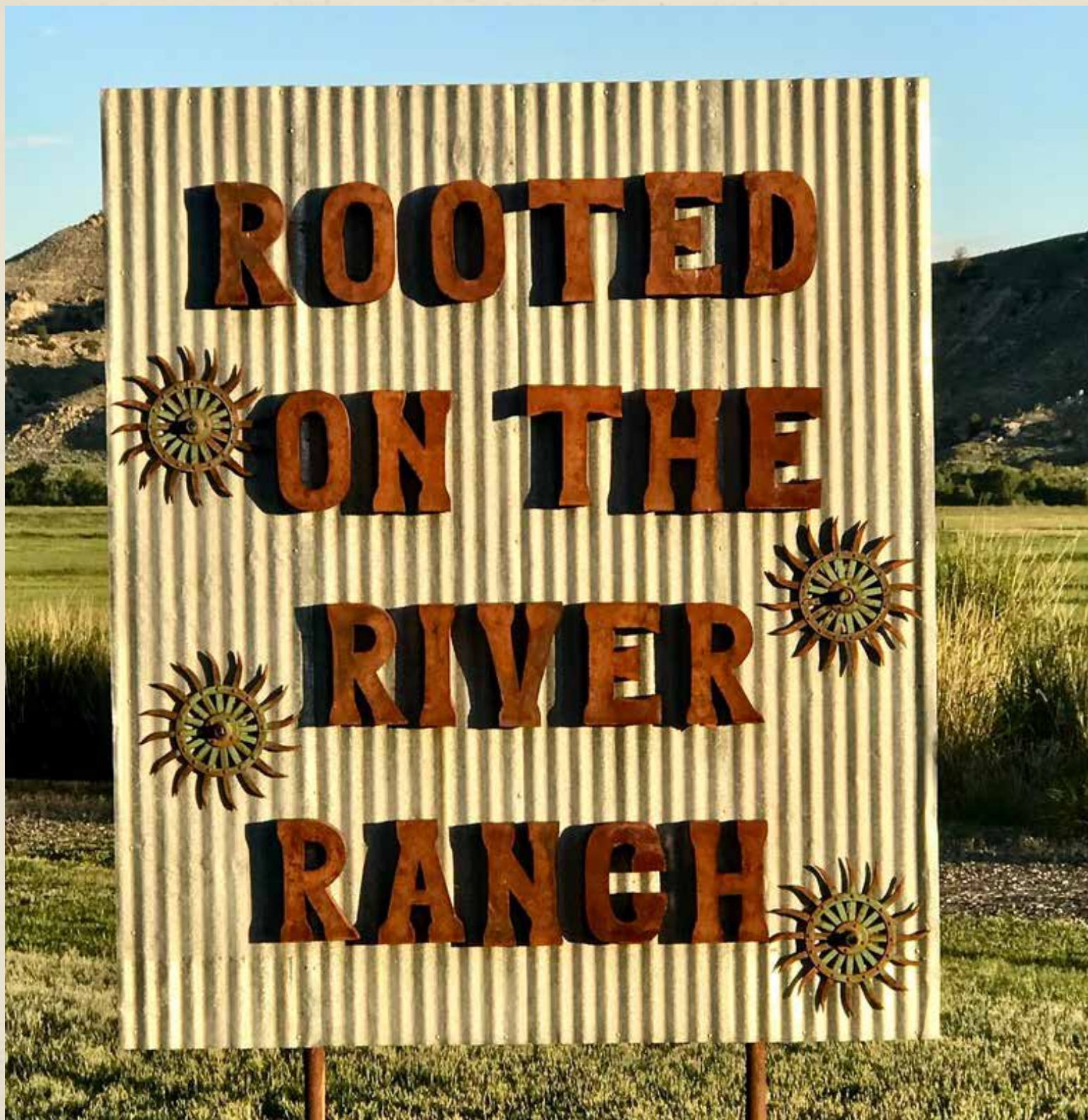














# RECREATION

If winter sports are what you are seeking, Sleeping Giant Ski Area is located 50 miles west of Cody. The Ski area offers Alpine skiing, Nordic skiing, and snowshoeing and recently added a zip line making it a great destination during the summer months. When conditions permit, there would be nothing stopping you from strapping on your cross-country skis or snowshoes and taking a trip around the ranch. One of the current owners' special activities is sleigh rides, as they raise and breed Gypsy Draft horses. A tour around the ranch, buried beneath thick blankets, can be a memorable experience.









# WATER SOURCES / WATER RIGHTS

The ranch has an abundance of water rights, benefitted by both senior and supplemental water rights that cover approximately 410± acres. Water is supplied by the Rocky Ditch and the McNalley Ditch. Supplemental water is stored in the Upper Sunshine Reservoir. In addition, the Embar Well #1, located on the property, can supply the 350± acres with irrigation water if ever needed.









# MINERAL & TIMBER RIGHTS

All mineral and timber rights appurtenant to the property and owned by the Seller will convey to the Buyer at closing. Mineral rights are not guaranteed. It is suggested that the Buyer conduct a mineral search with a title company.





# CONSERVATION / STEWARDSHIP

Each of us at Fay Ranches has a love of the land and a desire to see it remain as productive agricultural ground as well as quality fish and wildlife habitat. Through promoting the use of thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide open spaces, enhancing and creating fisheries and wildlife habitat and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, the landscape on which we work has been significantly enhanced by the conservation ethic and land use practices of our clients.





# QUICK FACTS

- 30 minutes from Cody, Wyoming
- 952.86± deeded acres
- 1.6 miles of Greybull River
- Extensive horse facilities
- Landowner hunting permits for elk, deer and antelope
- Three renovated homes
- 350± irrigated acres
- City water to improvements
- Complete cattle working facilities



## SUMMARY

Rooted on The River Ranch is more than just a ranch. Pride of ownership is visible at every turn. The ranch has been developed with family and guests in mind, a place where one can spend a more tranquil lifestyle. The love of horses is very evident, and the horses' care and well-being are at the forefront. With a mix of activities and endeavors, the ranch offers a broad spectrum of possibilities, allowing the new owner to explore a multitude of future adventures.



# PRICE

\$9,750,000

# TERMS

Cash, Conventional Financing, 1031 Tax Exchange

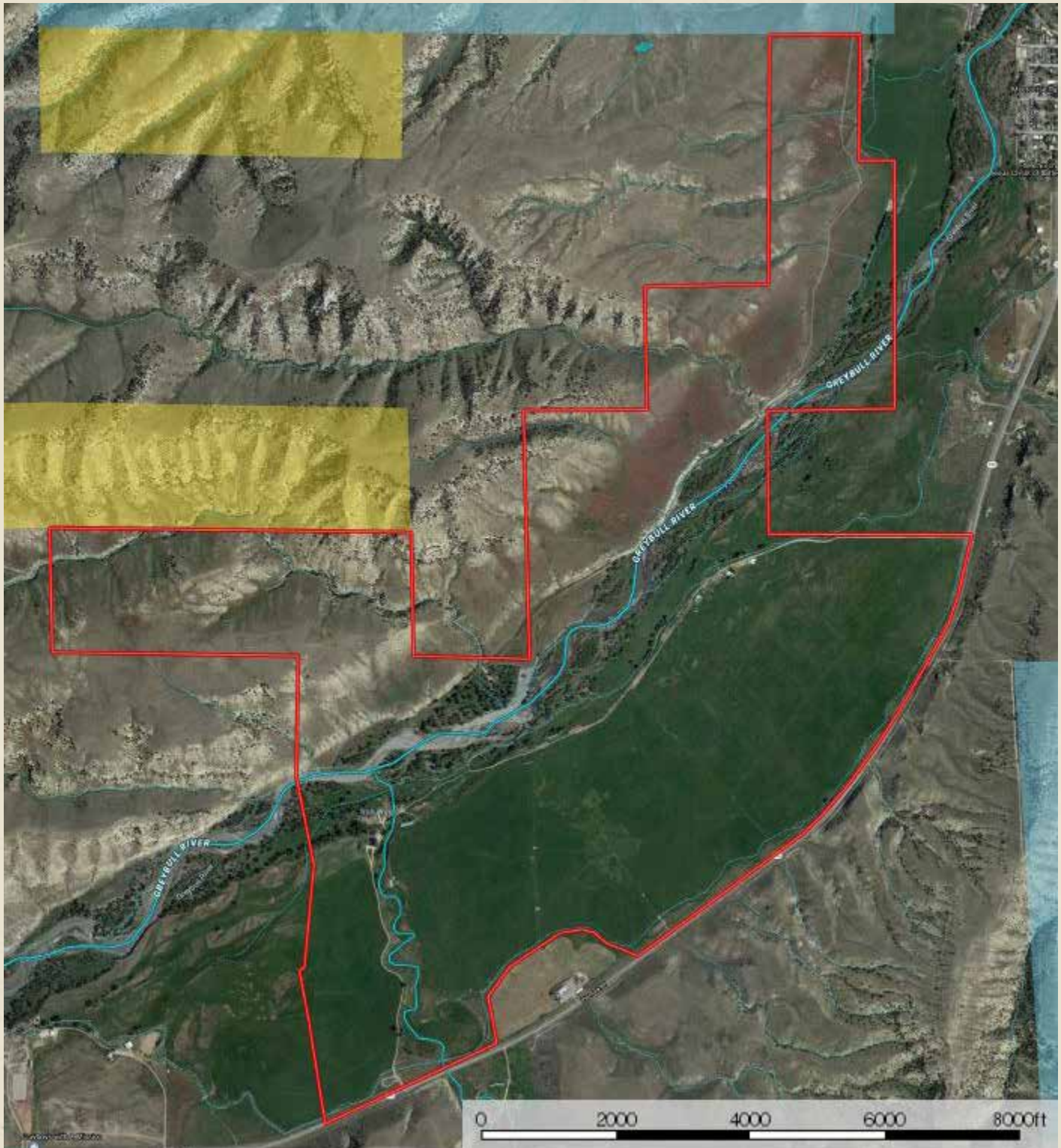
# CONTACT

Please contact **Neil Bangs** at **(307) 217-0327** | **nbangs@fayranches.com** or **Kebi Smith** at **(406) 671-2436** | **ksmith@fayranches.com** to schedule a showing. This is an exclusive listing. An agent from Fay Ranches must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at [www.fayranches.com](http://www.fayranches.com).

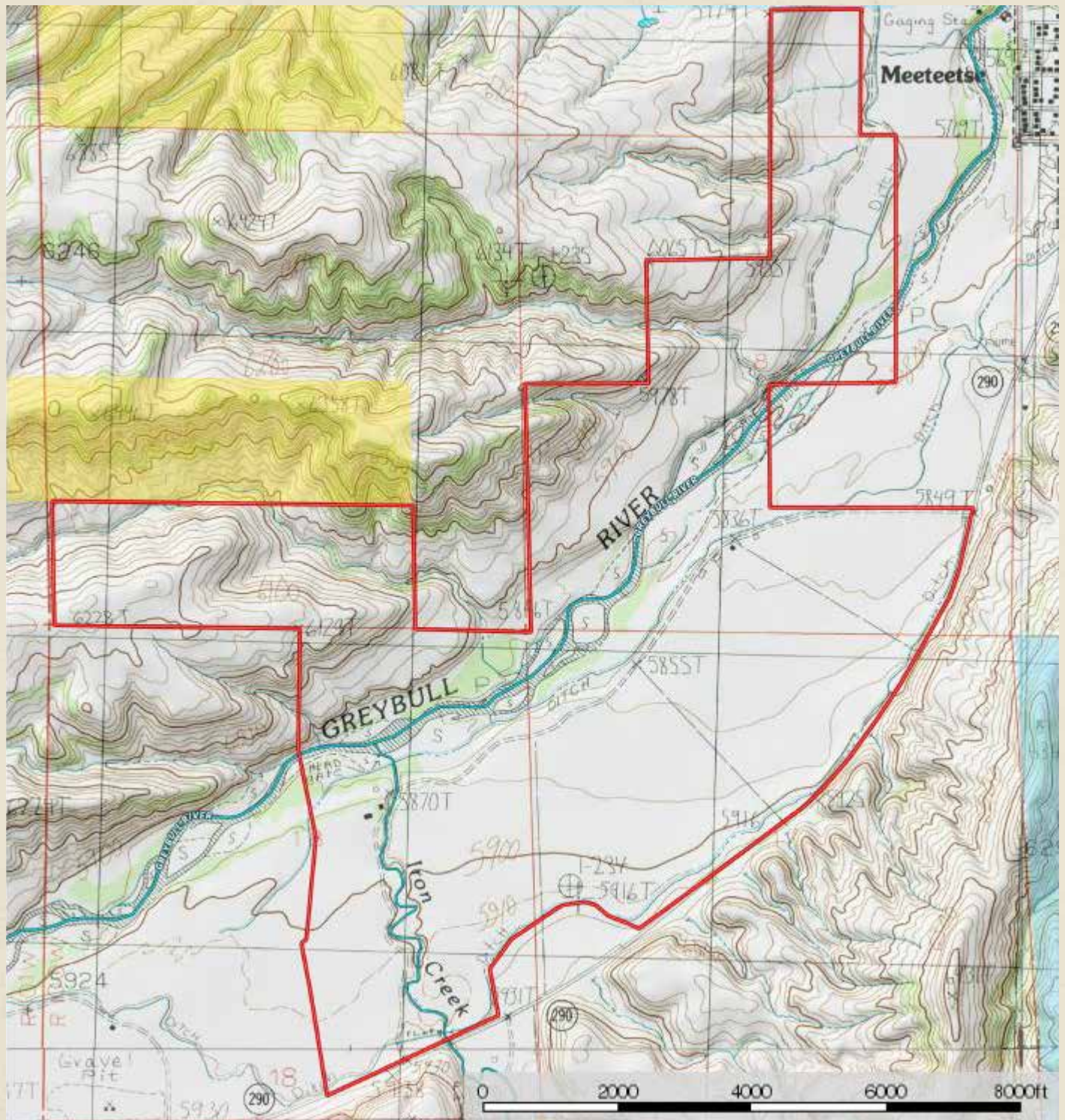
# NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.















## IMPORTANT NOTICE

(Name of Brokerage Company)  
**REAL ESTATE BROKERAGE DISCLOSURE**

When you select a Real Estate Brokerage Firm, 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.** (No written agreement with Buyer or Seller)

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 the Buyer as a customer or as an agent for the Buyer treating the Seller as a customer. Also 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 written agreement, 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 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 to the transaction. 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 asterisks. W.S. 33-28-310(a).

**Buyer's Agent.** (Requires written agreement with Buyer)

If a Buyer signs a written Buyer Agency 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 or 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 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 adverse 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. § 33-28-301 (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 that 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 FIDELITY 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 ACKNOWLEDGMENT, 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 ACKNOWLEDGMENT, 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.

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) ☐ (Buyer) with a copy of this Real Estate Brokerage Disclosure and have kept a copy for our records.



- disclose to the parties any interests the Intermediary may have which are adverse to the interest of either party;
- disclose to prospective Buyers, known adverse material facts about the property; \*
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FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS

# FAY RANCHES<sup>®</sup> *Inc.*

Invest & Enjoy

NEIL BANGS

ASSOCIATE BROKER

Licensed in: WY

c. 307-217-0327

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