

Rand Creek Ranch

CODY, WYOMING

LIVE WATER
P R O P E R T I E S



Hunting | Ranching | Fly Fishing | Conservation

Rand Creek Ranch

Cody, Wyoming

±33 Acres | Listing Price: \$3,950,000



Contact

Toby Griffith, Associate Broker

307.272.8629 | tgriffith@livewaterproperties.com

www.livewaterproperties.com



The historic Rand Creek Ranch lies nestled in the heart of the stunning North Fork of Shoshone Valley. This 33-acre property is conveniently located near Hwy 14, and it offers breathtaking views of the Shoshone National Forest. One can admire extended views of Jim Mountain to the north, Table Mountain to the south, and the fascinating steep topography for which this area is renowned.

Rand Creek Ranch is ideally situated for those traveling to and from Yellowstone National Park, which is 30-miles away. The ranch boasts multiple cabins, a historical lodge/residence, a bunkhouse, and a network of foot and horseback trails that lead into thousands of acres of public lands. Additionally, there is a private fish pond on the property.

The possibilities for Rand Creek Ranch are endless. It can cater to traveling guests, offering an ideal base for exploring Yellowstone. It can also serve as a private family retreat, a hunting and outfitting operation, or a personal residence with year-round rental opportunities.

Discover the unlimited opportunities that await at Rand Creek Ranch, an extraordinary gem in the North Fork of Shoshone River Valley.







Improvements

This 33-acre ranch in Wapiti Valley, Wyoming, was once a stagecoach stop and offers various uses such as a horse training facility, corporate or family retreat, or guest ranch. The 3,528 sqft home, built in 1912, has been updated while maintaining its historical charm and offers four bedrooms, three bathrooms, and modern amenities. The property includes eight rustic guest cabins, a 2,688 sqft two-story barn with a bunk house, two RV hookups, and other functional outbuildings. There are also separate corrals and fenced-in pastures. The ranch borders state land, providing access to a large area for recreation and hunting. Additionally, there is a fishing pond, an old icehouse converted into a “Man Cave,” and a shooting range on the property.



Ranch Operation

The current owners of Rand Creek Ranch operate it as a guest ranch that provides a wide range of outdoor recreational services. These services include a hunting and fishing outfitting business, horseback trail rides and pack trips in Yellowstone Park, on-site summer horseback rides, and horse boarding services for guests traveling through the area.

The current owners are licensed hunting/fishing outfitters and also hold a malt beverage license, retail food license, State of Wyoming and Federal land use permits for trail rides. Although these permits and their historical business records and financials are not available to review and are not included in the offering, the Special Use permit from Park County Planning and Zoning allowing the operation of a guest ranch will transfer with the purchase.



Location

The Rand Creek Ranch, a historical site, is conveniently situated 25 miles west of Cody, WY (Yellowstone Regional Airport) and 30 miles east of the East Entrance of Yellowstone Park. It is also approximately 125 miles from Billings, Montana, and Logan International Airport and 225 miles from Jackson Hole, WY. The property spans 33 acres and is adjacent to 438 acres of State of Wyoming lands, providing direct access to the vast 1.5 million-acre Shoshone National Forest.



Hunting & Wildlife

The North Fork of Shoshone River Valley is renowned as one of the most abundant wildlife areas in the Rocky Mountain region. During the fall season, large herds of migrating mule deer pass through the area, while scattered herds of elk can sometimes be found on or near Rand Creek. Moreover, one can observe magnificent creatures such as wandering grizzly bears, wolves, black bears, various small animals, and a diverse range of songbirds and waterfowl year-round along this spectacular corridor.



Water Rights

There are two ground wells on the property for domestic and stock use. In addition, a high flowing natural spring (Rand Creek Spring) is utilized with the use of a gravity flow underground pipeline to supplement one of the drilled wells and to feed the approximate .37 acre pond. No pump or cistern is needed for water circulation. The State of Wyoming has approved the use of the spring and wells. Additionally, there are a total of four septic systems on the property. In 2010, a new “high capacity” septic system was installed and approved by both the local county and the State DEQ. Water rights from Rand Creek and the North Fork Valley Ditch Company, both of which run through the property, offer stock water for the livestock and wildlife as well as irrigation for the roughly 23 acres of pasture.





Summary

Rarely does one come across a property that provides infinite opportunities for generating income. It is also ideally suited to transform into a corporate or family retreat, house a horse boarding or training center, or serve as a personal residence. Situated in one of the most appealing areas in the Rocky Mountain region, the historic 33-acre Rand Creek Ranch possesses numerous desirable features. These include direct access to restricted public lands, a private fishing pond, breathtaking mountain views from every angle, proximity to exceptional fishing and hunting spots, and a convenient location that encapsulates a rich history, bustling activity, modern amenities, and numerous recreational adventures.

Property Details

Cody, Wyoming | ±33Acres

Listing Price: \$3,950,000

IMPROVEMENTS

3,528 sqft home built in 1912 that has been fully updated while maintaining its historical charm

Eight rustic guest cabins

2,688 sqft two-story barn with a bunk house

Two RV hookups

Corrals and fenced-in pastures

Shooting range

ACREAGE

Located adjacent to State of Wyoming land leading into BLM and USFS lands providing access to a large area for recreation and hunting
Fishing pond

LOCATION

Conveniently situated 25 miles west of Cody, Wyoming and Yellowstone Regional Airport

30 miles east of the East Entrance of Yellowstone National Park

125 miles from Billings, Montana and Logan International Airport

225 miles from Jackson Hole, Wyoming

CONTACT

For more information please contact

Toby Griffith at 307.272.8629 or

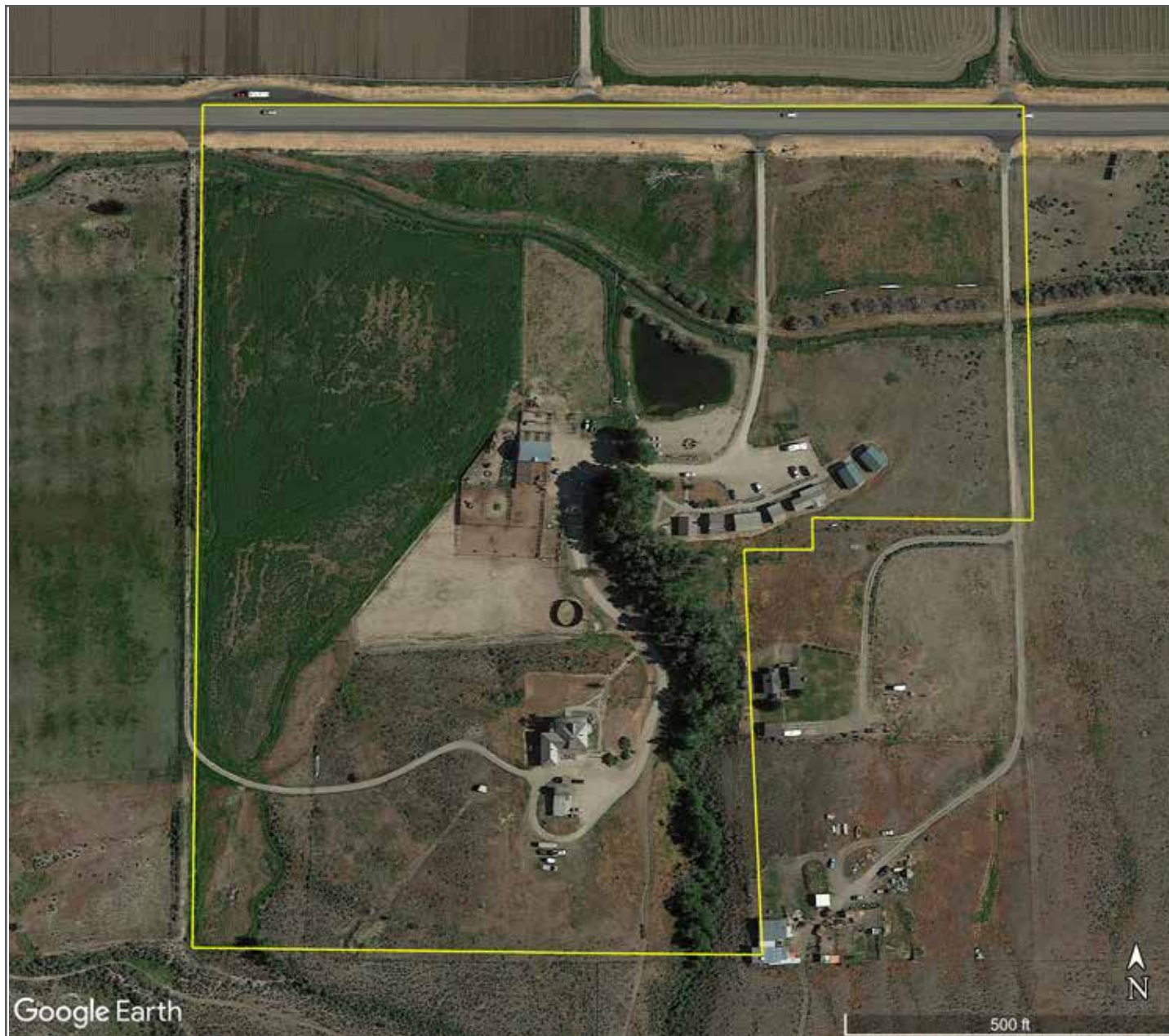
tgriffith@livewaterproperties.com

Brokers representing well-qualified prospective buyers are welcome to enquire and are cordially invited to contact Live Water Properties for information regarding cooperation policies.

Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.





Rand Creek Ranch - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.



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Rand Creek Ranch - Location Map

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