

22 Castle Rock

CODY, WYOMING

LIVE WATER
PROPERTIES



Hunting | Ranching | Fly Fishing | Conservation

22 Castle Rock

Cody, Wyoming

±42.18 Acres | Listing Price: \$3,395,000



Contact

Matt MacMillan, Associate Broker
307.413.3582 | matt@livewaterproperties.com
www.livewaterproperties.com



On the banks of the South Fork of the Shoshone River, secluded on ±42.18 acres of fertile land and bathed with breathtaking views in every direction, 22 Castle Rock is an estate that deserves attention. Manicured lawns and mature garden beds surround the 3,781 sqft home, built in 2002, using large Canadian logs, with picture windows, custom Carlisle birchwood floors, and the attention to detail of a true craftsman.





Acreage

The 22 Castle Rock sits on ± 42.18 nutrient-rich acres, divided into two fenced pastures, with ± 950 feet of river frontage and spectacular views in every direction. With ± 33.6 acres of water rights currently distributed by two-wheel lines and pulled from a well-maintained pump housed at the river's edge, the ranch can produce approximately 30 tons of hay. Manicured lawns and gardens surrounding the home are separated from the pastures by post and rail and buck-n-rail fencing down to the river's edge. Gracing the riverbanks and enjoying the comfortable shade of cottonwood trees, a picnic table and firepit await the laughter of family and friends.







Improvements - *Main Home*

Built in 2002, of custom Canadian logs, the 3,781 sqft home features large picture windows throughout its thoughtful design to capture the picturesque and serene setting. From the living room with its high vaulted ceilings and flagstone fireplace, the den/library with custom cabinets, bookshelves, and wet bar, to the dining room with French doors leading to the outdoor patio, the thoughtfulness that went into building this home is aligned with a desire to appreciate and honor the grand scapes that make up the valley.

Upon entry and throughout the living room, dining room, and master hall, immediate attention is drawn to the custom birch wood flooring by Carlisle floors. The kitchen features Viking and Kitchen Aid appliances, granite worktops, and a slate fireplace and floors. Birchwood accents on the kitchen cabinets tie it all together.

A wonderful first-floor primary bedroom with walk-in closets, an entertainment center, beautiful views, and French doors leading to the outdoor deck, accompanied by a large bathroom with marble countertops, a whirlpool tub, and a granite shower, creates a beautiful atmosphere for relaxation.

The second-floor bedrooms feature beautiful views, and a lovely deck overlooks the river in the southernmost room.







Improvements - *Guest Cabins*

Two charming and bright guest cabins completed in 2024, grace the southeast portion of the property overlooking the river. Mirroring each other in design, each is a single bedroom with a loft, bathroom, living room, and kitchen. Lovely in design and functionality, they are an excellent addition to the property as charming rentals, studios, on-site home offices, manager/caretaker homes, or overflow quarters for guests.





Improvements - Outbuildings

Pumphouse: The pumps, located on the banks of the river, that provide irrigation water to the property, are protected here.

Barn/shop: To the west of the home, a large structure with a separately accessed driveway provides superb storage for equipment, machines, feed, recreational toys, and/or horse corrals with shelter.

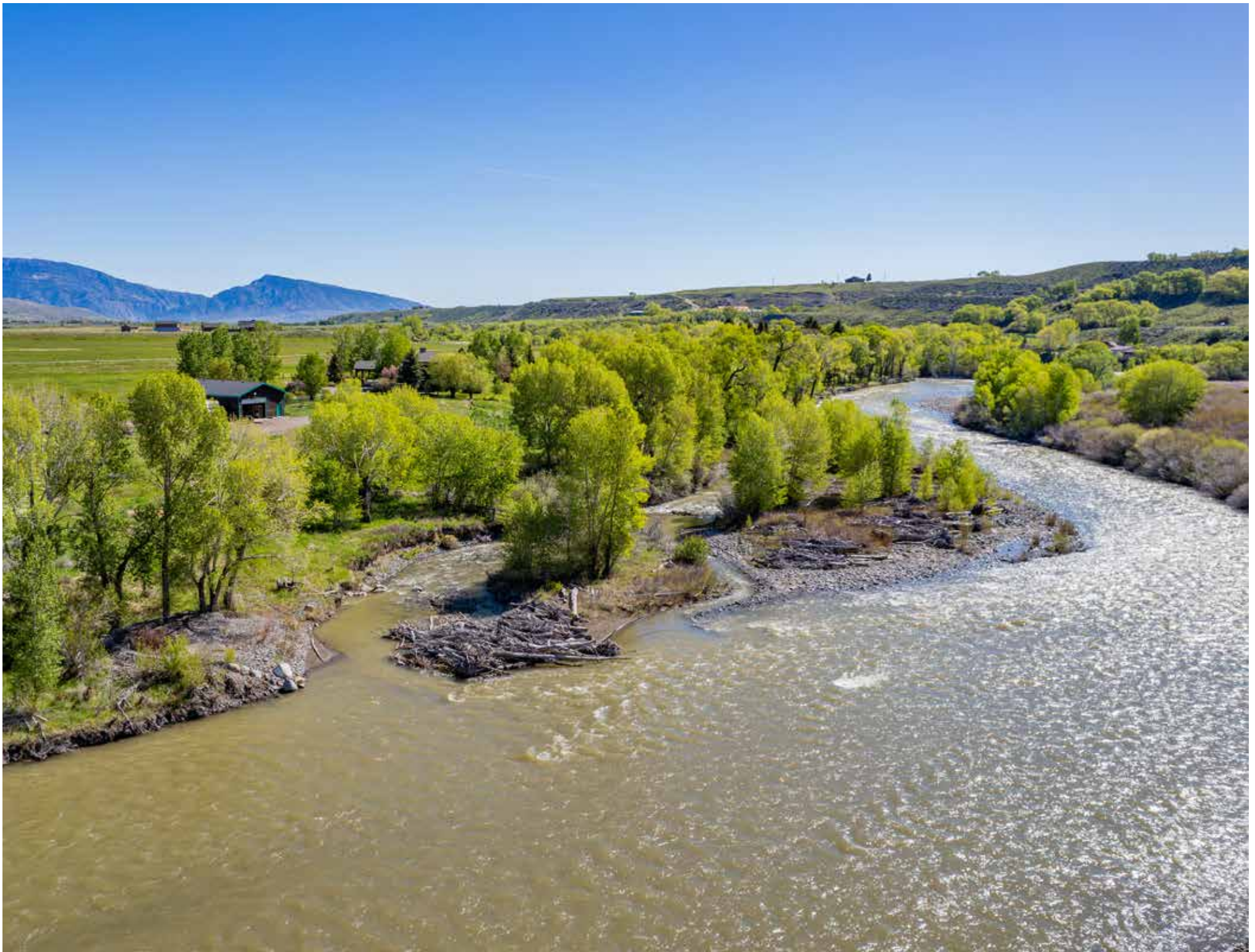
Playhouse: Gracing the lush lawn is the loveliest of homes that joyfilled children will be eager to call their own.





Live Water

The South Fork of the Shoshone River is coveted water for fly fishing. Winding almost exclusively through the National Forest and private land, there are only a few public access areas along the banks of the river. The 22 Castle Rock boasts over 950 feet of frontage on the South Fork, with the added benefit of a charming and private island created by a small braided channel running through the property. Those who covet their privacy and those who love to fly fish will genuinely appreciate knowing the only people you might see on the banks of the river nearby would be your neighbors. Cutthroat and rainbow trout are plentiful in these waters, with larger browns making their way into the upper sections of the river to spawn in the fall. Listen to them sipping dry flies, and throw out your line. There will be no competition, and no one will beat you to your favorite spot.





Nearby Live Water

The North Fork, the South Fork, and the Lower Shoshone River combined offer some of the best fishing in the Yellowstone region. While the South Fork is primarily private until you reach the rugged forest boundary approximately 30 miles west of Cody, the North Fork has many access points as it flows through wilderness and forest from Yellowstone's boundary into the Buffalo Bill Reservoir in Cody. It is considered one of the "top 10 freestone rivers in the Rockies" and is home to several species, including the Yellowstone cutthroat, rainbow, brown, and hybrids. The lower Shoshone River is an excellent and frequently overlooked tailwater fishery that runs out of the Buffalo Bill Reservoir, through Cody, and east to the Big Horn Reservoir.

The slower-moving water comprising most of the Clark's Fork of the Yellowstone River is excellent for wading. From the upper section with narrower, faster water, the middle section with more expansive banks, long runs, and pocket water, to the canyon area where few anglers travel, and the fish are not picky, the Clark's Fork holds spectacular fishing opportunities along its banks.

The Big Horn River is a beautiful tailwater fishery known for its prolific insect hatches and clear water. A tributary of the Yellowstone, rainbow and brown trout are the primary species, although anglers can also find goldeneye and northern pike.



Location

USA Today ranked Cody as “The Best Small Town in the West” in 2023. Cody makes history come alive and travel quickly. Yellowstone Regional Airport offers commercial flights year-round on United Airlines. Those flying privately will enjoy Choice Aviation, a full-service FBO located conveniently at the Yellowstone Regional Airport.



Local and Nearby Attractions

Cody, founded by the legendary Buffalo Bill Cody and rich in Western development history, retains much of its Wild West charm. The Buffalo Bill Center of the West is affiliated with the Smithsonian and is home to five museums, each representing different aspects of Western history.

Yellowstone National Park lies just west of Cody. President Theodore Roosevelt called the drive from Cody to Yellowstone the “50 most beautiful miles in America.”

On the way to Yellowstone, Old Trail Town is an outdoor museum that exhibits a rare collection of historic buildings, furnishings, and artifacts from remote locations in Wyoming and Montana. Visit cabins used by Butch Cassidy and the Sundance Kid, as well as the saloon that was a regular watering hole for Cassidy’s “Hole in the Wall Gang.”



Summary

With its ±42.18 acres on the coveted banks of the South Fork of the Shoshone River and abundant water rights, 22 Castle Rock is a property that is increasingly hard to find. Its proximity to the historic town of Cody, Wyoming, provides modern amenities while simultaneously coveting the feeling of serenity and excitement the Wild West encompasses. Adventure into the wilderness, explore the National Park, immerse yourself in history, cast a line in surrounding rivers, streams, and lakes, or enjoy a rodeo with family and friends. Return to the privacy and solitude of 22 Castle Rock, where you can witness your version of wilderness, create lasting memories with family, fish the private water right outside your door, saddle up your favorite horse, and work your fertile soil to produce a lush crop of hay. Tomorrow's history is today; add to it from home at 22 Castle Rock.

Property Details

Cody, Wyoming | ±42.18 Acres

Listing Price: \$3,395,000

Taxes in 2023: \$10,606.78

IMPROVEMENTS:

±3,781 sqft custom Canadian log build home

Two guest cabins

Pumphouse

Barn/shop for storage

ACREAGE:

±950 ft of river frontage on the South Fork of the Shoshone River

±33.6 acres of water rights distributed by two-wheel lines and pulled from a pumphouse

The ranch can produce approximately 30 tons of hay

LOCATION:

Located in Cody, Wyoming

Yellowstone Regional Airport offers commercial flights year-round

Choice Aviation is a private airstrip with a full-service FBO conveniently at Yellowstone Regional Airport

CONTACT

For more information please contact

Matt MacMillan at 307.413.3582 or

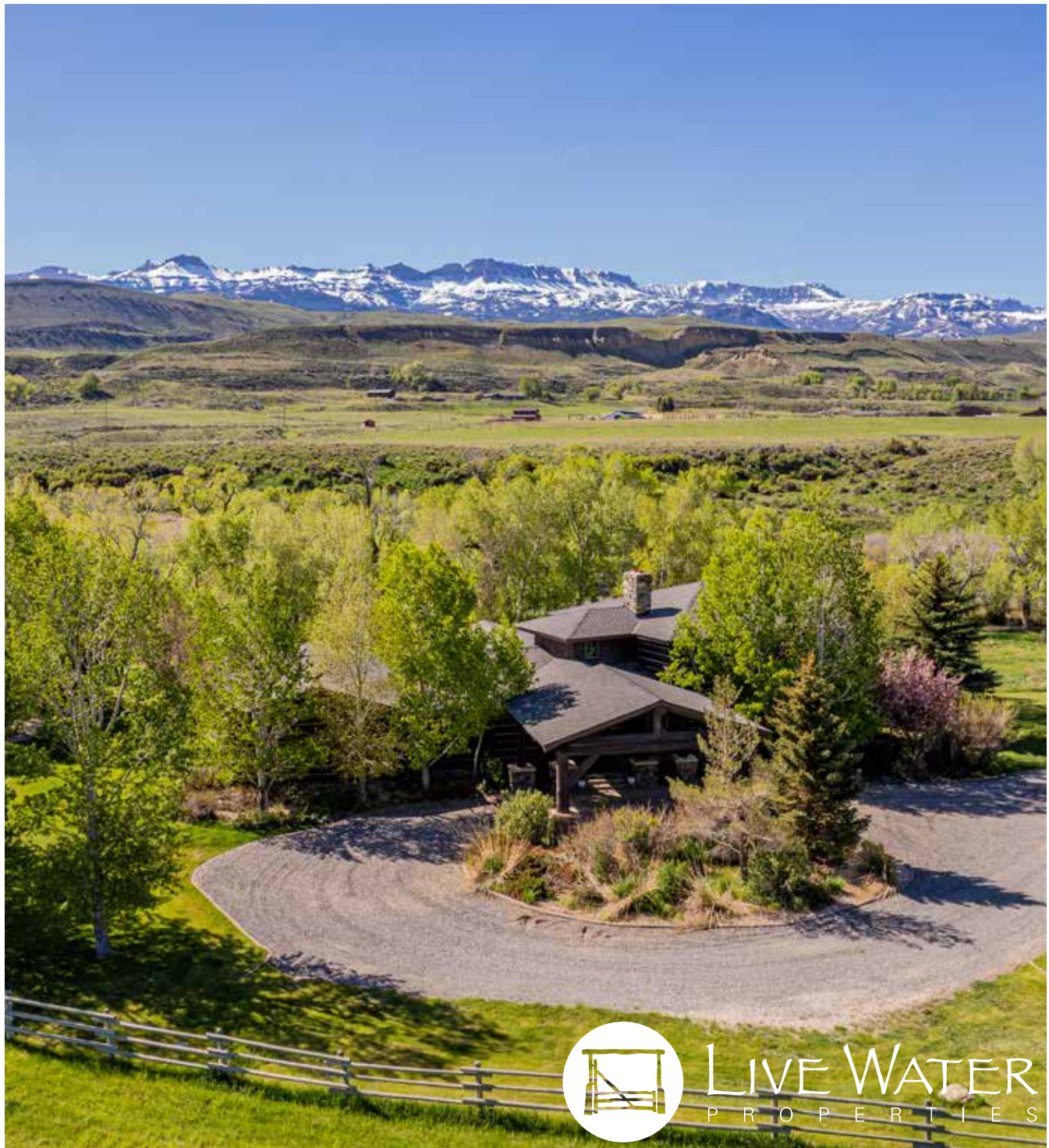
matt@livewaterproperties.com

Co-listed with *Rev Rev Real Estate*

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.

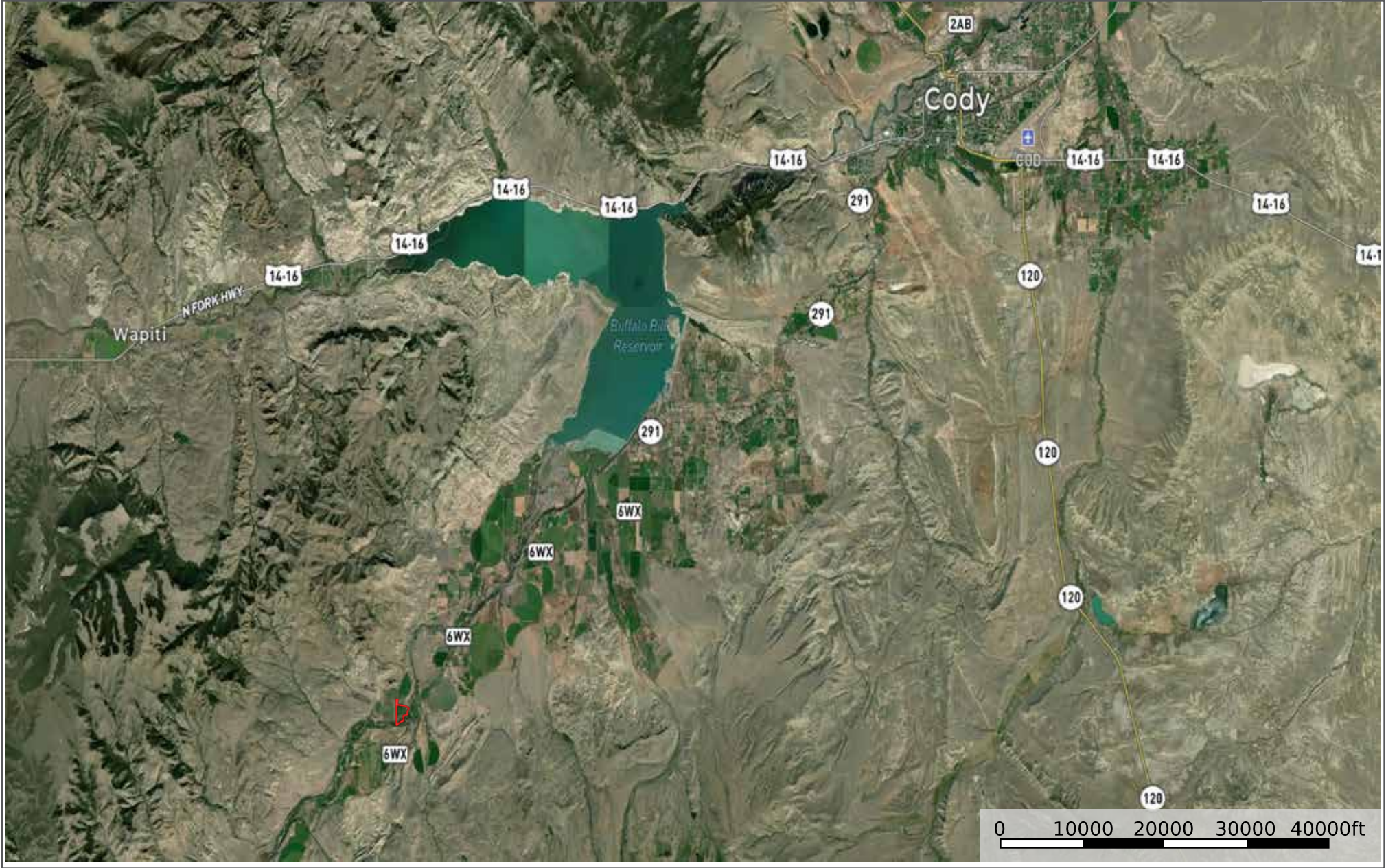


LIVE WATER
PROPERTIES



22 Castle Rock - Aerial Map

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



22 Castle Rock - Location Map

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