

SALE

CLARKS FORK CANYON RANCH

Cody, WY 82435



SALE PRICE \$1,300,000

WY License #RE-16424



CLICK TO VIEW VIDEO

George Warner, CCIM
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OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	160 Acres
Price / Acre:	\$8,125
Property Type	Land

PROPERTY OVERVIEW

Discover the ultimate in private and rustic Western living on this rare 160-acre ranch property, located just west of Clark, WY. This property boasts stunning, unparalleled views of the Clarks Fork River and surrounding mountains, making it a true masterpiece of natural beauty. With deeded land and approximately 430 acre BLM grazing lease acres that border the National Forest, the possibilities are endless for hunting, rural-residence, or simply relishing in the great outdoors. And with a water bottling facility that produced the award-winning American Summits water, you'll have a valuable asset right at your fingertips.

With the Clarks Fork River just steps away, you'll have endless opportunities to explore the natural beauty of the surrounding wilderness. From hiking and horseback riding to fishing and hunting, this is the ultimate playground for outdoor enthusiasts. Experience the thrill of Western living in style on this breathtaking ranch property.

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PROPERTY HISTORY

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Overview

+/- 160 acres of deeded land at the mouth of the Clarks Fork Canyon. The Lake Creek BLM allotment gives owners approximately +/- 430 additional acres connecting this property to the Shoshone National Forest. This property also offers commercial investors an opportunity to own the Gold Medal Award Winning source plant for American Summits Water.

A note from Philip ~ “10,000 feet up in the Beartooth Mountains of Wyoming, the water is untouched and we want to keep it that way. It is never subjected to purifying chemicals, ozone, reverse osmosis, or distillation. Instead, it is naturally filtered through layers of ancient rock and bottled at the source in our state of the art facility by using methods that do not alter the water.”

History

Prior to Wyoming becoming a territory in 1868, the principal area of Wyoming, including the area later to become Park County, was comprised of Laramie County and the Dakota Territory. During Wyoming’s territorial days, Park County was briefly Carter County which was later changed to Sweetwater County. In 1884, Park County was governed under Fremont County until 1896 when it became a part of Big Horn County. It was during this period in 1890 that Wyoming became a state. Park County was established in 1909 but was not organized until 1911. Construction on the Park County Courthouse began in 1911 and was completed in 1912. An addition was completed in 1983 and the original courthouse was restored in 1985.

Park County encompasses 3,349,120 acres of land, the majority of which is held under state or federal control, with only 23% privately owned. Most of the Shoshone National Forest, the first national forest, and a portion of Yellowstone National Park, the first national park, fall within Park County boundaries. Park County is located in the northwestern section of the State of Wyoming. It is the fifth largest county in area: ninety-two miles across its western boundary, sixty-nine miles across its northern boundary and it contains 5,233 square miles. It has the ninth largest population in the state. Three rivers flow through Park County: the Greybull and Shoshone Rivers which are tributaries to the Big Horn River, and the Clark’s Fork River which flows into the Yellowstone River.



- **Property Improvements and Access**
- Main building is the Water bottling facility
- 1,672 sq. ft apartment attached to the manufacturing facility needs remodeled, but has good bones
- Low maintenance property with functional improvements to headquarter operations for either commercial, ranching or hunting use.
- Multiple springs and ample water for stock or domestic use
- Access: Canyon Rd. The ranch is accessed from Canyon Rd., recently renamed 635 Rd. 8VC off of the Belfry HWY (WY 120). This paved access county road is met by a stretch of graveled road leading to the facilities on the hill. Cody is approximately 30 miles to the south and provides direct access to connect you to the rest of the state.
- Directions: Take HWY 120 north out of Cody, WY heading approximately 29 miles to the north. Turn left

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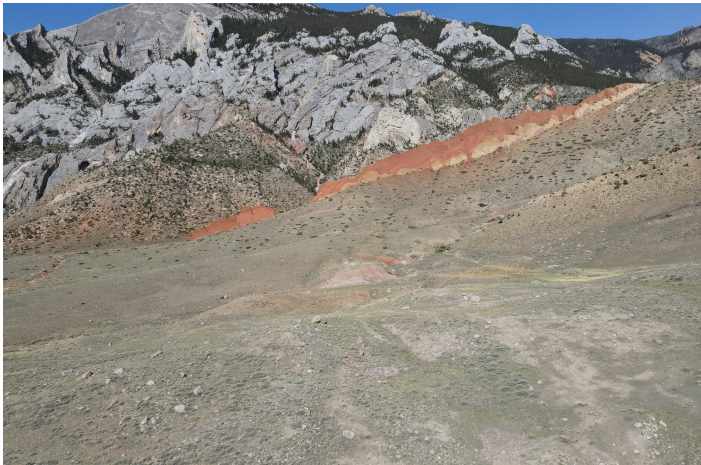
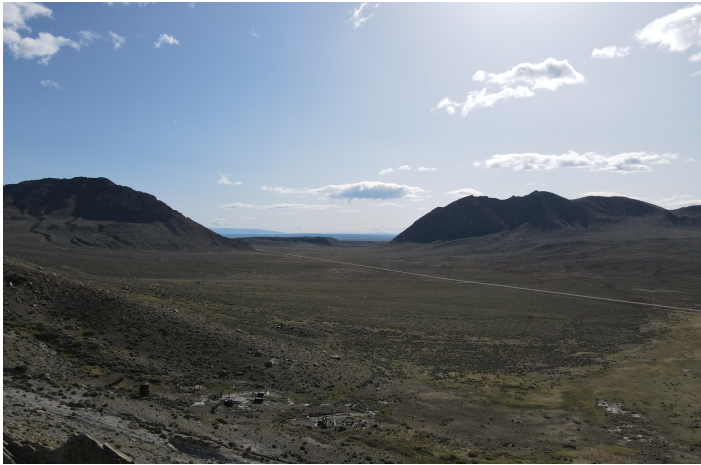


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DETAILS

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PROPERTY HIGHLIGHTS

- Ask for details and list of FF&E related to the water bottling facility
- 1,800 ft Masonry Storage Warehouse built in 2009
- Small metal shed housing 7,000 gal storage tank
- 1,672 sq ft attached Residential living area
- +/- 160 deeded acres
- Views: Beartooth Mountain Range, Clarks Fork of the Yellowstone River
- 10 minutes west of Clark, WY
- 40 minutes N of Yellowstone Regional Airport in Cody, WY
- Tons of passing wildlife including Mule Deer, Antelope, Big Horn Sheep and more
- Taxes: \$3,528.53
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RECREATION

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Hunting

Huntable species in Wyoming include black bears, mule deer, white-tailed deer, pronghorn antelope, elk, Shiras moose, mountain goats, mountain lions, bighorn sheep, turkeys, wolves, and bison. There is also excellent hunting for upland birds and waterfowl in most of the state. Wyoming's wildlife and hunting are well managed, with excellent trophies of nearly every big-game species being taken in the state every year.

The ranch offers the potential for passing game and birds along the river, and the additional available acreage could provide great opportunities at deer and antelope. However, the real hunting opportunity afforded by this property lies in the proximity to the +/- 2.4 million acres of Shoshone National Forest out the back door, adjacent to the property. Just minutes from the trailhead situated at the mouth of the Clarks Fork Canyon, this property could headquarter an outfitter, or be improved into a corporate retreat overlooking the Clarks Fork.

Fishing

From cold water to warm water, big prairie rivers to high mountain lakes and fly-fishing to trolling, Wyoming offers angling opportunities for all to enjoy. Whether you're seeking solitude, fish for the supper table or the trophy of a lifetime, you can find it here.

Outdoor

Skiing, snowboarding, snowmobiling are all less than an hour away. The resorts of Jackson Hole, Grand Targhee Red Lodge, Bridger Bowl, and Big Sky are home to some of the best winter sports destinations Wyoming and Montana has to offer.

Conservation

The ranch does not have a conservation easement in place. Options abound for prospective owners to mold this property into one that meets their goals.



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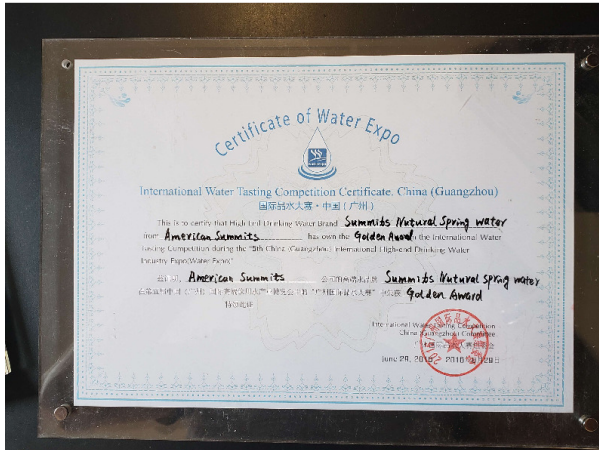
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OPERATION AND FACILITIES



GENERAL OPERATIONS

Whether hunting is the primary motivation or launching a ranching/farming operation or exploring exciting new business ventures, the potential for this property is vast. Take advantage of this rare opportunity to own a piece of Western paradise and create your own vision for this remarkable property.

Leases

BUREAU OF LAND MANAGEMENT: Lake Creek Allotment
STATE OF MONTANA: None

Disclaimer: All water rights and mineral rights owned by the Seller will convey to the Buyer at closing and all required filings with the State Engineers Office (SEO) will transfer the current water rights as they exist – with no warranty of future viability. Water rights in the State of Wyoming are subject to re-adjudication and may be determined by the court to be modified in validity, amount, priority, date, and place of use. Any mineral rights owned by the Seller for the subject property intended to transfer with sale.



Water Facility

P&Ls/pro forma: Inflation has since modified these numbers, but not the actual % line items. The EBITDA would still be over 20%. With sourcing the glass from Europe, substantial savings could additionally be made.

Organic: this is spring water, which by definition is organic. The difference between is that we don't use reverse osmosis like 99% of the other brands. RO transforms the nature of the content.

Vegan: this is pure water, with no additives, flavors, etc.



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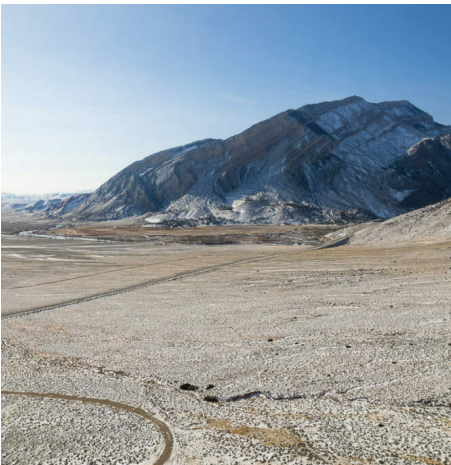
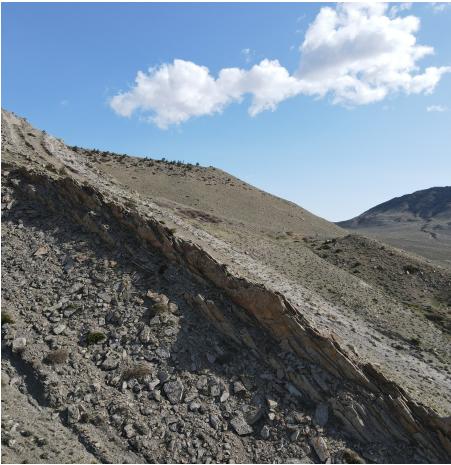


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PHOTOS

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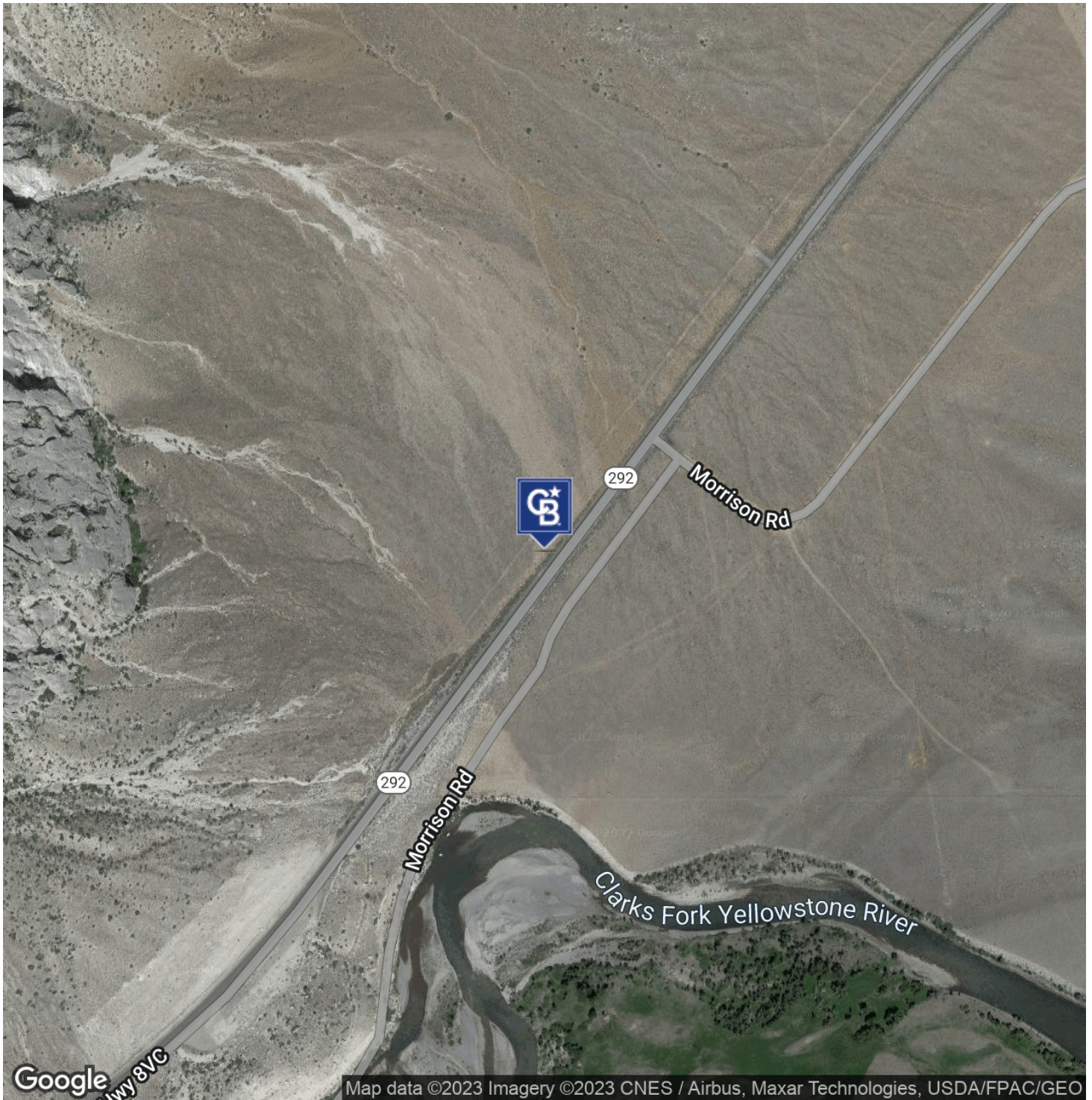


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MAP

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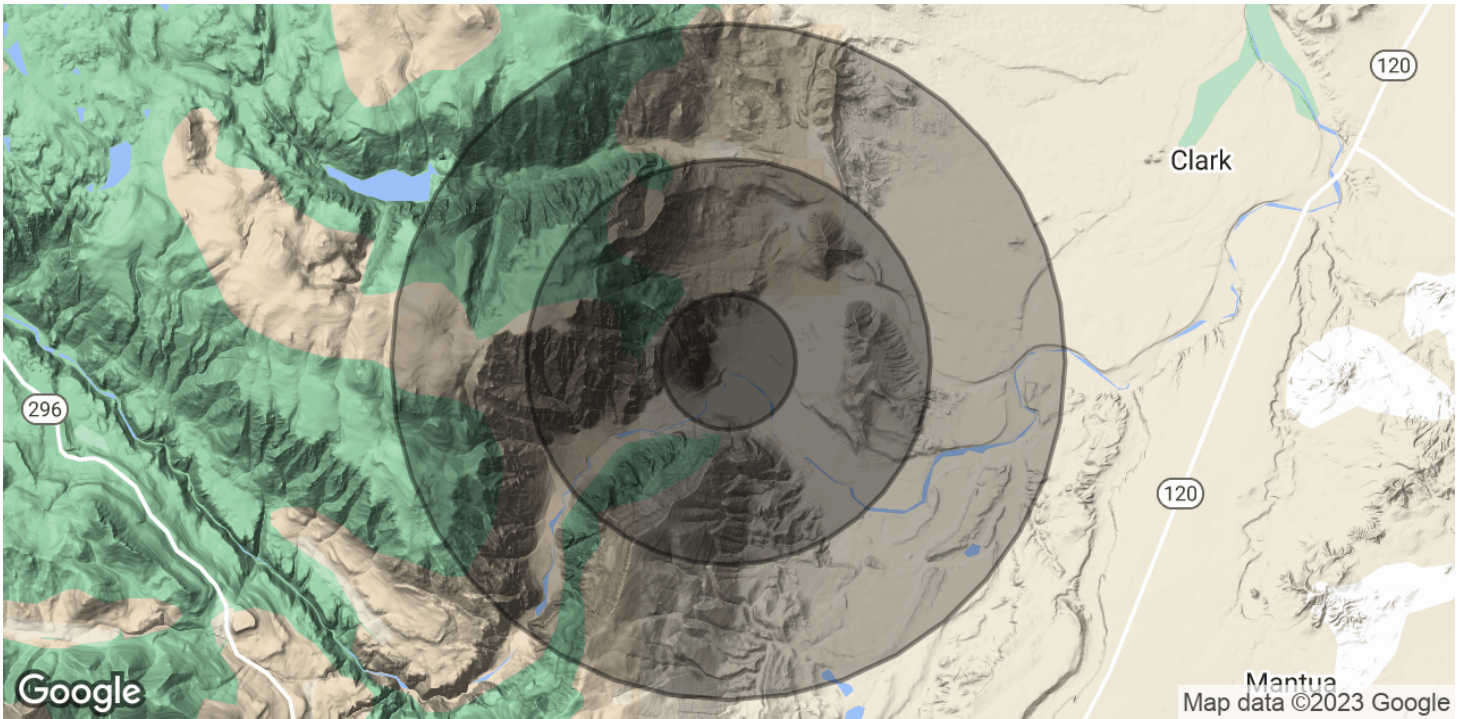
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,202	9,757	11,249
Average Age	46.8	43	44
Average Age (Male)	47	43.6	44.5
Average Age (Female)	46	42.6	43.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,854	4,793	5,527
# of Persons per HH	1.7	2	2
Average HH Income	\$51,993	\$69,923	\$71,709
Average House Value	\$227,595	\$258,167	\$269,809

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

George Warmer is the Managing Broker of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a CCIM Designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

EDUCATION

In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

MEMBERSHIPS

In addition to handling his own commercial property listings portfolio and maintaining a large client base, George is actively involved in several trade, civic, and community organizations.

Board Member: Big Sky Economic Development Association

Board Member: City of Billings Board of Adjustments

Member: CCIM

Member: Billings Downtown Rotary

RECENT TRANSACTIONS

- Sale: Site for 150,000 SF RVU Medical School Campus
- Sale: 52,000 SF Fed Ex Facility
- Sale: 108 Acre Montana Sapphire Mix Use Development Sale: Land For Camping World
- Sale: Land For Bretz RV
- Lease: 10,000 SF Pizza Ranch Lease
- Lease: 17,000 SF Shamrock Foods
- Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

CBS

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