



RIVERBEND RETREAT
POWELL, WYOMING





RIVERBEND RETREAT
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\$2,900,000 | 181± ACRES



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TRUSTED *by* **GENERATIONS,**

for **GENERATIONS**

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

WITH OFFICES IN:

DENVER, COLORADO	BOZEMAN, MONTANA
EATON, COLORADO	MISSOULA, MONTANA
STEAMBOAT SPRINGS, COLORADO	VALENTINE, NEBRASKA
SUN VALLEY, IDAHO	COLLEGE STATION, TEXAS
TETON VALLEY, IDAHO	LAREDO, TEXAS
HUTCHINSON, KANSAS	LUBBOCK, TEXAS
SHERIDAN, WYOMING	WEATHERFORD, TEXAS
BILLINGS, MONTANA	CHARLOTTESVILLE, VIRGINIA

SALES | AUCTIONS | FINANCE | MANAGEMENT



EXECUTIVE SUMMARY

The Riverbend Retreat is located on the Shoshone River just minutes from Powell, Wyoming. The property consists of a 3,043± square foot house nestled on a vast 181± acre tract with nearly three miles of Shoshone River frontage. The three-bedroom, two-bath home is designed to provide comfort, style, and ample space for various uses, making it an ideal retreat or a permanent residence for those seeking a peaceful and nature-filled lifestyle. The grounds are entirely fenced and attractively landscaped. In addition, there is a 40' X 60' square foot insulated shop for a workplace or storage. The property's setting amidst the natural beauty of Wyoming's landscape ensures both privacy and picturesque views of the river and distant mountains.



LOCATION

The Riverbend Retreat residence and grounds are situated less than five minutes from Powell, Wyoming, on the banks of the Shoshone River. The property is accessed off North Del Rio Road directly south of Powell. This County Road is all paved, other than the last 800 yards accessing the property. Riverbend Retreat is only 24 miles from Cody, Wyoming, a gateway town to Yellowstone National Park's East Entrance.



LOCALE

Powell, Wyoming, is a small city just minutes from the property. Its history dates back to the late 19th century when it was founded as a settlement in the Big Horn Basin. Here's an overview of the history of Powell, Wyoming:

Early Inhabitants: The area around Powell has a long history of Native American presence, with tribes such as the Shoshone, Crow, and Arapaho inhabiting the region. These tribes relied on the rich resources of the Big Horn Basin for hunting and gathering.

Settlement and Founding: The town of Powell was established in 1909 as a planned community. It was named after John Wesley Powell, a renowned explorer of the American West and the first director of the United States Geological Survey. The settlement was designed as an agricultural community and was strategically located near the Shoshone River.

Irrigation and Agriculture: One of the main reasons for Powell's founding was the development of irrigation systems to support agriculture in the arid region. The Shoshone River was dammed, creating the Buffalo Bill Dam and the resulting reservoir, which provided water for irrigation. This development played a significant role in the town's growth and the surrounding agricultural industry.

Growth and Economy: Powell's population grew steadily over the years as more settlers arrived to take advantage of the fertile land for farming and ranching. Agriculture, particularly sugar beet farming, has been a significant economic driver in the region. Powell is also known for its proximity to recreational activities such as fishing, hunting, and outdoor tourism, which contribute to the local economy.

Educational Institutions: Powell is home to Northwest College, a community college established in 1946. The college offers various academic programs and contributes to the cultural and educational development of the area.



Cody, Wyoming, a unique community, is only 30 minutes away and has attracted individuals and businesses from all over the world. Cody is a major access point to Yellowstone Park for both tourists and back-country enthusiasts. Yellowstone Airport is located in Cody and has connections through both Delta and United Airlines.



Today, Powell, Wyoming, continues to thrive as a small but vibrant community focusing on agriculture, education, and outdoor recreation. Its rich history and beautiful natural surroundings make it an attractive place to live and visit in the Big Horn Basin.



GENERAL DESCRIPTION

The Riverbend Retreat's greatest asset appears to be the beautiful stretch of river that provides the southern boundary of the property. As you continue down the drive, it becomes obvious that the property is adorned with a spectacular residence and manicured landscaping. The home and large shop are located on the north end of the 183± acre with elevated views to the south. The land provides ample space for hiking, horseback riding, four-wheeling, or simply exploring the Shoshone River bottom.



IMPROVEMENTS

The home is impeccably improved with custom finishes in a classic and handsome manner. The exterior appeal is striking with the floor-to-ceiling windows coupled with wood, stucco, and copper metal finishes. The home is approximately 3,040± square feet and boasts an expansive deck system and an oversized two-car attached garage. The three-bedroom and two-bath home underwent a massive remodel in 2013 using the highest standards and custom finishes. There is both gas-forced air and in-floor heat throughout the house. Granite, tile, and hardwood are found in the custom kitchen and the living areas. In addition to the living areas and bedrooms, the home includes a laundry room, dining area, and a unique crow nest and deck, providing a 360-degree view of the surrounding landscape.









There is also a 40'X60' steel beam insulated shop with electric garage doors for storage or hobbies.



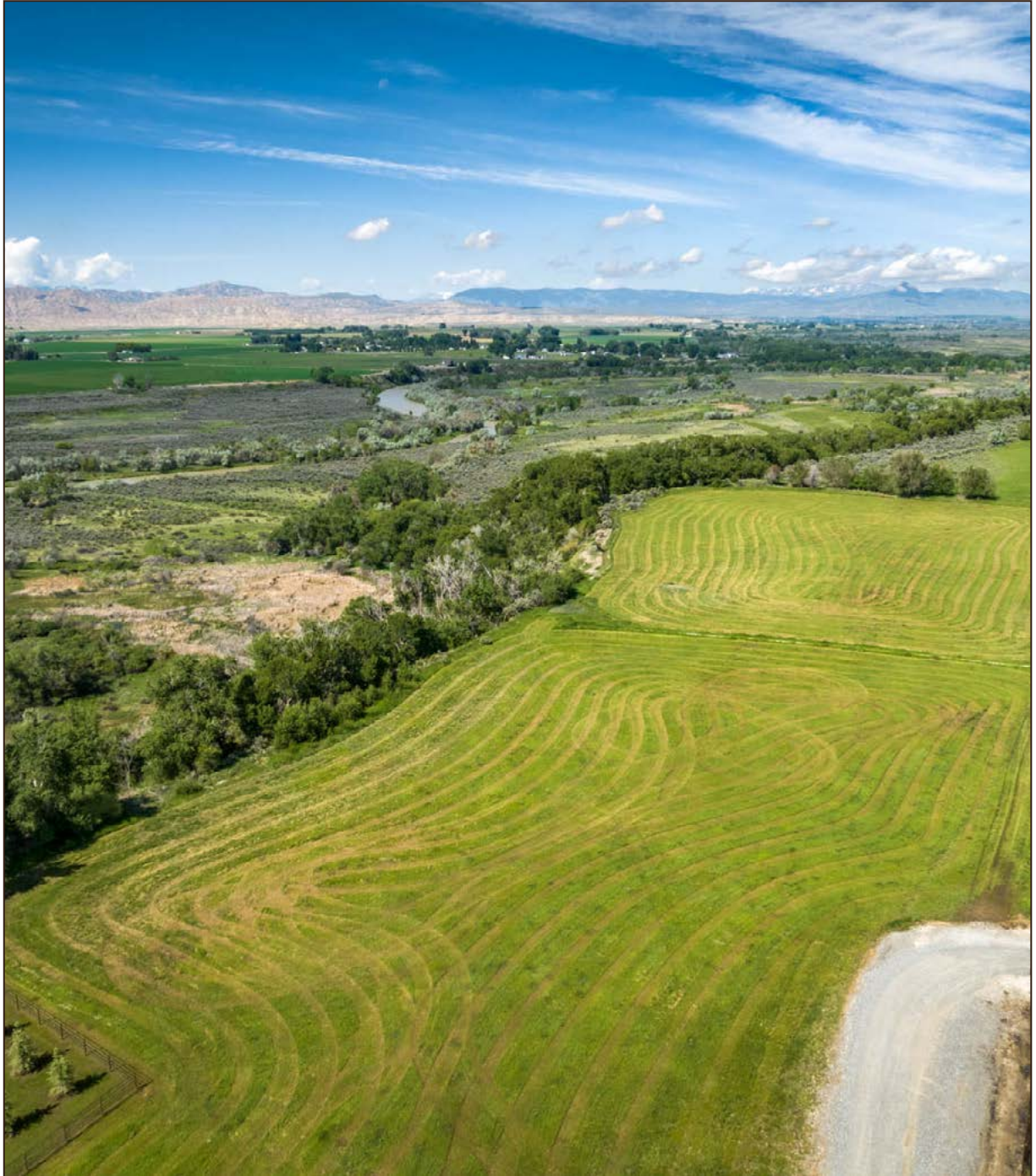
CLIMATE

Summer (June to August): Summers in Powell are generally warm and dry. Average daytime temperatures range from the mid-80s Fahrenheit to the low 90s. However, temperatures can occasionally reach the high 90s during heatwaves. Thunderstorms are expected during the summer months, bringing brief periods of rain.



Autumn (September to November): Autumn in Powell is characterized by mild to cool temperatures. September starts relatively warm, with temperatures gradually cooling down as the season progresses. Daytime temperatures range from the 60s Fahrenheit in September to the 40s in November. Nights can be chilly, with temperatures dropping into the 30s.

Winter (December to February): Winters in Powell are cold, with temperatures often dropping below freezing. Average daytime temperatures range from the 30s Fahrenheit to the 40s. However, temperatures can occasionally drop into the teens or lower during cold snaps. Snowfall is common, with an average annual snowfall of around 30 inches.



Spring (March to May): Spring in Powell is cool to mild, with temperatures gradually warming up. Daytime temperatures range from the 40s Fahrenheit in March to the 60s in May. Nighttime temperatures can still be cold, especially in March and early April. Spring is also the windiest season in Powell.

WILDLIFE RESOURCES

Powell, Wyoming, is located in the western United States and is known for its diverse wildlife. The region's natural landscapes, including forests, grasslands, and mountains, provide habitats for various species. Here are some examples of wildlife that inhabit or are commonly found near Powell, Wyoming:

Mammals: Powell is home to a variety of mammals, including elk, mule deer, white-tailed deer, pronghorn antelope, moose, black bears, coyotes, bobcats, mountain lions, and small mammals such as rabbits, squirrels, and chipmunks.

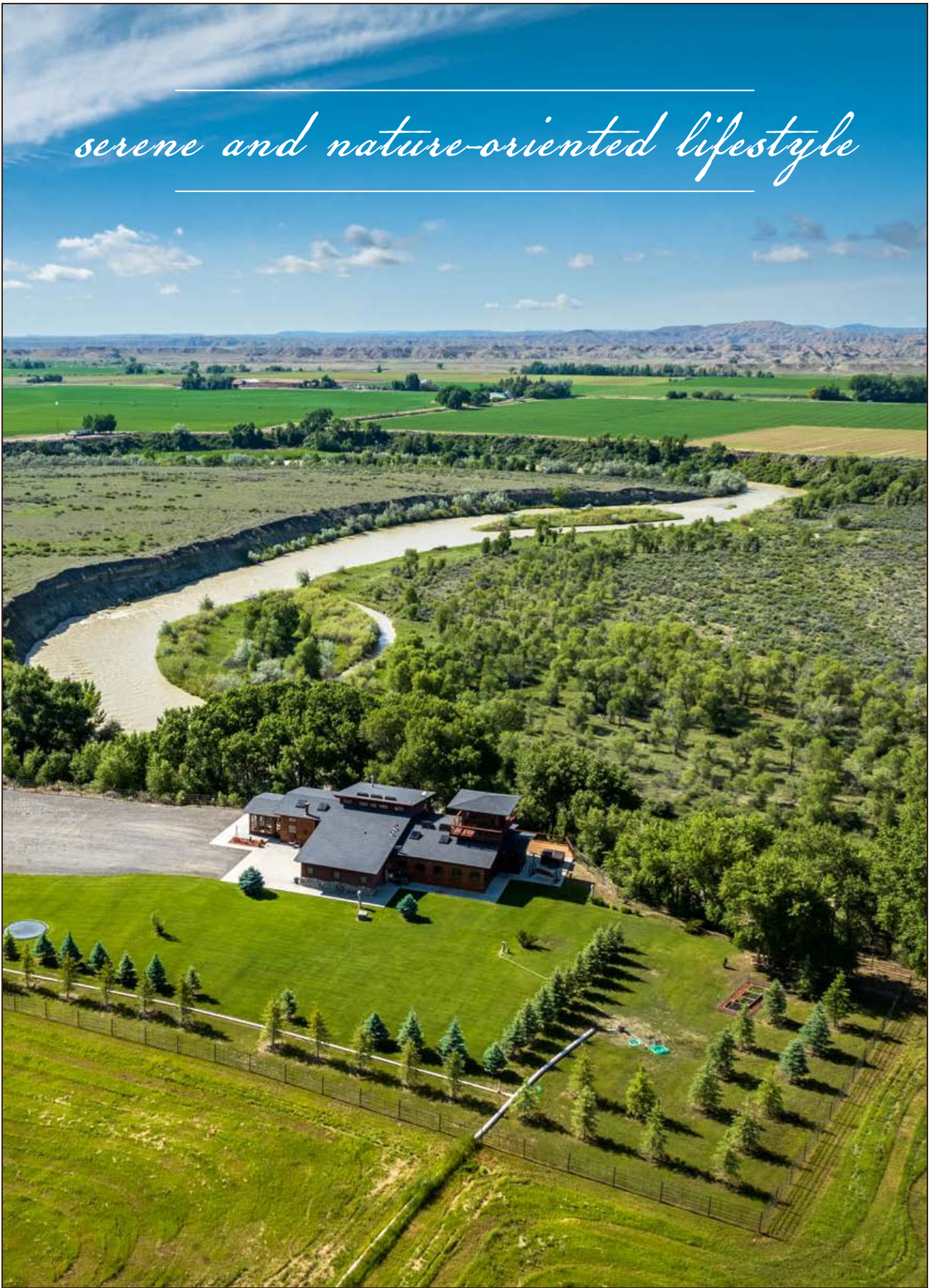
Birds: The area around Powell attracts numerous bird species, making it popular among birdwatchers. Some common birds in the region include American kestrels, red-tailed hawks, northern flickers, meadowlarks, various species of owls, wild turkeys, and migratory birds such as sandhill cranes and waterfowl.

Reptiles and Amphibians: Several reptiles and amphibians can be found in the Powell area, including rattlesnakes, garter snakes, bull snakes, Western fence lizards, painted turtles, and a variety of frogs and toads.

Fish: Powell is situated near several rivers and lakes, providing opportunities for fishing. Some fish species found in the region include cutthroat trout, rainbow trout, brown trout, brook trout, and various types of warm-water fish such as bass and catfish.



serene and nature-oriented lifestyle



TAXES

Annual property taxes are estimated at approximately \$3,552.31 based upon past years.



WATER RIGHTS

Any water rights will be transferred at the sale.



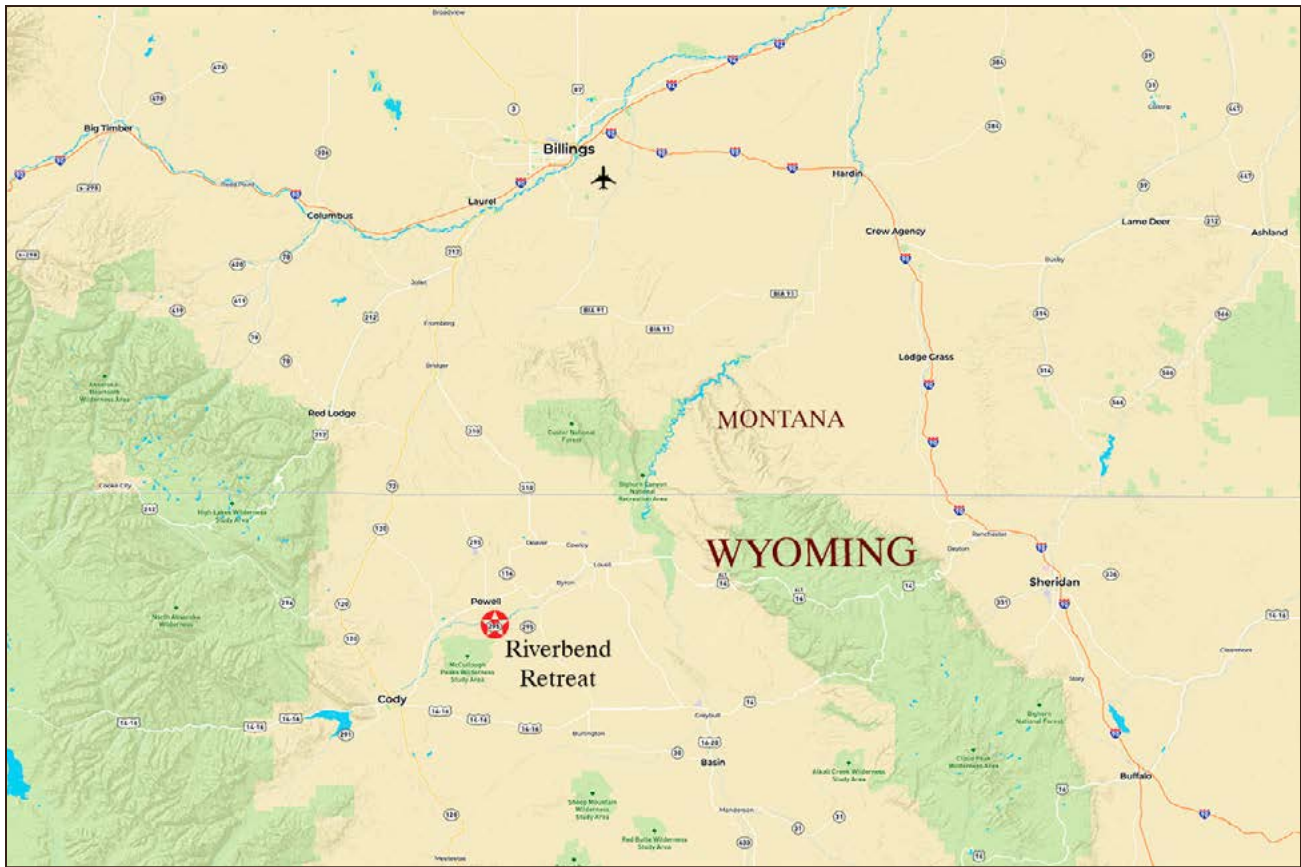
MINERAL RIGHTS

No mineral rights reserved.



BROKER'S COMMENT

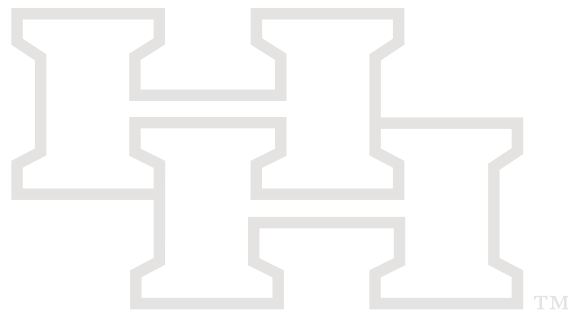
The 3,043± square foot house on 183± acres with Shoshone frontage offers an exceptional opportunity for those seeking a serene and nature-oriented lifestyle. With its luxurious residence, expansive land, and proximity to Powell, Wyoming, this property uniquely blends comfort and outdoor recreation. And scenic beauty. Whether used as a primary residence, vacation home, or private retreat, this property promises an extraordinary living experience in the heart of Wyoming's natural splendor.



Click on map above for link to MapRight map of property.

PRICE

\$2,900,000



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall’s Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner’s needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch’s resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall’s “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [J.T. Holt](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#) or [Alex Leamon](#) • (806) 698-6882

IMPORTANT NOTICE
HALL AND HALL PARTNERS, LLP
WYOMING 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.
- disclose Buyer's intent to occupy property as primary residency.

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 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.

[Randy Shelton](#) of Hall and Hall is the exclusive agent of the Seller.

WYOMING AS A TAX HAVEN

Many consider Wyoming to be one of the tax friendliest states to live in. Here are a few of the reasons:

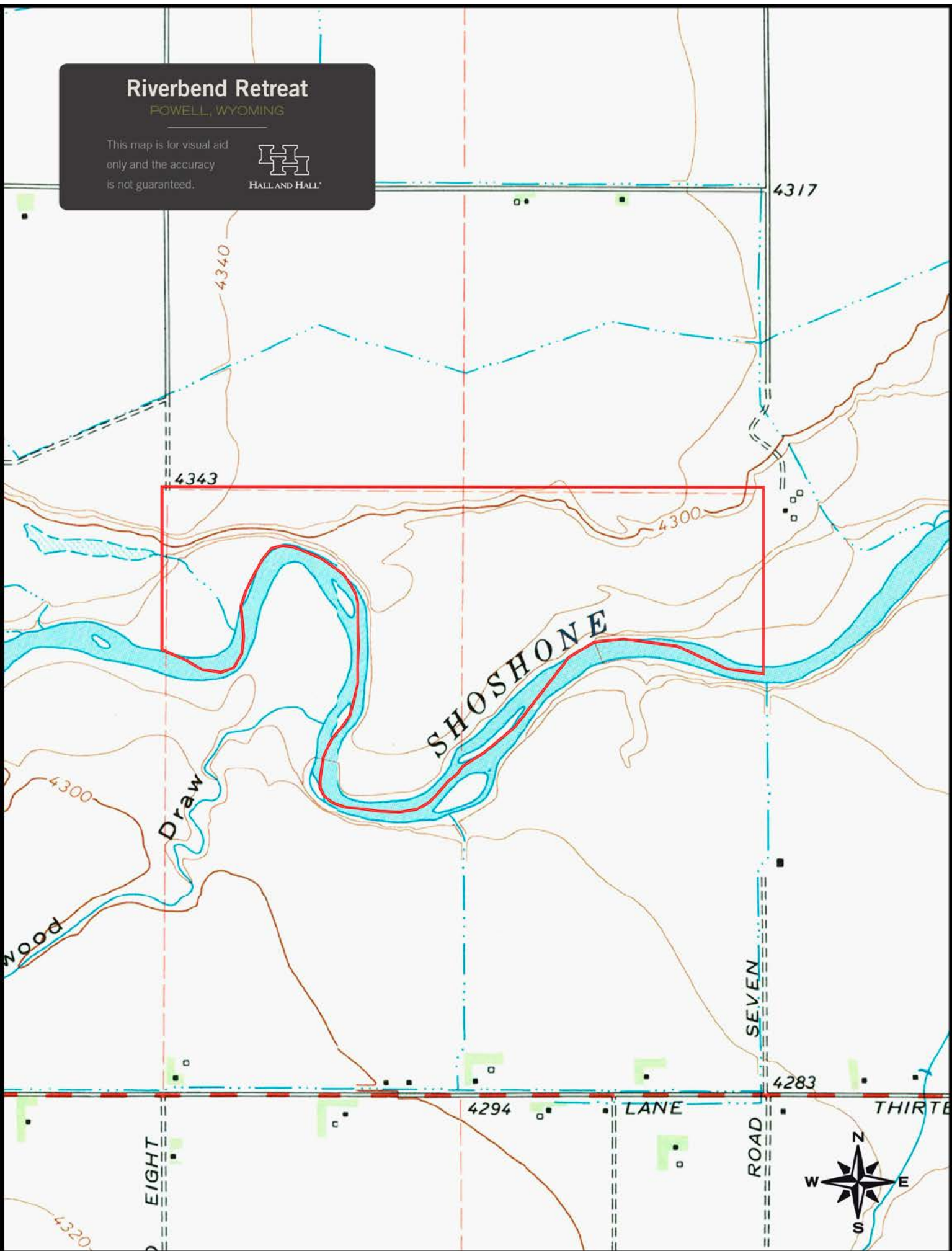
1. No state income tax on personal or corporate income or out of state retirement income
2. No state inheritance or gift tax
3. No state capital gains tax
4. Dynasty trusts are permitted in Wyoming
5. No tax on personal property held for personal use
6. Property taxes in general are low and based on assessed values.
7. No taxes on the sale of real estate

Please consult a tax professional for more information and assistance in evaluating Wyoming as “tax haven”.

Riverbend Retreat

POWELL, WYOMING

This map is for visual aid only and the accuracy is not guaranteed.



4317

4340

4343

4300

SHOSHONE

Draw

4300

Wood

SEVEN

4283

4294

LANE

THIRTE

EIGHT



4320

Riverbend Retreat

POWELL, WYOMING

-  BLM Land
-  State Land
-  Deeded Land

This map is for visual aid only and the accuracy is not guaranteed.



Powell



Riverbend Retreat
POWELL, WYOMING

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