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K-2 RANCH | POWELL, WYOMING | \$3,950,000



EXECUTIVE SUMMARY

The K-2 Ranch is highly unique – truly “one-of-a-kind”. It consists of two dramatic sections, 1,268± acres in total, one of which adjoins the Shoshone National Forest which offers extensive private access into some of the best wilderness country in the Lower 48. Conversely, K-2’s valleys and canyons offer seasonal protection and refuge for the wildlife that make this wilderness their home. In addition to its National Forest access, the ranch is almost completely surrounded by state and federal lands giving one private access to thousands more acres. The ranch is just a short drive on good paved and graveled roads northwest of Clark. The terrain transitions from a lower flat through dramatic canyons and coulees to the upper reaches of the ranch. The comfortable stucco two-bedroom home and two-bedroom guest house are thoughtfully and privately tucked into one of the canyons, along with an oversized two-car garage that includes “his and hers” shops. There are fenced areas with sheds for llamas. Water is provided by a well and the ranch also has a robust natural spring on the upper section. While the ranch is on the grid, the backup solar system and propane generator make it possible to do without. In summary, this is a very private, wildlife-rich retreat.





JUST THE FACTS

- Location: 38± mostly paved miles north of Cody, accessible year-round
- Acreage: 1,268± deeded acres
- Improvements: Owner's home, guest house, and garage/office complex
- Operation: Private retreat
- Wildlife: Elk, bear, mountain lion, deer, antelope, wolves, coyotes, Big Horn sheep, raptors, a vast variety of bird species are all seen on the property or in the adjacent USFS
- Water: Well and live spring
- Fishing: Nearby in Clarks Fork River
- Summary: Unusual desert offering on the face of the Beartooth Mountains, with access to thousands of acres and Shoshone National Forest



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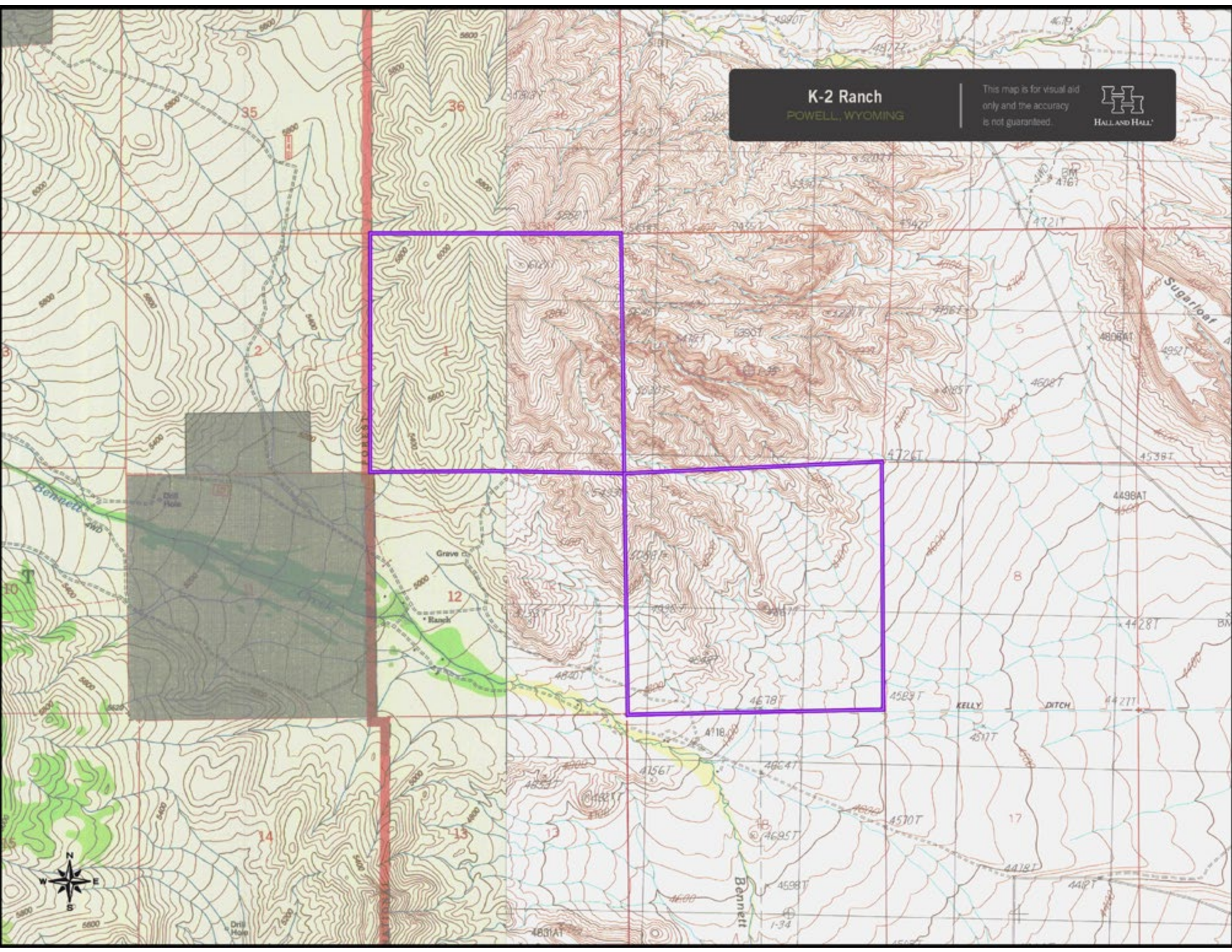
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K-2 Ranch
POWELL, WYOMING

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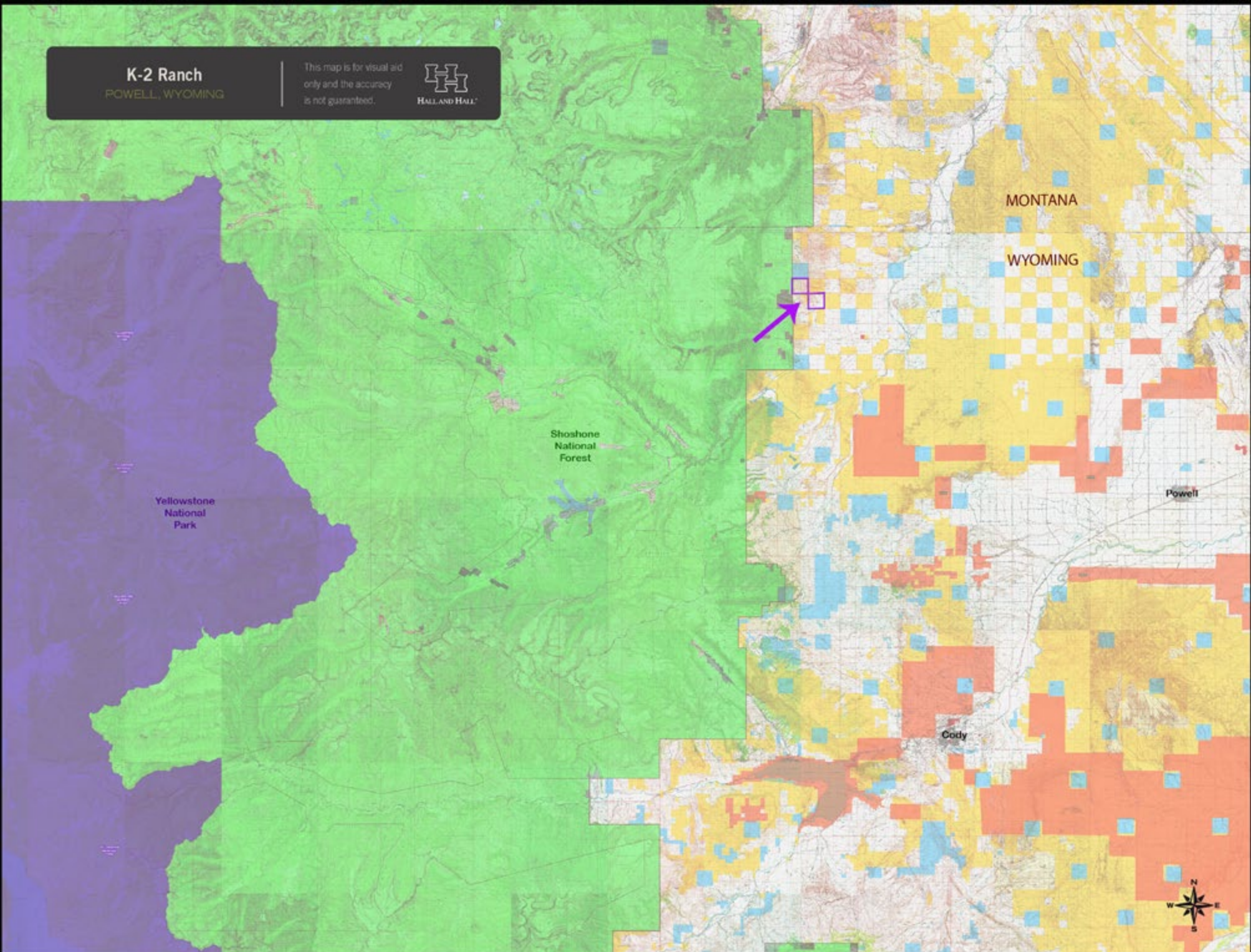
K-2 Ranch

POWELL, WYOMING

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MONTANA

WYOMING

Shoshone National Forest

Yellowstone National Park

Powell

Cody



K-2 Ranch
POWELL, WYOMING

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