

## Sports Afield Trophy Property

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### EYCAT LODGING CO., Park County, Wyoming, 5.58 Acres

\$3,350,000

- House, Income producing

#### **\*\*Charming 3-Season Campground & Lodge Near Yellowstone\*\***

Located just 15 minutes from Cody, WY, and 38 miles to the East Entrance of Yellowstone National Park, this picturesque 5.5-acre property offers a unique opportunity to own a thriving campground with numerous amenities. The property features a potential lodge, 7 RV hookups, and 5 custom overnight lodging Conestoga Covered Wagons, offering guests a memorable stay in a serene setting.

Additional accommodations include 10 cozy guest cabins, providing ample space for visitors, 1,200 square foot 2 bed 2 bath cottage. A large 3,800 sq.ft. home with an 800 square foot deck and guest area offers the perfect retreat after a day of outdoor adventures. Visit the fenced hobby farm featuring llamas, goats, ducks, chickens & peacocks.

The property is fully equipped with men's and women's shower facilities complimented with his & hers massage chairs.

The listing also features a newly constructed 5 bay garage for storage or potential commercial use as an automotive shop or retail business on the North Fork Hwy.

With easy access to Yellowstone, this property is an outdoor lover's dream, perfect for a seasonal campground or as a private retreat. The location near Cody adds convenience, with shopping, dining, and entertainment just a short drive away.

Enjoy the best of Wyoming living and outdoor recreation on this one-of-a-kind property!

### Main Info

- Street Address : 1 Streamside
- Lot Size Acres : 5.58 Acres
- Postal / Zip Code : 82450
- Dwelling : Yes
- State / Province : Wyoming
- (Assessor) Parcel Number : R0035870
- County : Park
- Closest City : Cody

### Taxes

Tax Year : 2024

Estimated Taxes per year are \$2,568.00

### Broker Info

Jim Williams

**Jim Williams**

**Clearwater Properties**

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Jim Williams' real estate career started at an early age mowing lawns for the family rental properties. Since graduating from Texas Tech University with a degree in Real Estate Finance, Jim has enjoyed high levels of success as an Escrow Officer, Agency Manager, Vice President, and State Manager for First American Title Insurance Company in West Virginia. Jim has also provided commercial underwriting/consulting services for First American Title, Old Republic Title, and Stewart Title in complicated litigation proceedings and large commercial transactions. Most recently, Jim managed Dr. Lisa Williams' OB/GYN medical practice in Cody, WY. Jim has served on the City of Cody Planning and Zoning Board. Other community service includes Park County Youth Hockey, Absaroka Figure Skating Club, Park County Arena Board, Yellowstone Quake Junior Hockey Club, and USA Hockey Level IV youth coach. Jim is an avid outdoorsman with interests in archery hunting, camping, golf, and shooting sports. He has hunted and fished in 27 of the continental United States as well as Argentina and South Africa. Customers can rest assured Jim will meet their every real estate need. He is a consummate businessman with a sincere side that enables him to work to achieve the goals he and his clients share. Three-plus decades of market experience combined with a unique business sense: That's Jim Williams.

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