



## Lot 38 Copperleaf Subdivision, Park County, Wyoming, 2.02 Acres

**\$154,000**

- Fishing, Snow sports, Wildlife Viewing

Prime 2+ acre lot. The lot orientation takes full advantage of the stunning views of the Absaroka's and Jim Mountain. Lot backs up to a common area for more privacy and space. Flat and ready to build lot with all utilities and water available for irrigation. Community access to Shoshone River for fishing and recreation. Abundant wildlife viewing most of the year. Gated and walkable neighborhood. Bring your building plans and make this wonderful community your home. Call us today. NOTE: Contact Listing Agent for copy of Preliminary Title Commitment for title exceptions including all CCR"s. Annual HOA fees \$880.00.

### Main Info

- Street Address : 38 Stillwater Drive
- Lot Size Acres : 2.02 Acres
- Postal / Zip Code : 82414
- Dwelling : No
- State / Province : Wyoming
- (Assessor) Parcel Number : R0023438
- County : Park
- Closest City : Cody

### Taxes

Tax Year : 2023

Estimated Taxes per year are \$872.00

None

#### Broker Info



#### **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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