



**O'SHAUGHNESSY RETREAT, Park County, Wyoming, 22.48 Acres**

**\$679,999**

- Big Game, Equestrian, Fishing, House, Income producing, River Frontage, Stream/River, Water Sports

RIVERFRONT 22+ acres /house/garage/ building site on the Clark's Fork Yellowstone staring at the Beartooth Mountains in scenic, quiet and NO INCOME TAX Clark, Wyoming. Close to Red Lodge and Cody, 800 ft of riverfront. Completely renovated manufactured home: new heat, a/c, flooring, toilets, moulding, well pump, exterior gravel, decking, paint inside and out, window treatments, vanities, shower, ALL appliances w/ 3 bed/2 bath, 2 living areas and wood stove. Walk in closets in all bedrooms and master suite. Fish on your own riverfront. Low maintenance with 2 car detached garage and premium building site on the river. Great primary home with space to build another home. Great rental. Surrounded by beautiful houses, acreage, BLM. No HOA, easy drive to Billings, Powell, Red Lodge and Cody. Well Flow Test in Documents. NOTE: 2023 property tax unavailable at this time due to Lot Line Adjustment to reinstate the original northerly lot line, 2022 tax info is being used at this time.

**Main Info**

- Street Address : 47 Moccasin Trail
- Lot Size Acres : 22.48 Acres
- Postal / Zip Code : 82435
- Dwelling : Yes
- State / Province : Wyoming
- (Assessor) Parcel Number : R0039147
- County : Park
- Closest City : Cody

**Home Info**

- Year Built : 1997
- Baths : 2
- Square Feet Main House : 2024 square feet
- Elevation : 5000
- Bedrooms : 3

Call listing agent for details (307) 899-3618

### Taxes

Tax Year : 2022

Estimated Taxes per year are \$1,126.00

2023 tax information is not available because there was a lot line adjustment

### Broker Info



#### **Jim Williams**

**Clearwater Properties**

**(P:) 307-586-5353**

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**[clearwaterproperties.com](http://clearwaterproperties.com)**

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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