

Guest Ranch

Close to Yellowstone National park



This is a TURN KEY guest ranch business which includes cabin rentals, dining room, trail rides, and tours of Yellowstone. Property has a commercial kitchen, swimming pool, and hot tub. Includes housing for owners and employees with additional living quarters on second level of main lodge. Located on Blackwater Creek and 17 miles from Yellowstone Park and 35 miles from Cody, WY

Offered at – \$1,200,000



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Cody Country
REALTY

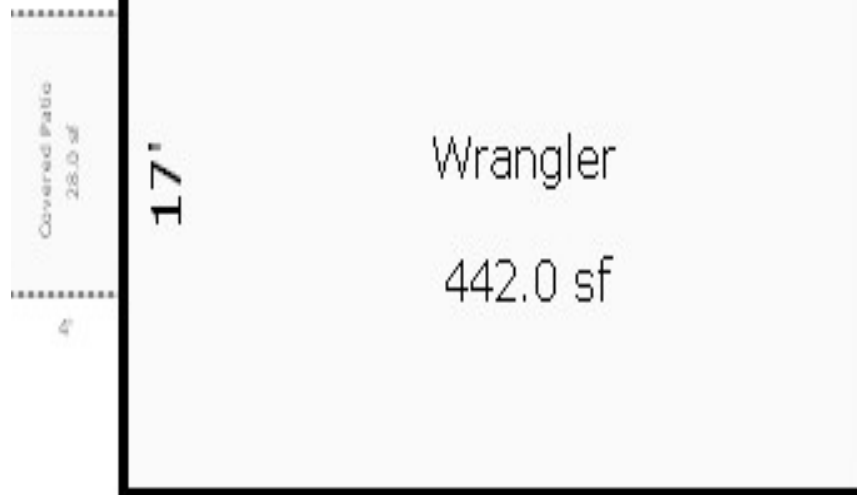
NORTHWEST WYOMING REAL ESTATE

Big Horn Cabin



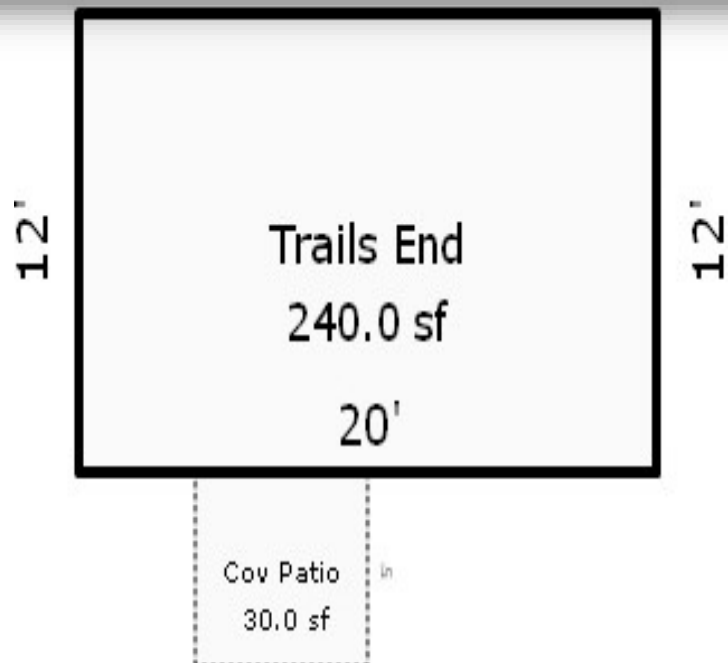
2 Bedrooms—2 Double and 3 Single Beds—Sleeps 7

Wrangler Cabin



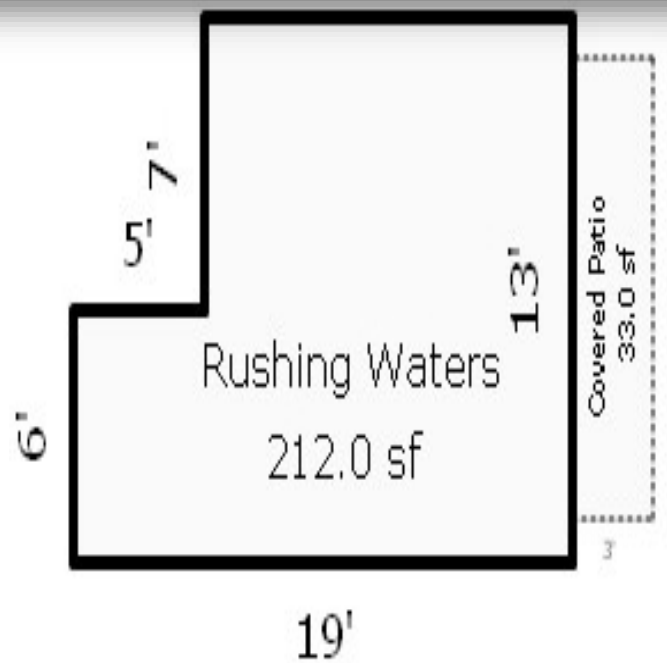
1 Bedroom—2 Double and 1 Single Beds—Sleeps 5

Trails End Cabin



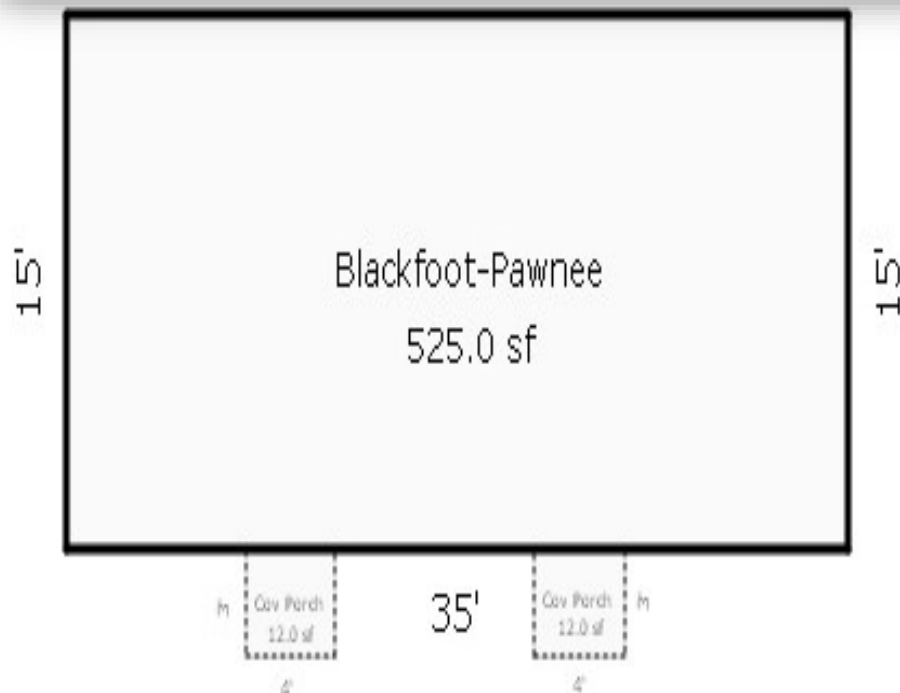
One Bedroom with One Queen Size Bed—Sleeps 2

Rushing Waters



One bedroom with on double bed—Sleeps 2

Blackfoot—Pawnee



This is a two unit cabin. Each unit has one bedroom with two double beds and sleeps 4 people.

Bronco-Buckaroo Cabin



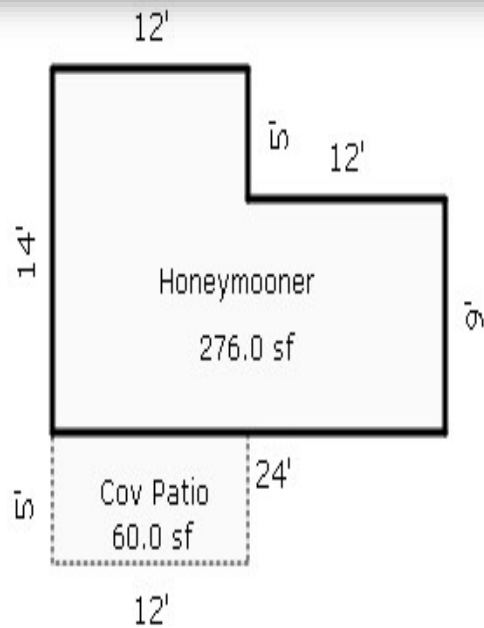
32'



32'

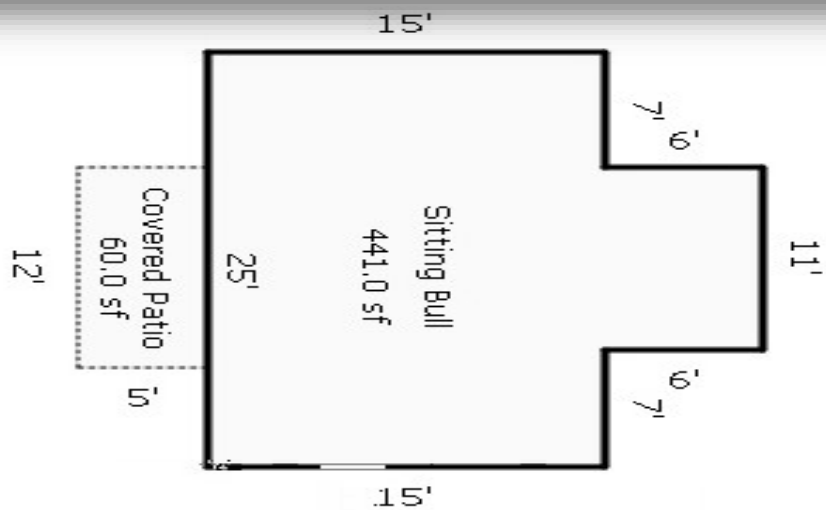
This is a two unit cabin. One unit has a queen size bed and sleeps 2 people and the other unit has 2 single beds and sleeps 2 people.

Honeymooner Cabin



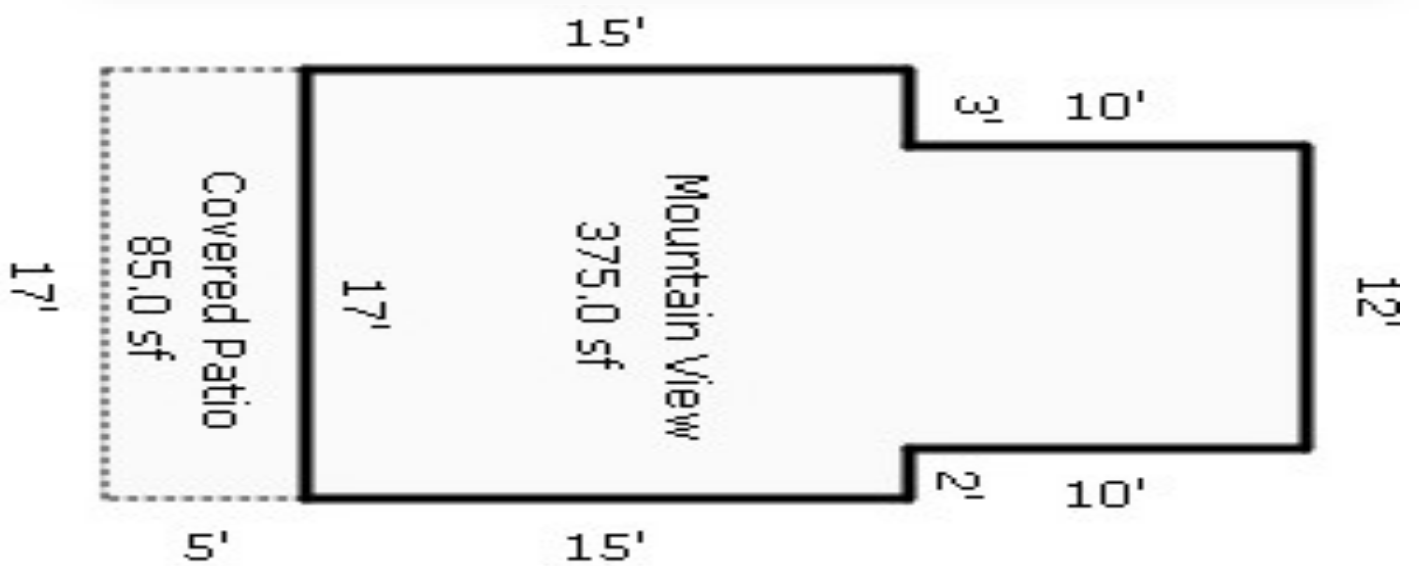
One Bedroom with a Queen Size Bed—Sleeps 2

Sitting Bull Cabin



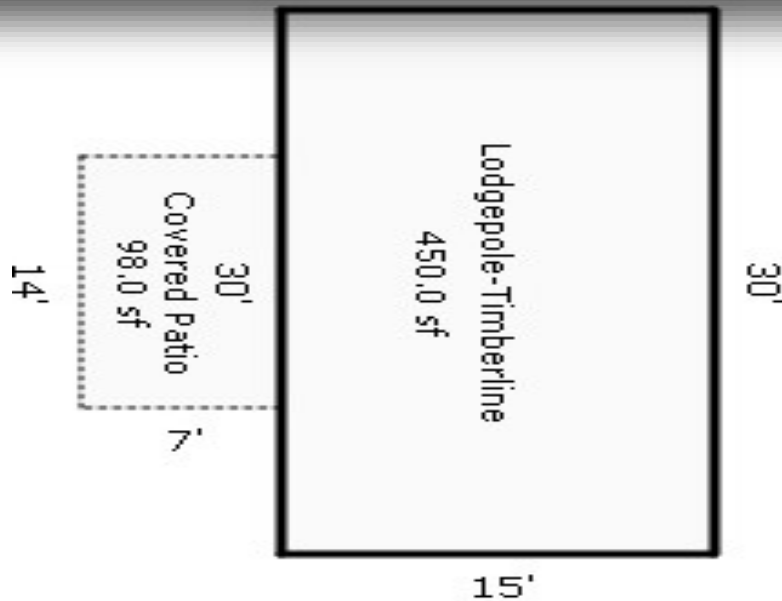
2 Bedrooms—1 Double and 2 Single Beds—Sleeps 4

Mountain View Cabin



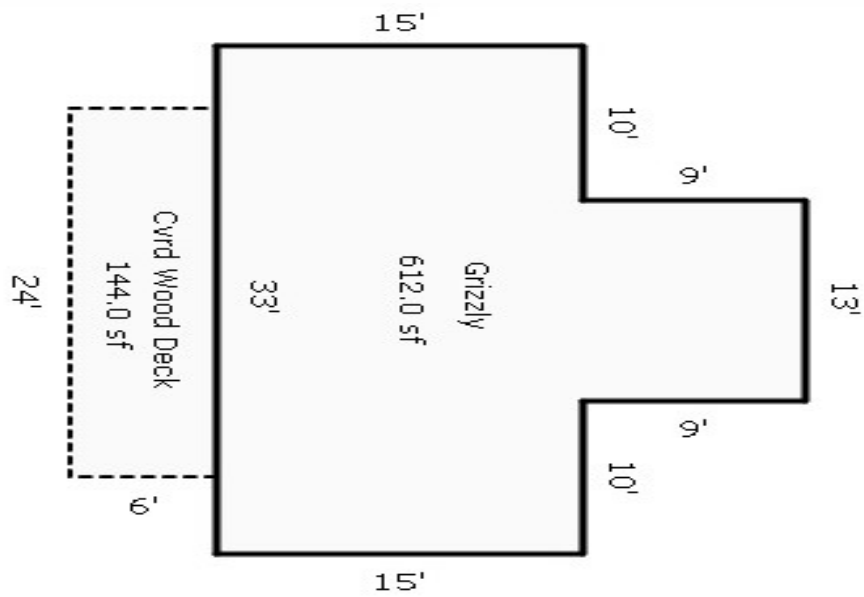
1 Bedroom with 2 double beds—Sleeps 4

Lodge Pole—Timber Line Cabin



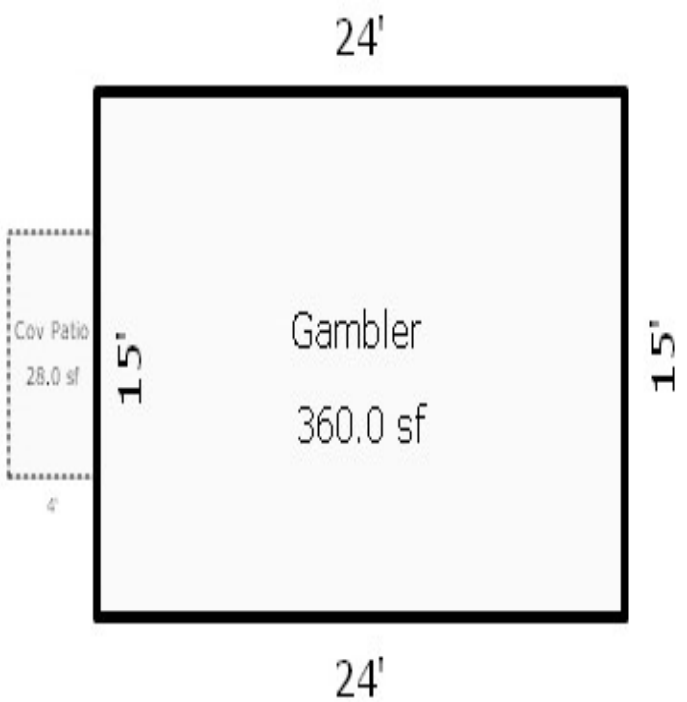
This is a two unit cabin. One unit has a king size bed and the other unit has one queen size bed. Each unit sleeps 2 people

Grizzly Cabin



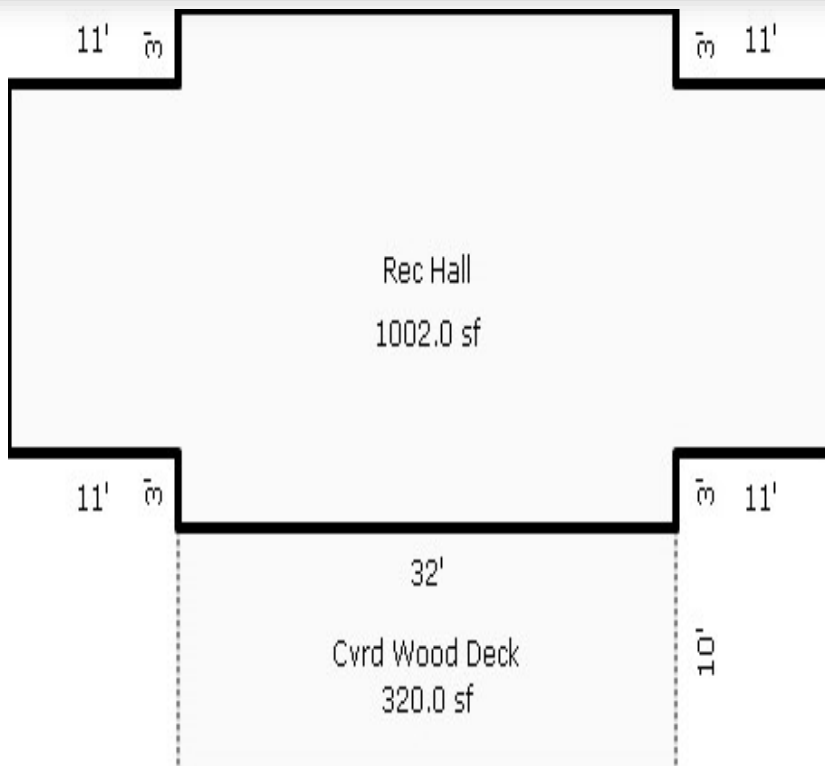
2 Bedrooms - Double and single bed in one bedroom and 2

Gambler Cabin



One Bedroom—Two Double Beds—Sleeps 4

Recreational Hall



Blackwater Creek Guest Ranch

Information Sheet

- *Located on 10.52 acres inside the Shoshone National Forest next to Blackwater Creek*
- *Close to Yellowstone National Park and Sleeping Giant Ski Area*
- *12 Guest Cabins designed for a maximum of 51 guest*
- *2 Dormitories for workers*
- *Main Lodge – 4,196 SF with kitchen, dining/entertainment room, bar, loft, living quarters on 2nd floor, deck, hot tub and pool*
- *Owner's cabin*
- *Laundry facilities*
- *3 storage, shop buildings*
- *Garage*
- *Corrals with tack shed*
- *Forest Service Permits*
- *Spring water*

