

EAGLE'S ROOST CODY, WYOMING



“CHRISTMAS IN PARADISE”

UP, UP AND AWAY! That's this very special hide-a-way—literally on the side of the mountain. It offers unbelievable—*really unbelievable*—views of the Wapiti Valley. Teddy Roosevelt called it the most spectacular 50 miles of road in America. This stretch—between World Famous Cody, Wyoming and Yellowstone National Park—is truly known for its beauty and wildlife.



Mountain Cabin Retreat

This would probably have been Butch Cassidy's hide-out if he could have found it. The 20 acre parcel looks down over the spectacular Wapiti Valley, between Cody, Wyoming and Yellowstone National Park. It just doesn't get any better than this. The hide-out sits on the side of the mountain and what a yard you have! The Shoshone National Forest is your back door. You can hike, hunt, explore for miles and miles. Eventually, you would find Yellowstone to the west.

If this isn't paradise, you will agree it's really close. A private road serves the area winding up the mountain from Green Creek. From the deck you can see cars, really small cars, on the valley floor. The highway is the only road to Yellowstone from world famous Cody, Wyoming. Buffalo Bill is primarily responsible for the early development of the area and so the town of Cody.

This "cabin" on the mountain sure offers a lot in addition to the spectacular views. Your yard will be home to all sorts of wildlife; deer, elk, bear, Big Horn Sheep, maybe even an occasional moose or mountain lion. The animals pretty much take care of the yard area, they mow and fertilize almost daily. In the winter they will even keep your horses company and help them get rid of all your hay pile.

How about enjoying all this from your hot tub or just plop down at the picnic table? It's really quiet up here, so be ready for your mind to wander all about.

Inside the cabin is the master bedroom, really comfortable living room, small kitchen (easy to keep clean) and a spacious loft area. This can double as a sleeping area for grandkids and an office with a view.

The huge garage handles the cars and even a tractor, and storage—yes, plenty of storage. It can also work well for those big family get togethers. The "cabin" has been a year around residence for about 20 years. It can continue in that role or just be one very, very special family retreat.

You are only about a half hour drive to Yellowstone National Park, or go the other way for a half hour and you are in Cody. Quality air service is right at the edge of town with its two airlines and great services for the private aircraft owners.

Cowboy Realty—Bob Bole—
1737 Sheridan Ave., Suite 302—Cody, Wyoming 82414
Bob@CowboyRealty.net (307) 587-8014

Medical services: Try to find a community of 8,000 people that has what is available here. Good luck! You couldn't do any better. There are also top quality public and private fitness centers, Olympic size pool and even an indoor ice arena. You say golf is important? A championship 18 hole course right in the middle of Cody and numerous other courses within an hour.

What we are offering here is one of the most spectacular pieces of privately owned land in the Rocky Mountain region. We are throwing in a unique cabin with garage, picnic area, barn, corrals, wildlife (the 4-legged type) all as part of the package.

We are very proud to be the exclusive agent for this one of a kind place. For more information and to arrange your private showing, give Bob Bole a call.

PRICE: \$1,200,000

Contact Bob Bole at Cowboy Realty: 1737 Sheridan Avenue, Suite 302
Cody, Wyoming 82414 — (307) 587-8014—
Bob@CowboyRealty.net — www.CowboyRealty.net

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What a special view! Winter—Spring—Summer—Fall



Across the valley is—Jim Mountain.



**Peeping Tom
— or Ed or Joe—
Whatever his name is!**

Sometimes, they share...



**... and sometimes they don't.
Either way, a joy to watch.**

COWBOY REALTY—BOB BOLE



**Sometimes the “yard”
gets a bit crowded.**

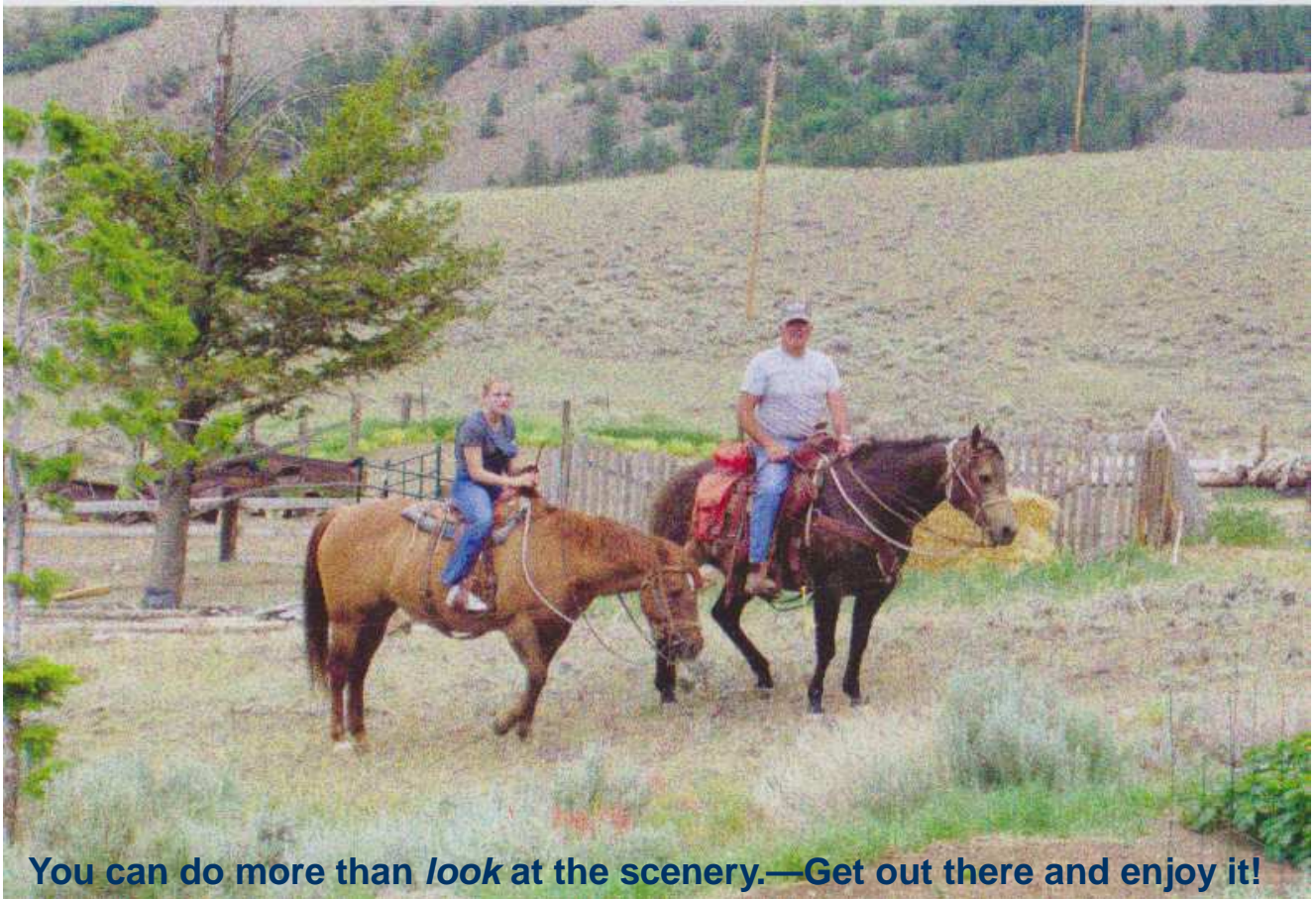
**Cork’s special friend.
He spent 6 winters at this feed bunk.**



**Neighbors ...
“Worth the watching.”**



The backyard



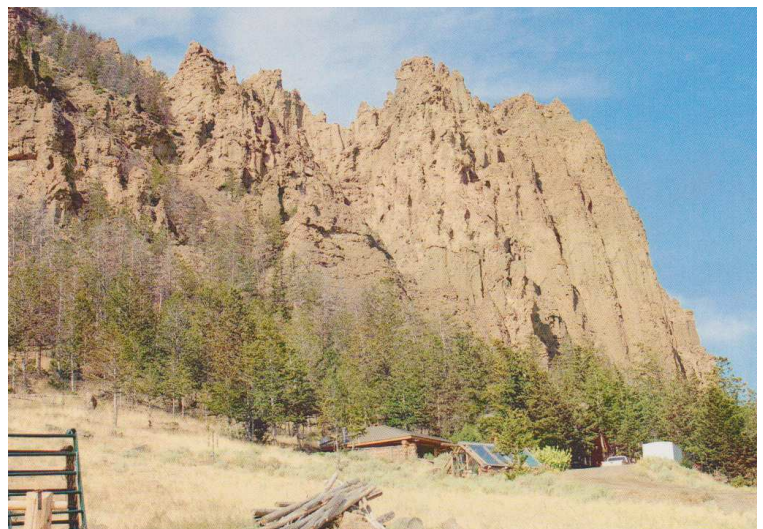
You can do more than *look* at the scenery.—Get out there and enjoy it!

**Office area — in the shop —
with a mountain view.**



**Barn—Storage shed.
Even the barn has a
spectacular view!**

**Cabin is hidden in the trees—
Small hot house
to start the veggies!**





**Note: The dog and the
“ol’ guy” are pretty
good friends.—
Try finding this
somewhere else!**

**What a treat—to have
visitors like these!—
They can be a bit hard
on your hay stack...**



**Mountains—
Mountains—
And more of them.
360°**

**Not all visitors
have antlers.—
Some have horns.**



**Not the best view of the
Rocky Mountain Sheep—but
look at those mountains!**

**Not a lot of grass here—
but these guys are happy
and keep hanging around.**



Some of the visitors are a bit pushy—
“What’s up here to eat?”



Another of that older generation.—
Sure seems scared!

An occasional guest or two...





This is much more than just a Winter or Summer place.— Colors don't last long, but WOW! Are they great!

Looking across the spectacular Wapiti Valley. Between Cody and Yellowstone National Park



Another shot from the front yard— looking across the valley.



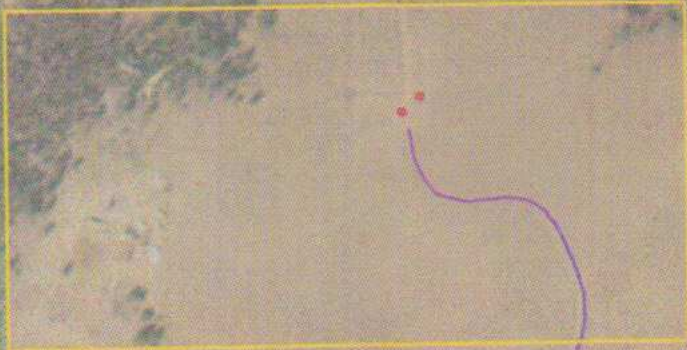
“The Cabin”
*Rustic—modern—
secluded—spectacular—
roomy—well-built—etc.*
There are lots of words
that would apply to
Eagles Roost.

**Take a trip to the loft.—
There is even a private
entrance up there.**



**No shortage of windows.
—If you can’t be outside
for a bit, you can still
enjoy this piece of
paradise...**

**Eagles Roost
Wapiti, Wyoming**



**Yellowstone National
Park**

Cody, Wyoming

**Shoshone National
Forest**

**Wapiti, Wyoming is a suburb of
Cody, Wyoming—
barely 22 miles from town.**

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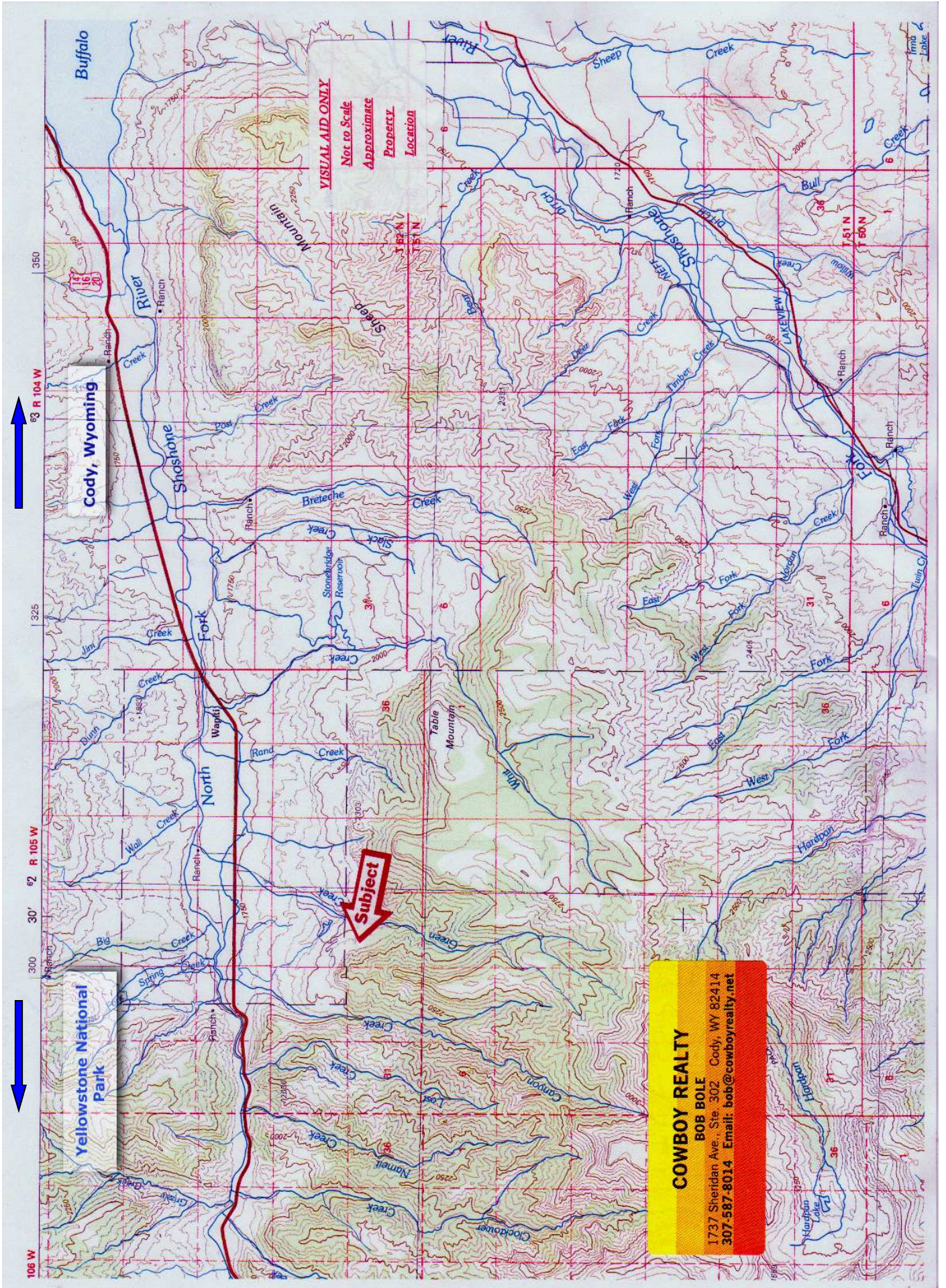
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63 R 104 W

62 R 105 W

350

325

300

106 W

Buffalo

Cody, Wyoming

Yellowstone National Park

Shoshone

North

Table Mountain

Canyon

River

Fork

Wapiti

Big

Spring

Nomell

Clover

Creek

Creek

Creek

Creek

Creek

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Wolf

Notes

Note and Warning: The growth of veggies like these cannot be guaranteed.—The deer really enjoy this stuff too!

