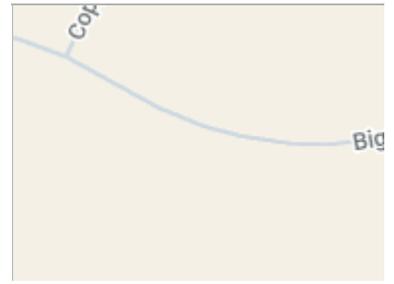


LISTING INFO



MLS Number	10032129
Class	Land
Status	Active
Sale/Rent	For Sale
List Date	3/13/2026
List Price	\$133,750
Original Price	\$133,750
Price Date	3/13/2026
Days On MLS	7
Cumulative DOM	371
Auction Date	
Starting Bid Price	
Subject to 1031	No
Excl Agy Lstg	No
Foreclosed/Pre-Foreclosed	No
Available for Rent	No
Seller Fin	No
Lease to Purchase	No
Listing Agent	Brenton G Hayden - Office: 305-363-1234
Agent Email	BRENTON@REMAXELEVATION.COM
Listing Office	REMAX Elevation - 307-855-1234



ADDRESS & LOCATION INFO

Address	12 Big Creek Dr	Unit or Lot #	28
City	Cody	State	WY
Zip	82414	County	Park
Subdivision	Copperleaf	Area	Cody - North Fork/Wapiti
School District	Park County District #6	Detailed Zoning	Park Co - 5 Acres (GR-5)
Apx Miles from Town	23.00	Geocode Quality	
Attribution Contact	Brenton Hayden, REMAX Elevation. 307.363.0033	Irrigation Fee Frequency	Annually
Propane Tank Owned or Leased?		Unique Property Identifier	
RESO Universal Property Identifier		Concessions	
Propane Present	No	Natural Gas Available	No
Other Property Tax Exemptions	No	Avg. Monthly City Utilities \$	
Average Propane Bill/Mo (\$)		Current Propane Provider	
Delayed Marketing?	No	Delayed Marketing End Date	
Floor Plans Count	0	Floor Plans Update Date	
CoList Office ID		CoList2 Office ID	
CoList Agent ID		CoList2 Agent ID	
List Team		Sell Team	

PROPERTY DETAIL INFORMATION

Type	Lots/Land	COMP Only	No
Apx Deeded Acres	2.340	Price Per Acre	\$57,158.12
Apx # Irrigated Acres	2.34	Apx Lot SqFt	101,930.40
Parcelable	No	Mobiles Allowed	No
Modulars Allowed	No	Has Structure	No
Description of Structures	No structures currently	Frontage Feet	
Soil Type		Depth Feet	

COMMENTS

Comments Set in Wyoming's scenic Wapiti Valley, this homesite in the Copperleaf Subdivision offers an exceptional setting for building a custom mountain residence along the Yellowstone corridor. Originally purchased during the subdivision's initial release, the property benefits from an \$8,500 utility connection fee that has already been paid, adding value and convenience for a future build. Copperleaf is a thoughtfully planned community featuring central water, sewer, and irrigation systems, underground utilities, and private paved roads. Property owners also enjoy exclusive access to approximately one mile of blue-ribbon fishing along the North Fork of the Shoshone River, offering a rare recreational amenity within the subdivision. Located between Cody, Wyoming, and Yellowstone National Park's East Entrance (approximately 30 miles), the property provides a balance of privacy, natural beauty, and access to services and amenities. The surrounding Wapiti Valley is known for its mountain scenery, wildlife, and year-round outdoor recreation. Surrounded by mountain views and open landscapes, the property offers a peaceful setting with abundant wildlife and access to hiking, fishing, and outdoor recreation throughout the North Fork Valley. Enjoy the natural beauty of Northwest Wyoming, just minutes from Cody and Yellowstone.

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OWNERSHIP & ANNUAL EXPENSES

Owner of Record	Tommy Joe and Sandra Katherine Nelson	Second Owner of Record	
Property Rights	Fee Simple	County Tax ID	R0022863
Legal Description	COPPERLEAF SUB. LOT 28 (2.34AC. -2.10 NET)	Tax Year	2025
Taxed w/Other Land	No	Taxes TBD	No
Tax Annual Amount	\$904.40	Veteran Exemption	No
Irrigation	Yes	Irrigation Company	Copperleaf
Irrigation Fees \$	\$135	Irrigation Co/Ditch/Reservoir	N.F Vally Ditch
Irrigation Co/Ditch/Reservoir\$		Irrigation Co/Ditch/Reservoir Yr	
Irrigation Co/Ditch/Reservoir 2		Irrigation Co/Ditch/Reservoir\$ 2	
Irrigation Co/Ditch/ReservoirYr2		Irrigation Co/Ditch/Reservoir 3	
Irrigation Co/Ditch/Reservoir\$ 3		Irrigation Co/Ditch/ReservoirYr3	
Irrigation Co/Ditch/Reservoir 4		Irrigation Co/Ditch/Reservoir\$ 4	
Irrigation Co/Ditch/ReservoirYr4		Covenants	Yes
HOA	Yes	Annual HOA Cost	\$994.00
HOA Fee Frequency	Annually	DrngFeeYr	0
Drainage Fees	None	Special Assessments	No

INCLUSIONS AND EXCLUSIONS

Inclusions	None- Vacant Land	Exclusions	None
Disclosures	No	Ofc/Agt Exlcuded from Showing	No
Excluded Buyers	No	Total Leased AUMS	
Yield Info			

UTILITY INFORMATION

Electric Company	Rocky Mountain Power	Natural Gas Company	None
Primary Water Provider			

TITLE COMPANY INFORMATION

Title Company	Fidelity National Title	Earnest Money To	Title Company
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INTERNET & MEDIA INFO

Internet	Yes	Display Address	Yes
VOW Include	Yes	Allow AVM	Yes
Allow Comments	No	Listing Syndication Link	

FINANCE INFORMATION

Amort Years		Balloon in Years	
% Down Payment		Interest %	

SHOWING INSTRUCTIONS

Agent Instructions	Call listing agent or office and let know you are showing it, or use showing time. Short notice okay. Code to enter the development is 2742	Directions to Property	West on Yellowstone Highway approximately 23 miles to bronze statue entrance on Copperleaf Dr. Take a left on Stillwater to Big Creek LOT 12.
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Occupancy		Lockbox Serial #	
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Lockbox**FEATURES**

Exterior Features	Road Responsibility	SpecialListingConditions	Primary Water Source
Irrigated	Private Maintained Road	Standard	Other
Leases and Permits	Road Surface	Views	Primary Water Supplier
None	Paved (RoadSurfaceType)	Canyon	Copperleaf
Lot Features	Sewer Type	Meadow (View)	Sewer Provider
Level	Central	Mountain(s)	Copperleaf
Possession	Showing Instructions	Neighborhood	Road Frontage
At Closing	Short Notice	Valley	Private Road
Potential Uses	Call Listing Agent		
Residential	Call Listing Office		

SOLD/CLOSING

Accepted Contract Date		Closing Date	
Financing		Sold Price	
Concession Amount		Concessions Desc	

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SOLD/CLOSING

Repairs
Repairs Description
Sold Price Per SQFT
Due to Nondiscr of Sales Price
Days On Market 7
Selling Office
Selling Office 2

Repairs Amount
1031
Description Other Financing
Cumulative DOMLS 371
Selling Agent
Selling Agent 2

SYSTEM FIELDS

Associated Document Count 6
Document TimeStamp
HotSheet Date 3/13/2026
Input Date 3/13/2026 10:26 AM
Off Market Status Date
Picture Count 23
Status Date
Update Date 3/19/2026

Document Count
First Photo Add Date
Input Date 3/13/2026 10:26 AM
Off Market Date
Photo TimeStamp
Status Date 3/13/2026
Update Date 3/19/2026 4:04 PM

ADDITIONAL PICTURES



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