

Northfork RV Park and Cabins
3256
Cody, WY 82414

\$7,799,900
8.250± Acres
Park County



Northfork RV Park and Cabins
Cody, WY / Park County

SUMMARY

Address

3256

City, State Zip

Cody, WY 82414

County

Park County

Type

Commercial

Latitude / Longitude

44.470953 / -109.426881

Taxes (Annually)

1298.46

Dwelling Square Feet

2400

Acreage

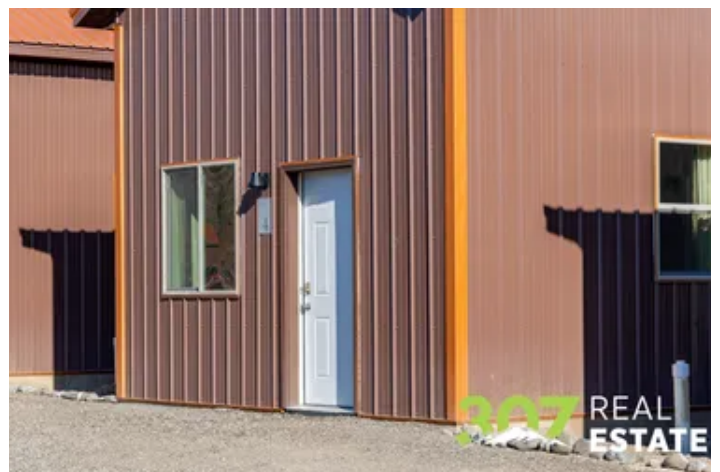
8.250

Price

\$7,799,900

Property Website

<https://weare307.com/property/northfork-rv-park-and-cabins-park-wyoming/87430/>



Northfork RV Park and Cabins

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PROPERTY DESCRIPTION

Discover an exceptional opportunity to own a brand-new RV park on 8.25 acres of premium riverfront property—just 45 minutes from Yellowstone National Park's Northeast Entrance and only 25 minutes from the historic charm of downtown Cody, Wyoming. Perfectly positioned for nature lovers and adventure seekers alike, this unique property offers direct access to world-class fishing, breathtaking outdoor recreation, and the majestic beauty of the American West. Whether you're looking to invest in a thriving tourism corridor or create a legacy destination, this RV park combines unmatched location with endless potential.

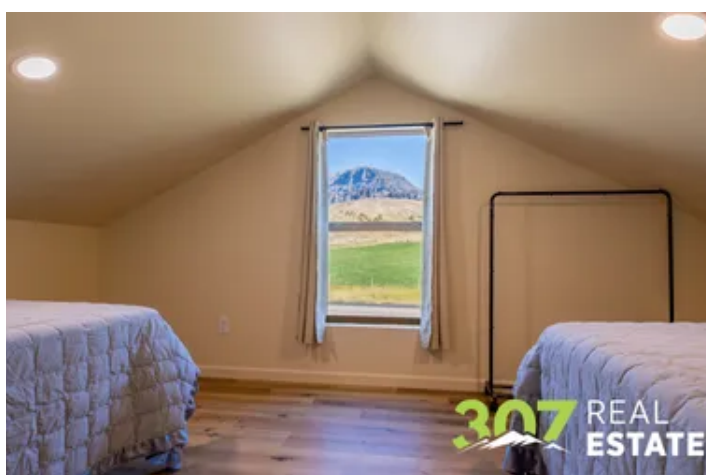
The RV Park features 45 Full Hook-Up RV Sites, each equipped with 30 & 50 amp and 110-volt electrical service, as well as water and sewer connections. The park's spacious layout is thoughtfully designed for easy pull-through and back-in access at every site, ensuring convenience and comfort for all guests. The 12 rental cabins, each measuring 576 square feet, feature one bedroom and one bathroom, along with a loft that includes two full beds. Furnished with a pull-out sofa, microwave, sink, coffee maker, and refrigerator, these cabins offer all the essentials for a comfortable stay. Equipped with dual-unit mini-split systems for efficient heating and cooling, they are perfectly suited for both short-term rentals and extended stays. The Main Building, currently measuring 2,400 sq. ft., will serve multiple key functions including office space, a general store, men's and women's bathhouses, and laundry facilities. Completion is anticipated in Spring/Summer 2026. Once finished, the building will feature a second floor, doubling the total area to 4,800 sq. ft. This additional space offers versatile options, such as rentable guest accommodations, manager's quarters, or even a private owner's residence. The property also has a 576 sq. ft. utility building that houses a water filtration system as well as storage for maintenance items at the RV Park.

The property boasts approximately ¼ mile of private access to the Northfork of the Shoshone River, renowned for excellent fishing. Additionally, it directly borders Bureau of Land Management (BLM) land to the west, which provides about another ¼ mile of public river access. This versatile property offers a rare chance for owner-operators seeking a rewarding lifestyle business, investors looking for a high-potential income property, or hospitality groups aiming to expand within the thriving Yellowstone tourism corridor. Whether you're passionate about hands-on management or looking to grow your investment portfolio, this location promises strong demand driven by visitors exploring one of the country's most iconic destinations. With established operations and tremendous upside potential, this opportunity is perfectly positioned to capitalize on the booming travel market in the region. This fully permitted, brand-new RV park is ready for immediate operation. All infrastructure and permitting have been completed, so you can start generating revenue right away. The seller has done the hard work—now it's your chance to capitalize on a prime location with heavy RV traffic from Yellowstone visitors.

MORE INFO ONLINE:

www.weare307.com

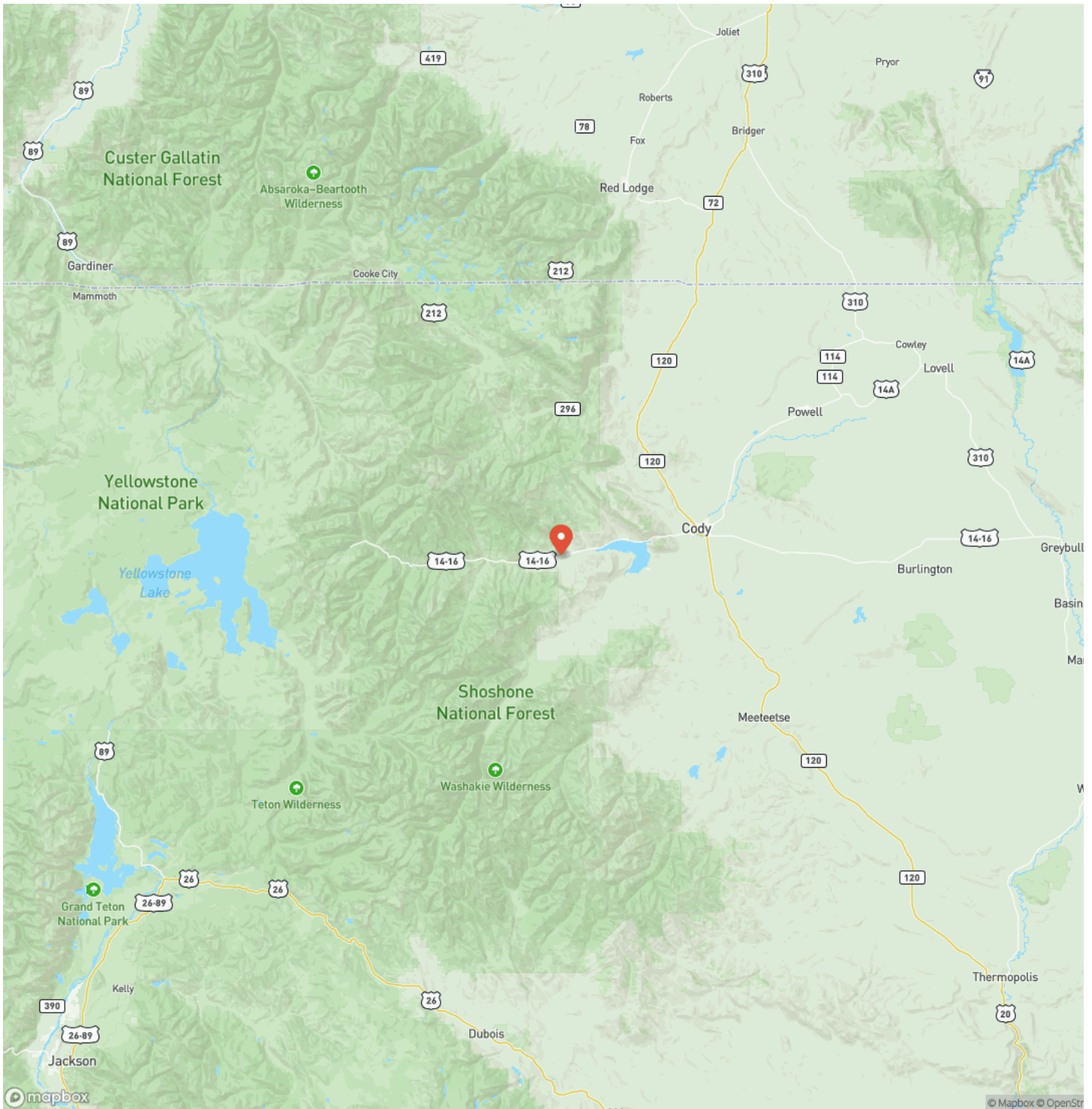
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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