

Horse Arena & Storage Units

2.00 Acres

Park County, WY

\$2,900,000



HAYDEN  OUTDOORS.



Horse Arena & Storage Units

TOTAL ACRES:

2.00

PRICE:

\$2,900,000

COUNTY:

Park County

CLOSEST TOWN:

Cody, WY

Activities & Amenities:

Canal
Development Potential
Equestrian/Horse Property
Income Producing
Outbuilding/Barn/Shed/Shop
Recreational Business
Water Rights

Land Details:

Address: 2631 State Highway 120,
Cody, Wyoming 82414-9604
Total Acres: 2.00
Deeded Acres: 2.00
Zoning: Commercial
Water Rights: Yes
Source of lot size: Assessor/Tax Data

Building Details

Outbuildings: 74

Property Summary

Discover a fantastic equestrian opportunity! This expansive 60' x 276' horse arena is nestled on 2 acres, surrounded by 74 storage units. Perfect for horse enthusiasts, there's also an option to buy or lease the horse corrals located behind the arena. Whether you're looking to expand your equestrian business or pursue your passion for horses, this property offers ample space and versatility. Don't miss out on this unique investment!

Land

Located on 2 acres near Cody, WY, this property offers numerous benefits that enhance its appeal. Cody, known as the "Gateway to Yellowstone," provides easy access to stunning national parks, outdoor recreation, and breathtaking landscapes. The vibrant community features charming shops, restaurants, and cultural attractions, including the Buffalo Bill Center of the West.

Improvements

This property boasts a well-rounded setup featuring a spacious 60' x 276' horse arena complemented by 74 diverse storage units. The units include:

- 8 at 5×10: Ideal for small items or seasonal gear.
- 12 at 10×10: Perfect for personal storage or equipment.
- 8 at 10×15: Great for larger items like furniture or tools.
- 40-42 at 12×20: Spacious enough for vehicles, larger equipment, or bulk storage.

This combination not only supports equestrian activities but also offers a robust income stream from the storage units, making it a unique investment opportunity for horse lovers and entrepreneurs alike.





Water/Mineral Rights & Natural Resources

All water rights included in purchase.

General Operations

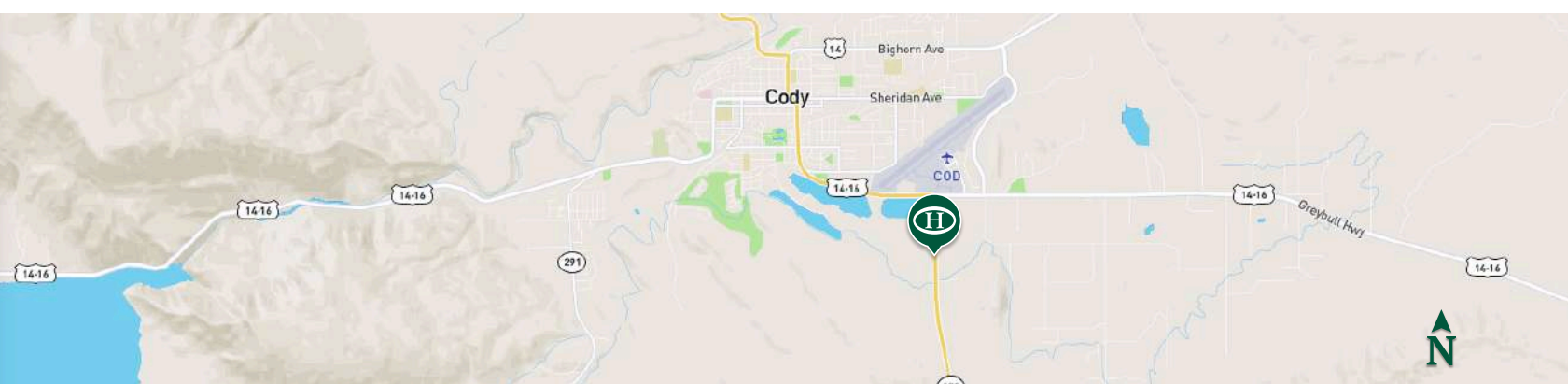
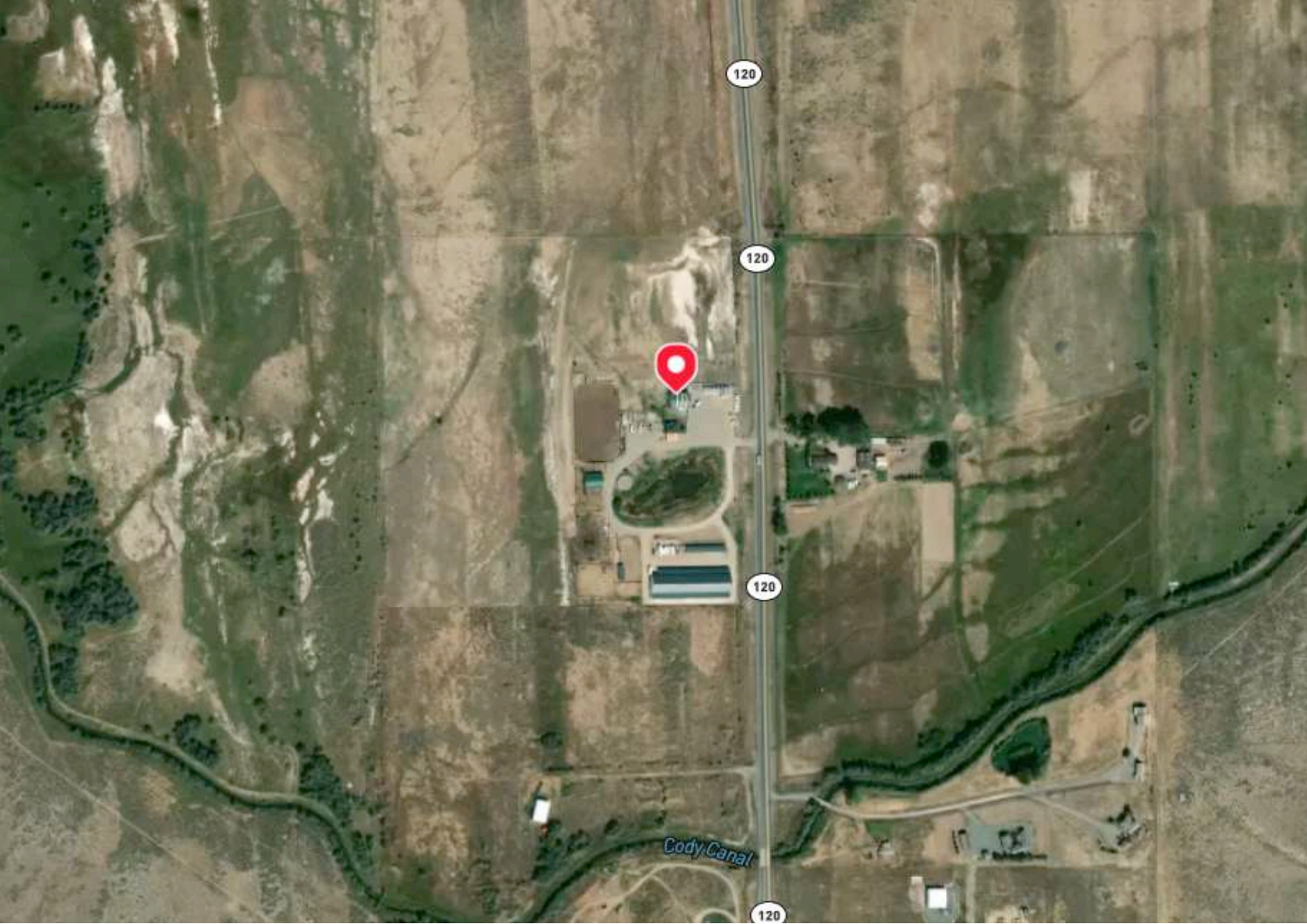
This property presents a unique business opportunity, featuring a spacious 60' x 276' horse arena on 2 acres, surrounded by 74 diverse storage units. The arena is not only perfect for equestrian activities—such as roping events, cutting horse competitions, and archery events—but also serves as a venue for concerts and community gatherings, maximizing its usage and revenue potential.

With storage unit sizes ranging from 5×10 to 12×20, these units cater to a wide array of storage needs, providing consistent rental income. Located near Cody, WY, this site benefits from easy access to outdoor recreation and a vibrant community, making it an ideal location for both equestrian activities and storage solutions.

Serious inquiries will require a signed NDA to discuss further details. This is a rare chance to capitalize on a multifaceted property that supports your passion for horses and a solid business venture.

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FARM, RANCH & RECREATIONAL REAL ESTATE



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