

Cody Creek Sanctuary

Live in your own mini national park in the middle of everywhere



LATHAM
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LIVE WATER
JACKSON HOLE

CodyCreekJacksonHole.com

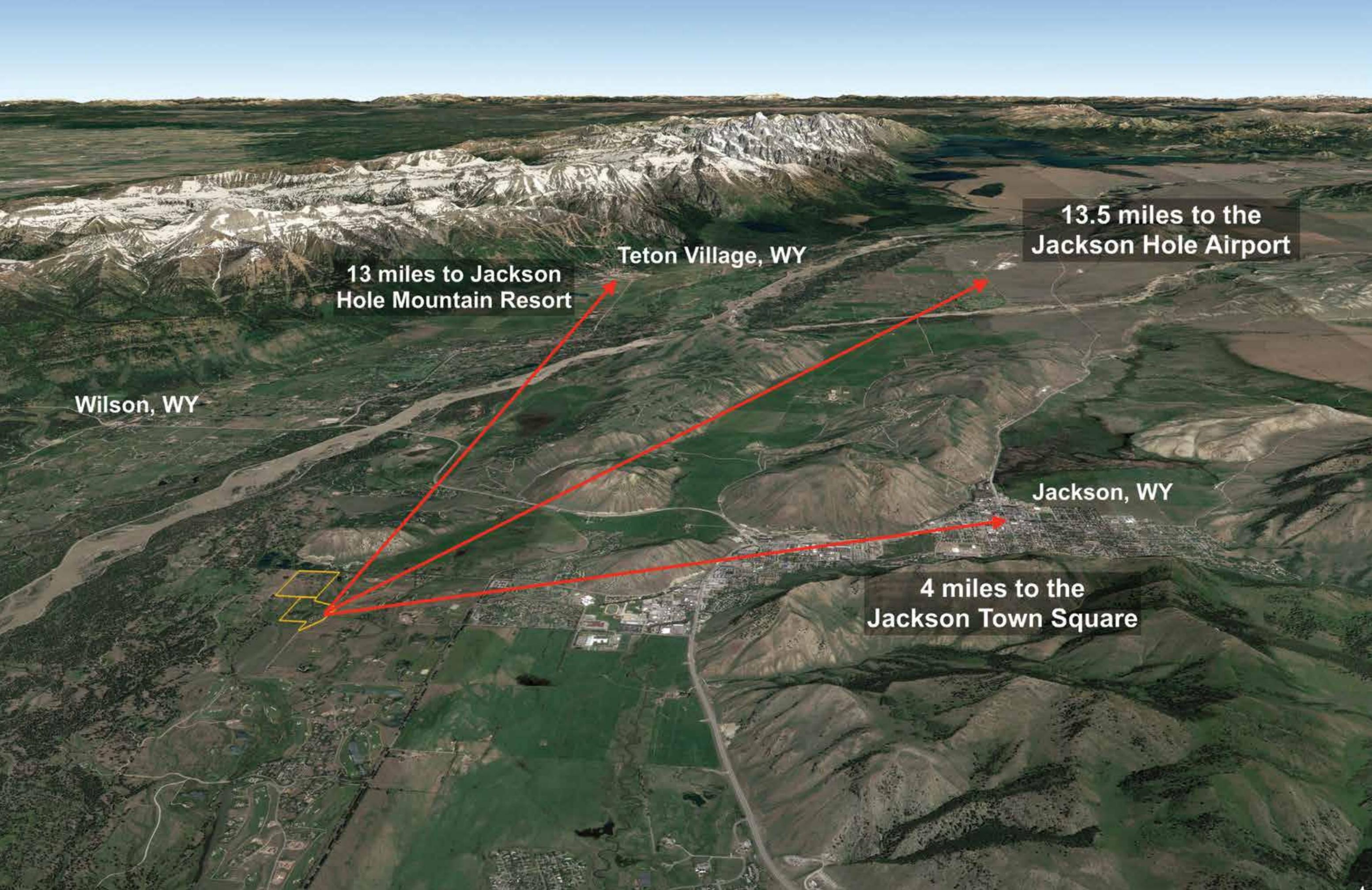




Cody Creek Sanctuary

For years, romantics moved to the middle of nowhere for adventure and the therapeutic benefits of living outside. This sanctuary, suited for the modern pioneer who wants it all, is like a mini national park—in the middle of everywhere. Five miles from Jackson’s iconic downtown and a good cup of coffee, the property’s driveway drops into a 65-acre refuge, where a first-class spring creek weaves through six ponds and incomparably beautiful open

land. From the custom log home’s expansive back deck, the sounds of nature replace the hum of a vibrant mountain community. Circled by uninterrupted alpine views and conservation land, Cody Creek Sanctuary is home to an elk herd, bald eagles, blue herons and trumpeter swans, as well as magnificent waterways brimming with native cutthroat trout.



Wilson, WY

13 miles to Jackson
Hole Mountain Resort

Teton Village, WY

13.5 miles to the
Jackson Hole Airport

Jackson, WY

4 miles to the
Jackson Town Square



A Wyoming Refuge Five Minutes from Town

Tucked away in the prestigious Dairy Ranches, Cody Creek Sanctuary's proximity to town is unmatched in the West. Enjoy a five-star meal in downtown Jackson, then return minutes later to quiet solitude, maximum privacy, and the promise of adventure at your doorstep. While schools, stores, art galleries, and fine dining are just around the corner, you can savor the serenity of a slower-paced environment at home, where the hubbub of civilization feels

many miles away. A remarkable stillness permeates these peaceful surroundings, where birdsong replaces roadway noise and the lively sounds of town. A short drive or bike ride from modern amenities, world-class cultural events, and shopping, this private retreat allows you to take advantage of both the tranquility of the outdoors and the perks of a vibrant mountain community.

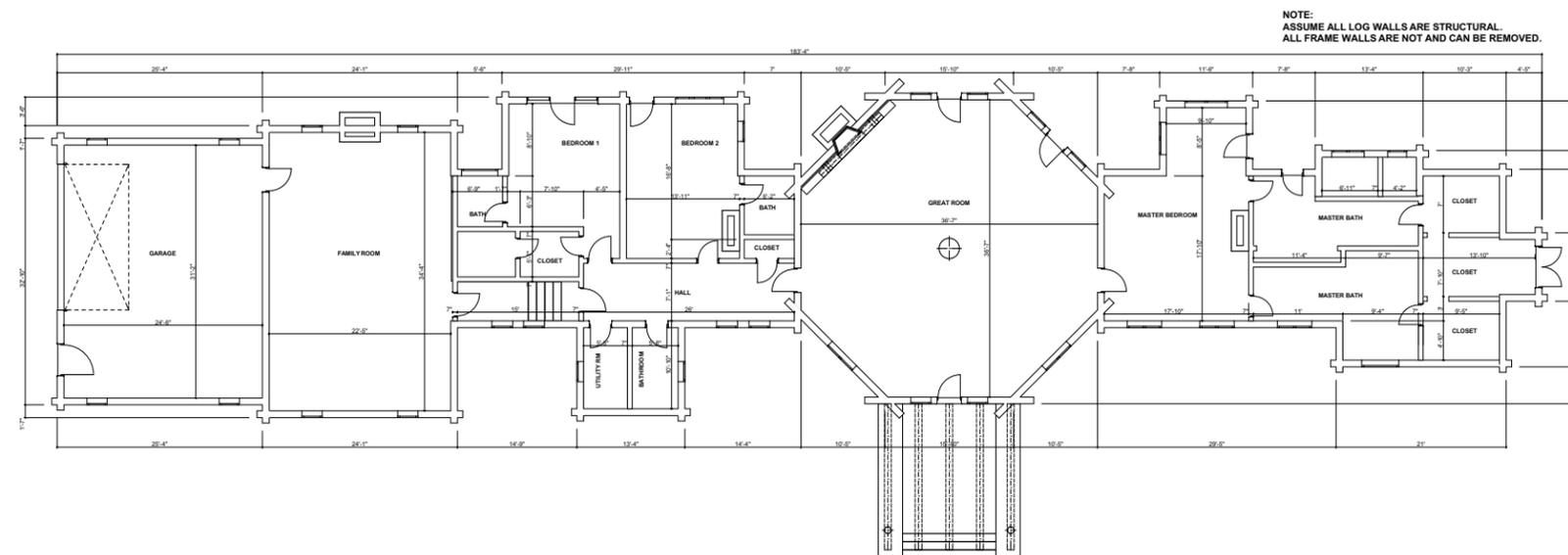
Rustic Dream Out West

The main house, a 4,670-sq ft custom log home built from hand-peeled logs, sits nestled among spruce and aspen trees with views of the entire property. Combining the comfort of an authentic Western cabin with touches of modern sophistication, the home is filled with natural light. Three bedrooms connect off of a classic great room featuring a spacious kitchen and dining area focused around a romantic wood-burning stone fireplace. A game room with a pool table, large-screen T.V. and library also inspires cozy nights around a

wood-burning stove and can accommodate small or large gatherings. The expansive back deck facing west provides a stage from which to experience the outdoors and view wildlife throughout the seasons. A bucolic stone footpath leads to an equally welcoming 999-sq ft log guesthouse with two beds and two baths. Approximately 5,500 sq ft of additional development is allowed in the building envelope for a barn and 32,000 sq ft riding arena.









Guest House



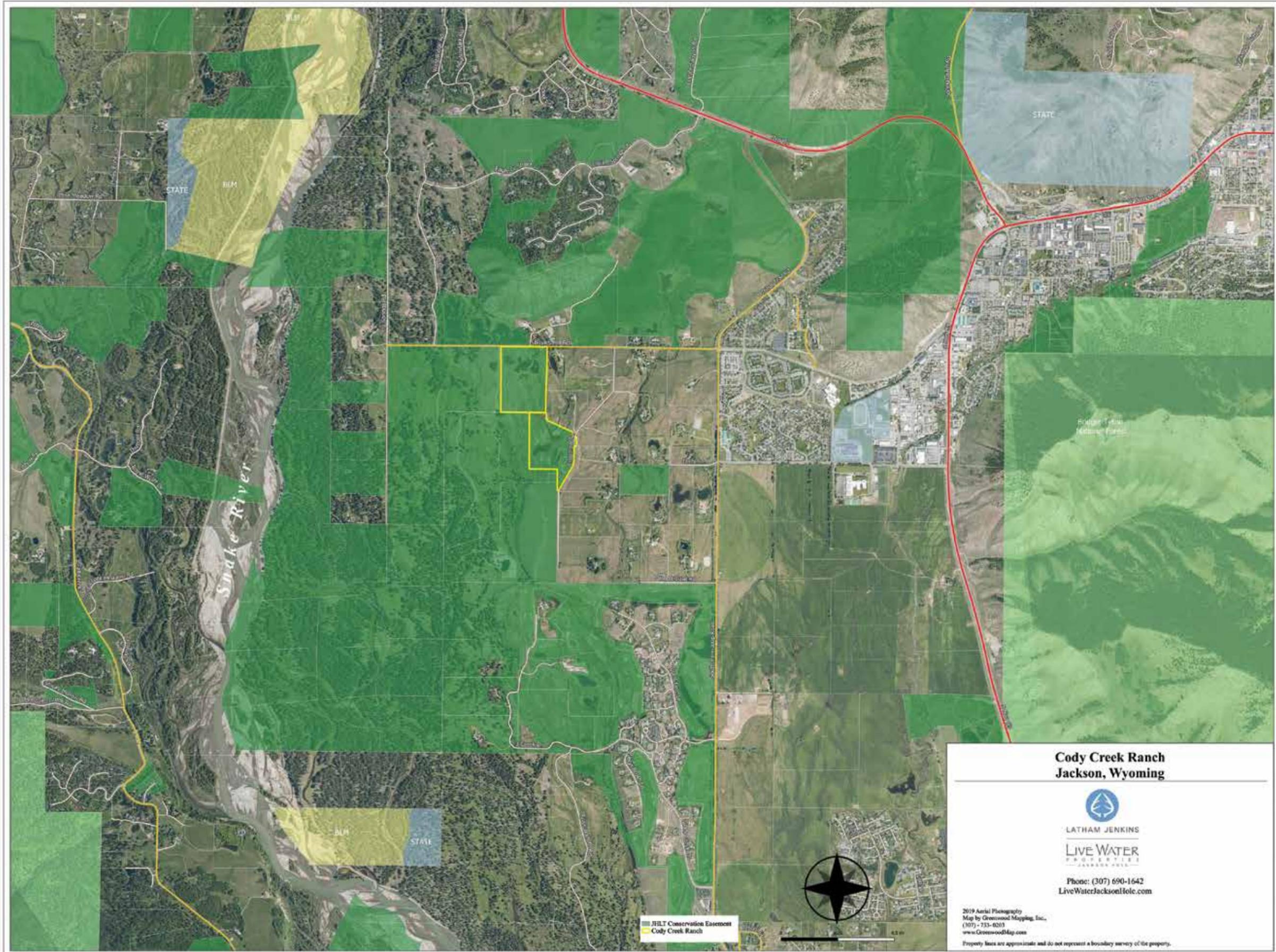




A Mini National Park

Cody Creek Sanctuary's 65 acres of open space resemble a mini national park. Native wildlife, including a resident elk herd numbering in the hundreds, roam the property year-round. Forty other mammal species, over 130 bird species, five amphibian species, and several fish species live on the refuge. For avid birders, photographers, and wildlife enthusiasts, this property allows easy observation and appreciation. From the elk bugling in the fall to bird migration

and the flight of eagles, it provides a thrilling window into the wild. Your closest neighbors are fox, deer and rising fish. Nature's ever-changing beauty inspires throughout the seasons and intoxicates the senses. Enjoy the pungent smell of spruce trees, the sound of a rambling spring creek, magical reflections of clouds on the ponds, sunlight in a cottonwood grove and stunning sunsets over snow-capped mountains.



**Cody Creek Ranch
Jackson, Wyoming**



LATHAM JENKINS

LIVE WATER
FORESTRY

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2019 Aerial Photography
Map by Greenwood Mapping, Inc.,
(307) - 733-0203
www.GreenwoodMap.com
Property lines are approximate and do not represent a boundary survey of the property.



Conservation Land and Uninterrupted Jackson Hole Views

The Rockefeller family, who was instrumental in preserving much of Jackson Hole's wild spaces, recognized the value of saving land for wildlife, for recreation, and for the therapeutic benefits of nature. This property offers a chance to connect to the natural rhythms in the wild. Conservation easements protect Cody Creek Sanctuary and thousands of acres surrounding

the property, preserving in perpetuity its uninterrupted views of awe-inspiring mountains, expansive open space, and maximum privacy. A legacy property, this place provides an opportunity for you to be a steward of precious land and habitat, permanently protecting them from future development.





Protected Waterscapes Inspire Tranquility

An abundance of water features sets the idyllic tone of this refuge, inspiring a profound sense of wellbeing. Cody Creek winds throughout the entire length of the property, connecting six ponds and providing sustenance for hundreds of native animals inhabiting the “backyard.” Life unfolds around these waterways, inviting recreation and reflection and inspiring a connection to the land. The ponds are aquatic paradises for paddleboarding and peaceful canoe trips at

sunset. The creek and ponds have been maintained to provide a first-class private trout fishery for the expert fisherman as well as children and beginners. Water rights dating back to the late 1800s protect flows to the creek and ponds for the future. From your deck chair or the banks of your own spring creek, immerse yourself in this vibrant riparian habitat.





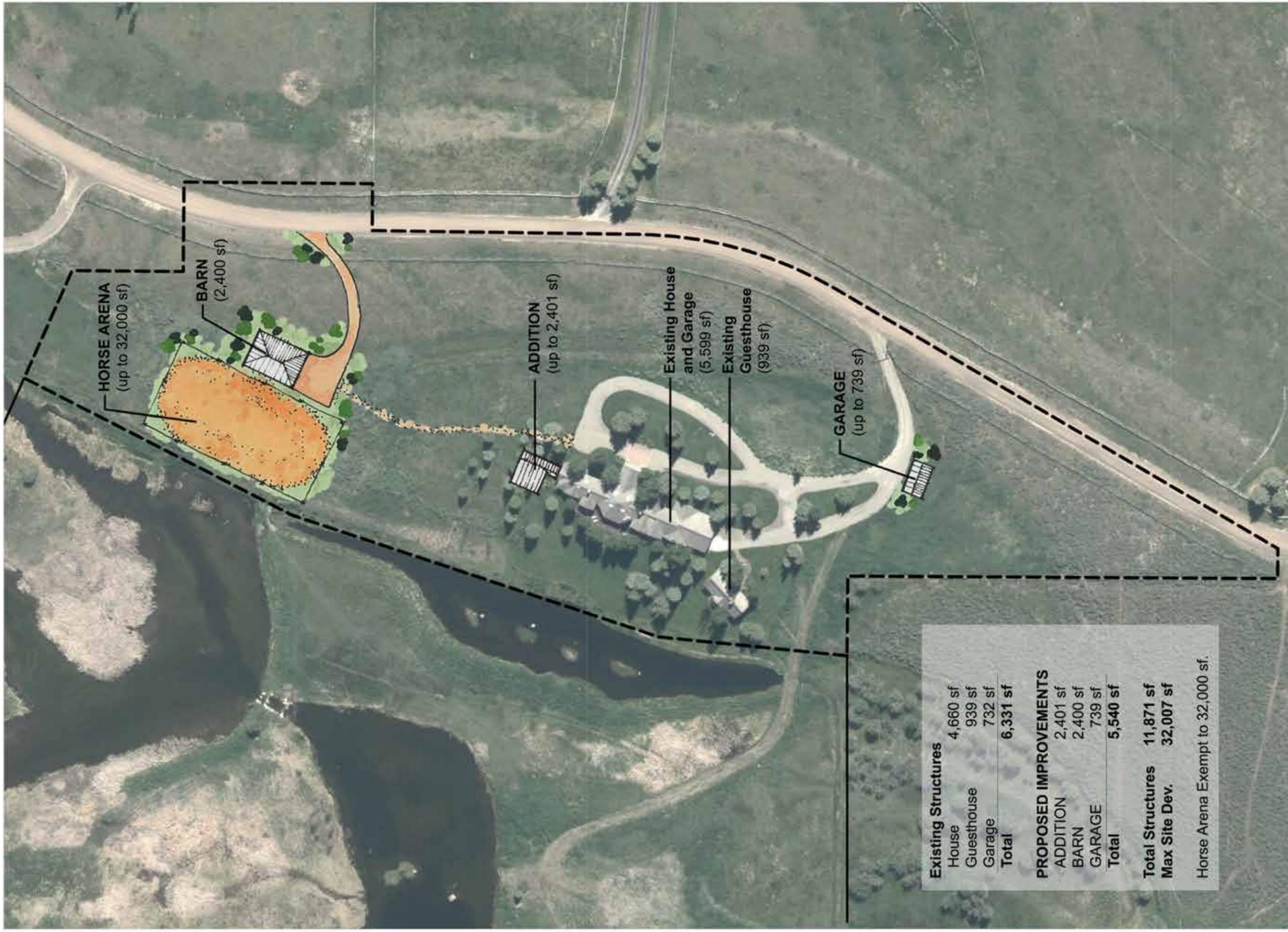
Adventure at Your Doorstep

This natural playground inspires adventure year-round. Fly-fish the creek, paddleboard the ponds, walk the silent woods in the summer, or revel at the beautiful open spaces from the back of a horse. You will have room to roam, places to picnic, and picturesque locales

for camping. And everywhere a breathtaking, romantic view, reminiscent of the Old West, expands uninterrupted for miles. When the snow falls and the ponds freeze, take out your cross-country skis, your snowmobile, or ice skates and explore a winter wonderland.







Existing Structures	
House	4,660 sf
Guesthouse	939 sf
Garage	732 sf
Total	6,331 sf
PROPOSED IMPROVEMENTS	
ADDITION	2,401 sf
BARN	2,400 sf
GARAGE	739 sf
Total	5,540 sf
Total Structures	11,871 sf
Max Site Dev.	32,007 sf

Horse Arena Exempt to 32,000 sf.

Legend

- Main Boundary
- Adjacent Boundary
- - - Building Envelope

Scale

1 inch = 100 feet



**HEALEY BUILDING ENVELOPE
CONCEPTUAL IMPROVEMENTS**

LOT 32, DAIRY SUBDIVISION
JACKSON, WY

Y2 CONSULTANTS
Jackson, Wyoming 83001
Tel 307.733-5429
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June 09, 2017

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Aerial photography dated June 12, 2015 from TC GIS. Conditions and features may vary from those shown hereon.

CODY CREEK RANCH

PROPERTY FEATURES AND ENTITLEMENTS

- Privacy: - 65+ acres
 Land Trust Wildlife Summary: - 40 mammal species
 - 130 bird species
 - 5 amphibian species
 Water Rights: - Senior rights over Cody Creek system
 Aquatic Habitat: - 6 interconnected ponds, linked by natural creeks and fish ladders

Conservation & Recreation Easement
 55+ acres under conservation easement
 Recreation uses including unlimited fishing, birding, hiking, biking, boating, swimming, camping and horseback riding

Building Envelope Features	
Existing Structures	
Main House	4,660 s.f.
Guest House	939 s.f.
Garage	732 s.f.
TOTAL	6,331 s.f.
Additional Improvements Allowed	
Main House Addition	2,401 s.f.
Barn	2,400 s.f.
Garage	739 s.f.
TOTAL	5,540 s.f.
Total Allowed	
Structures	11,871 s.f.
Site Development	32,007 s.f.
Riding Area	(exempt up to 32,000 s.f.)







Property Description

1475 S Creamery Lane + 3400 W Boyles Hill Road
Jackson Hole, Wyoming 83001

Subdivision Dairy Ranches

Lot Numbers	1 & 32
Lot Size	65.32 acres
Heat Source	Electric
Heat Type	Forced Air Ducts
Water Softener	Included
Garage Type	Attached
Number of Stalls	3
2020 Taxes	\$32,947.12
Annual HOA Fees	\$1,200 / HOA

Main House

Year Built	1990
Additions	2005 & 2010
Square Footage	4,676
Bedrooms	3
Bathrooms	3.5

Guest Cabin

Year Built	2005
Square Footage	999
Bedrooms	2
Bathrooms	2

Features

Year Around Access
Cathedral Ceiling & Skylights in Great Room
Hardwood Floors throughout
Wet Bar
2,000+ Square Foot West Facing Deck
Sauna
Entertainment Room with Surround Sound
Eat-In Kitchen
Wine Storage



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