

# K3 GUEST RANCH, CODY WYOMING

## PROPERTY BENEFITS

### UTILITIES

Electricity, propane and natural gas. Just three years ago we made arrangements for the natural gas company to install a new 2 " gas line from the main county road to the K3 property. This gas line was plowed in for over 1 1/4 mile at a cost of over \$6,000. Since then we have seen a reduction in our heating bills that will eventually pay for itself in savings compared to the propane we were using previously.

### IRRIGATION

- Approximately 27 acres water rights dating back to 1900 on the Cody Canal.
- Cody Canal does not require notification when we take water because we sprinkle and therefore do not diminish the canals supply enough to affect their water level.
- Main irrigation water line is 6" and is buried in a complete loop system just like city water lines which allows water to flow both ways cutting down wear on the pipes.
- 2" Side laterals deliver water to strategically placed risers.
- 99% of all fields are sprinkled with either 3 big gun sprinklers (55 gal), 6 medium sized (35 gal) directional sprinklers or by a side roll/wheel line system with approximately 20 joints 40 foot long (10 gal sprinkles).
- Water sets or changes take an average of 15-20 minutes.
- Main irrigation pump supplies 220 gal per minute and will run 3 big 55 gpm sprinklers and 3 medium directional 35 gpm sprinklers at one time at a 60 pounds pressure.
- K3 has 3 big gun sprinklers with a replacement cost estimated at \$1800 each, 6 medium directional sprinklers replacement cost of approximately \$130 each and the estimated 27 receivers for the big gun sprinklers replacement costs would be close to \$400 each and the directional sprinkler receivers which (K3 has close to 27 receivers mounted on 2" pipe risers. These receivers estimated replacement costs each would run approximately \$100 .

### DOMESTIC AND STOCK WATER

Originates from 5 wells that are tested annually and have been certified safe for human consumption.

Well #1 approximately 3 gpm - 80 feet deep

Well #2 approximately 3 gpm - 80 feet deep

Well #3 approximately 10 gpm -130 feet deep

Well #4 approximately 10 gpm - 23 Feet deep

Well #5 Stock water 7 feet deep recirculating and never freezes

Domestic water is stored in a large buried food grade tank which supplies high demand periods for some 30-40 guests.

### LAWNS, TREES AND GARDEN IRRIGATION WATER

K3 has two water supplies that run through the ranch in the form of the Cody Canal and the second is a year-round stream called Sulphur Creek. Three bridges allow easy access to all irrigated acres on the ranch.

- Rocky Mountain Trout can be caught in either stream. This is not a guarantee it all depends whether the fish are biting or not.
- The Cody Canal supplies water to two irrigation pumps which provides ample water to all sprinklers and drip system for the lawns and gardens.

### SEWER SYSTEMS

There are two complete sewer systems both have been inspected and approved by the Park County Commission. There is a 1000 gal system and another 1500 gal system which have been pumped and cleaned periodically. Several clean outs are strategically placed to assure easy access if ever needed.

### ELECTRICAL/LIGHTING

Buildings and grounds have multiple conduits and electrical plug-ins are virtually everywhere one might be needed. All underground electrical wiring has been buried in conduit for safety and protection. Also included are 3 night lights and 4 motion detector lights keeping night time navigation easy and safe.

## LAUNDRY

K3 is proud of their new laundry facilities. This facility easily handles linen, towels and other bedding laundry needs for up to 40 daily guests. A new Guest Laundry is now available for guests' private needs in a separate spacious and airy room.

- 2 - 30 lb. capacity commercial clothes driers
- 1 - 30 lb. capacity commercial washer
- 1 service sink
- 2 freezers for the kitchen needs
- 1 Coin-Op washer
- 1 Coin-Op dryer

## ACCOMMODATIONS FOR GUESTS

### THE HIDEOUT CABIN

(Sleeps 6) A king sized bed, a standard size bed with a single bunk on top and a roll-a-way bed has ample room for all 6 guests staying the evening. Originally a tent house, it has been converted to a hard-sided beautiful cabin with new covered front porch. A walk-in sit-down shower, two vanity sinks, elongated stool, full wall sized mirror with bright over the mirror lighting make this bathroom a luxury for our guests. A kitchenette has special constructed cabinets with deer horn pulls along with corrugated galvanized tin background on the walls and under counter lighting gives a warm glow to the counter tops and galvanized sink. There is an under-counter refrigerator also. Dishes and coffee maker along with coffee are in the cupboard. Special wall covering is made from 1x4 T&G pine boards cut in random lengths, beveled on the ends sanded, stained and varnished. Wall lights are our own design using quart jars for the candle type bulbs and painted a red color. Mounted on top of the fixture are scenes of cowboys, roping calves, cowboys sitting round a campfire and other cowboy scenes make these wall lights one of a kind. A round kitchen table and chairs along with love seat and other seating gives the guest a relaxing enjoyable stay. An office desk is also a great place for the flat screen TV. The corrugated wainscot that flows around the room gives the cabin a real Western Flair.

## TWO SHEEP WAGONS

(One built in 1897 and the other only two years old).

Both of these accommodations give the guest a unique experience one like the old shepherd had but with a lot more modern amenities. Both of these sheep wagons have air conditioning and electric heaters. Electric lights in both wagons and the 1897 sheep wagon has running water, the sheep herder never had it this good. A modern bath house is just a few feet from the 1897 wagon and a bath for the new wagon is a few feet from and is located in the end of our new accommodation called the Bunk House. Both baths have showers, stools and vanities and large mirrors. The new wagon is fitted with a queen bed and the 1897 wagon has a standard sized bed. An authentic sheep wagon stove graces the front of the wagon just like the old days. Balcony's on both wagons provide a great place to watch stars at night while enjoying a favorite night cap.

## THE TENT HOUSE

Has a wood floor and 4 foot high wood for the bottom half of the walls a canvas tent is placed above the bottom half making an 8 foot high room. This tent makes a fun, secure, private room with electricity, air conditioning plus electric heat when needed. Two single pole bunk beds allow 4 people to sleep comfortably.

## THE BUNK HOUSE

(Built in 2018) Sleeps 6, the most popular accommodation. Built like a barn with balcony. Corrugated metal ceiling, pole fence rails on balcony and stairs, 1x4 T&G wall covering, tin wainscot, vinyl flooring and large picture windows. A lighted ceiling fan is an option to the air conditioner. This cabin has been insulated with sprayed foam and extra batting installed in the ceiling for added comfort in the summer and winter. A small heater is all it takes to heat this cabin on a cold winter night or keep it comfortably cool on a hot summer day. The bathroom has a shower, sink and an elongated stool. Just outside the bathroom door is another sink and coffee maker with a refrigerator below the sink. A full length covered front porch makes the perfect place to view the green hay field out front, the panoramic views of snowcapped mountains or after dark watching the shooting stars in our wide-open sky.

## MAIN ENTRY TO THE LODGE

You are greeted by a life sized Kachina Indian night light with outstretched arms holding arrows that have lit arrow heads. His eyes also are lighted so you think he is looking directly at you. Metal painted feathers hang down off each hand. Down the steps to the lower level there is a relief in the brick wall featuring a metal war shield with metal feathers hanging off each side. This shield has been laced to the metal willow with flattened copper wire. Back lighting of this special feature is spectacular when lit at night.

### K3 KITCHEN AND PRIVATE BATH

Filled with hard wood cabinets, tile floors, three compartment sink, a hand washing station, granite countertops, a very strong exhaust fan, lighted stove hood above the electric stove along with a moveable counter mounted on wheels for special occasions turns this kitchen into a dream for the kitchen staff. Food is stored in the utility room or pantry closet inside the kitchen. Two refrigerators and a water cooler that cools our treated reverse osmosis drinking water make up the rest of the kitchen fixtures. A semi round breakfast nook that seats 10 people with exterior door to the patio and 4 large picture windows give the kitchen ample lighting. A ceiling fan with lights allows for added lighting on darker days.

### THE DINING ROOM

Seats 20 comfortably on plush padded hickory chairs purchased from Disney Mountain West. These hickory Amish Hoosier dining chairs price out close to \$1200 each. Our three dining tables are crafted with special reclaimed timber out of the Great Salt Lake railroad trestle, kiln dried and cut to our specification then purposely scored with a large saw to create a special design. These tables are another one of a kind K3 feature like none others. An old-time player piano adds to the fun and entertainment. Two large picture windows give a great view of our spacious patio, hat field and snow capped mountains beyond. Add an old antique gas burning heating stove with its 4 heating tubes and open combustion chamber is a real conversation piece. Just a few feet towards the kitchen area stands a circular stair case that leads up to the second floor. These stairs were installed and used in the old Cody High School back in the 30s and 40s. Polished concrete floors with 2x4s forming 4 foot squares adds to the special effects in the ranches design. Hot water radiant heat keeps this room very cozy in the cold winter days and nights.

### THE TETON ROOM

(Sleeps 2) Hardwood floors, Western throw rugs, a real pole fence in front of a full sized mural of the famous barn located in front of the Teton Mountains. This room impresses the visitor as they walk up to the working gate. If left open a few inches you would think you were at the real location viewing the real thing. Air conditioned and heated with good old radiant hot water this room is comfortable summer and winter. Step outside your room door onto the balcony that runs across the front of the main lodge with all the great views described previously. For a special look this room has a queen pole bed, old cracked fence wood that has been cleaned, washed and planed down to remove the cupping that covers the walls with black tar paper behind to accent the cracks and knot holes. The effect is stunning. The private adjoining bathroom is a design feature in itself. Hand carved, life sized Rocky Mountain trout swimming in every direction on the shower/tub surround which are featured behind a fully glassed shower wall. A towel rack is made of an antique decorated metal headboard. Fish are the bathrooms

theme and so the hand bowl also has a fish swimming on the bottom of the bowl. A very bright wall light bar and a skylight in the ceiling make this bathroom as bright as day. The large mirror will easily show you how beautiful you really are. Hot water radiant heat and ceiling heat along with exhaust fan keeps the temperature as you like it. This room is so nice you will no doubt spend too much time on the elongated stool.

### ROCK MOUNTAIN ROOM

(33'x17') Sleeps 7, guests sleep in a real ranch hay wagon bed fitted with a queen mattress, a standard size bed with a single bunk above or a very comfortable futon. A full sized mural of a snowcapped mountain located in Telluride Colorado covers the entire West wall. All other walls are covered with a neutral colored vinyl. There are glulam beams supporting two tiffany type ceiling lamps, with the ceiling covered completely by corrugated galvanized tin. Two wall lamps make up additional lighting. Window air conditioner and hot water radiant heat keeps this room at a constant comfortable temperature. Hard wood floors are accented with Western type throw rugs. An outside door leads to the ranches front balcony where one can enjoy the view of our snowcapped mountains and green hay field just out front of the lodge. In the morning you will get a whiff of the cooking bacon, pancakes, potatoes, eggs and coffee being cooked over the open campfire on our patio. You will have the same great view through the rooms two large picture windows. Hang your clothes in a large walk in closet that runs along the entire North wall.

### THE CHUCK WAGON ROOM

(Sleeps 6) is another large room (33'x17') with a real ranch queen wagon bed with a partial canvas top over wagon hoops just like the old days. However, the canvas does not come all the way down to the wagon box so that guests do not feel claustrophobic. Tile floors, special decorated walls to look like plaster with some plaster missing showing brick background for a special effect makes this room look old and in need of patching. Two large picture windows look out toward the great views as do the other two room previously described. Air conditioned and heated with radiant hot water provides perfect comfort. The private bath has an elongated stool, three mirrors around the vanity sink, a spacious shower and under counter electric heater. Another long walk in closet runs the full length of the room.

### MORNING BREAKFAST OUTDOORS AND TEEPEE PATIOS

K3 has three patios. The first patio is out on the fenced lawn area with round cement table and several benches. The second patio is under a large teepee that sets on 6' high wall that you can walk under the bottom of a large teepee and set looking out at the flowers, lawn, hay meadow and of course the snow-capped mountains beyond. Our third patio is used for serving guests their morning breakfast that has been cooked over an open campfire. An extra gas grill is also part of the cooking facilities. A small 8' diameter teepee is mounted above this cook area which makes the campfire smoke curl out the top just like real Indians were there. Breakfasts are a complete breakfast consisting of: eggs, bacon, pancakes, potatoes, coffee, tea, juice and a fruit. Other items for breakfast are rotated as though Indians were living there. Over 30 + people can easily be seated at individual separated tables which allows for easy self-distancing. A 4' high wind break wall on the West end and South side of the cook area has 30' high windows on top of the wall in order to slow down any unwanted wind and most of all to protect everyone from contamination of the virus. Two lights are mounted above the grill for evening cooking and three electric lanterns light up the patio for a romantic evening outdoors.

### TWO MOBIL HOME/RV HOOK UPS

Located just to the North of our ranch entry is two hookups for overnight campers where water and sewer is easily available for modern conveniences. This location has one of the best scenery views on the ranch, red cliffs, green meadows, canyon view and a panoramic view of the famous Hart Mountain and its sleeping Indian.

### WORK SHOPS

Two workshops one 30'x50' and the other 30'x35' both heated by ceiling radiant heat and each well lit. The second newest shop houses our large spacious modern laundry. Two 30 lb. commercial dryers and a 30 lb. up-to-date washer are enough to handle over 40 guest's and ranches linen, towels and blankets daily wash. A guest Coin Op laundry next door is used by the guests. In the rear of the new shop is a sleeping room with full bath is used by the help. Two freezers in the large laundry room keeps food frozen till needed.

### GREEN HOUSE AND PERENIAL GARDENS

The fenced in yard around the green house and surrounding areas are covered with flowers and fruit trees and bushes of many different types. To name a few: apple trees, plum trees, plumcot trees, cherry trees apricot trees, currents, gooseberry's, chokecherry's, rhubarb, grapes and strawberries.