



**Lot 117 Cody's Country Subdivision, Park County, Wyoming, 0.23 Acres**

**\$35,000**

- Big Game, Off-Road

Experience breathtaking views that stretch across the horizon, offering a scenic panorama of natural beauty. Situated approximately 25 miles from the iconic Yellowstone National Park, this location offers unparalleled access to one of the nation's most cherished natural wonders. Outdoor enthusiasts will delight in the proximity to prime hunting and fishing areas, providing endless opportunities to explore and connect with nature's bounty.

Imagine building your perfect home here, where every day brings a new chapter of tranquility and adventure. Whether you seek a peaceful retreat or an active lifestyle surrounded by nature, this mountain lot in Cody's Country Subdivision promises an ideal setting to create lasting memories and cherish the beauty of Wyoming's landscapes.

**Main Info**

- Street Address : TBD Aerie Drive
- Lot Size Acres : 0.23 Acres
- Postal / Zip Code : 82414
- Dwelling : No
- State / Province : Wyoming
- (Assessor) Parcel Number : R0013699
- County : Park
- Closest City : Cody

### Taxes

Tax Year : 2023

Estimated Taxes per year are \$65.00

### Broker Info



#### Jim Williams

Clearwater Properties

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Jim Williams' real estate career started at an early age mowing lawns for the family rental properties. Since graduating from Texas Tech University with a degree in Real Estate Finance, Jim has enjoyed high levels of success as an Escrow Officer, Agency Manager, Vice President, and State Manager for First American Title Insurance Company in West Virginia. Jim has also provided commercial underwriting/consulting services for First American Title, Old Republic Title, and Stewart Title in complicated litigation proceedings and large commercial transactions. Most recently, Jim managed Dr. Lisa Williams' OB/GYN medical practice in Cody, WY. Jim has served on the City of Cody Planning and Zoning Board. Other community service includes Park County Youth Hockey, Absaroka Figure Skating Club, Park County Arena Board, Yellowstone Quake Junior Hockey Club, and USA Hockey Level IV youth coach. Jim is an avid outdoorsman with interests in archery hunting, camping, golf, and shooting sports. He has hunted and fished in 27 of the continental United States as well as Argentina and South Africa. Customers can rest assured Jim will meet their every real estate need. He is a consummate businessman with a sincere side that enables him to work to achieve the goals he and his clients share. Three-plus decades of market experience combined with a unique business sense: That's Jim Williams.

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