



## WILLWOOD FARM

POWELL, WYOMING | 75 ACRES | \$1,425,000

Willwood Farm is a stunning 75-acre property located in Powell, Wyoming. The custom 3-bedroom, 2-bathroom home is set amidst 38.44 irrigated acres, serviced by the Willwood Irrigation District. Surrounded by Powell's scenic beauty, the property combines modern comfort with rural charm and features Shoshone River frontage, perfect for those seeking luxury, space, and access to outdoor recreation.

The riverfront setting creates a peaceful atmosphere, offering plenty of opportunities for fishing, wildlife watching, and recreation. Whether you're looking for a serene retreat or an active lifestyle, the Shoshone River and the surrounding landscape deliver it all.

Enjoy frequent sightings of local wildlife right from your backyard, including deer and waterfowl. Plus, you're just a short drive from Yellowstone National Park and Bighorn Canyon Recreation Area, where outdoor enthusiasts can explore trails, lakes, and rugged terrain.

Powell, Wyoming is known for its friendly community, rich agricultural history, and scenic surroundings. Situated along the Shoshone River and surrounded by McCullough Peaks to the south and the Bighorn Mountains to the north, Powell offers a blend of small-town charm and easy access to outdoor adventures.

Powell is a gateway to Yellowstone National Park, just an hour's drive to the west, and is also home to the Bighorn Canyon Recreation Area. This scenic area offers world-class fishing, boating, and hiking, with miles of trails and dramatic landscapes to explore. For those seeking a peaceful country lifestyle, Powell provides a slower pace of life with modern conveniences close by.





## IMPROVEMENTS

With 2,319 square feet of thoughtfully designed living space, this home is ideal for those who appreciate the finer details and open-concept design. Expansive windows provide unparalleled views of the surrounding countryside and the Shoshone River that flows through the property. This 2017 custom-built home features exceptional craftsmanship with a natural gas fireplace in the living room for cozy winter nights, and a 3-car heated garage for year-round convenience.

## SUMMARY

Whether you're looking for a peaceful ranch retreat, a productive farming space, or a place to call home while enjoying Wyoming's natural wonders, this property offers it all. Don't miss this opportunity to own this one-of-a-kind property.































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