

Goff Creek Lodge

Shoshone National Forest
Wapiti, Wyoming
(Near World Famous Cody, Wyoming)



Historic Main Lodge
(Only minutes from Yellowstone National Park)



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Wapiti, Wyoming

Goff Creek Lodge is a historic lodge just eight minutes from the east entrance of Yellowstone National Park. The lodge dates back to 1906, when the first building was built and visitation to Yellowstone was via stagecoach and wagon. The lodge is now a National Historic Site.

LOCATION:

Goff Creek Lodge is located approximately 40 miles west of Cody, Wyoming, and just eight miles from the East Entrance of Yellowstone National Park on U.S. Highway 14/16. The route from Cody, Wyoming through the Wapiti Valley to the East Entrance of Yellowstone has been called “the most scenic 50 miles in America”. Well over one million people per year pass through this gate. Most of the North Fork Lodges have been in business for a substantial length of time. No new lodges or new permits are being allowed in the Shoshone National Forest above the forest boundary. This limits the competition from lodge properties in the surrounding area.

OVERVIEW:

Goff Creek Lodge is a profitable growing business that affords the owner the ability to enjoy a quiet “off season” if desired. It could continue to be operated as a successful guest lodge or would make a superb corporate retreat center. Under the current ownership, it has been consistently increasing in revenues as well as being upgraded. The proceeds from the business have been reinvested back into the lodge to bring it up to its current high quality. Pride of ownership is evident throughout the operation from the warm welcome guests receive to the quality of the livestock and the excellent care of the facility. The current management utilizes an active marketing program throughout the year and has a website at www.GoffCreek.com.

ACTIVITIES:

One of the main activities at the lodge is horseback riding, along with a wide variety of other options. Spectacular mountain scenery, abundant wildlife, superb trout fishing and endless horseback trails are all found in the surrounding national forest and the huge Washakie Wilderness Area. Day trips into Yellowstone are an easy way to explore the Park’s many unique features. Awesome fishing is found in the Shoshone River within easy walking distance. Hiking is just outside your door with spectacular scenery in every direction. Chuck wagon cookouts with cowboy entertainment are held several evenings each week. Day trips to Cody offer the opportunity to tour the Buffalo Bill Historical Center, attend the Cody Night Rodeo or take a float trip on the Shoshone River.

The lodge season normally runs from the middle of May through the middle of September, however, winterized plumbing and updated heating systems allow for year round occupancy. Opportunities for winter recreation activities include Sleeping Giant Ski Resort within a few minutes as well as snowmobiling through the East Gate of Yellowstone Park, to relaxing with a good book in front of the fireplace.

FACILITIES:

The original Lodge was constructed in 1906 with a major renovation and a substantial addition finished in 1969. Other structures have been added throughout the years and are of log or log sided construction. This lodge is completely equipped and is being sold in “turnkey” condition.

This property has 10 rustic cabins which can be arranged to accommodate 17 separate guest units, a main lodge with a fully operational restaurant, commercial kitchen, as well as owner/manager living quarters. The kitchen comes fully equipped with all appliances and serving setups for 70+ guests. The dining area seats up to 48 guests with a lounge and fully stocked bar. A cozy fireplace adds ambience to the middle of the dining area. A recreation room with a beautiful travertine fireplace, game tables, satellite TV and reading area make up the rest of the main floor. The living quarters for the manager or owner is currently being remodeled. The facilities at the Lodge can sleep 45 guests, and the cabins are in superb condition. A new dormitory area for employees was completed in 1997 and houses ten employees with their own lounge area. The lodge office and store are located in a separate cabin and offers internet and outside phone service for guests. The corrals and round pen were rebuilt in 2000 and a new entrance chaparral and gate were installed in the same year. An additional tack room was added on in 2001 doubling the space for equipment storage and sleeping quarters for the wranglers. A new deck was added to the main lodge in 2003 and has become a wonderful area for gathering and dining.

Goff Creek Lodge Wapiti, Wyoming

The Goff Creek Lodge represents an opportunity to acquire the unique and highly desirable lifestyle of the Rocky Mountain West, offering real western adventure with personalized service plus superb accommodations!

This excellent recreational property is being offered at:

LISTING PRICE\$1,700,000.00

For more information, contact the exclusive agents for the spectacular opportunity.



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Over 100 years & still going strong...



**Goff Creek -
A very special place!**

**Check in area
Retail sales
Laundry
and more...**



**Rustic setting -
Truly a great
vacation site**

**Another of those rustic
but modern cabins**



**One of the newer
cabins
Fully modern**

**Your guests will
enjoy the privacy
and warmth of
these log cabins.**



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**Sit on the porch and
look down on
Goff Creek**

**Spectacular
mountain setting**



**Various rental
units in
various sizes**

**Around the
campfire -
Doesn't get
much better
than this!**



**Every place
needs storage.
It's right here.**

**Spacious dining area -
Great for a quick
snack or a
full blown
sit down
evening dinner**



Right in the middle of paradise...



**Relax in front of
the large
fireplace.**

**Sit back - kick up
your feet -
grab a book or
just stare into
the roaring fire!**



**Fully licensed bar -
and very well
equipped.**

**Pool Room -
Sitting Room -
Have a tall cold one
and see who is the
best story teller!**



**Full service
commercial
kitchen -
fully
equipped.**

**Main lodge with
very big deck area -
Dining Hall - Bar -
Kitchen and Pool
Room.**



***WYOMING* - Some place very special!**



