

THE BIG QUIET

Park County, Wyoming - 135 ± Acres - $7,190,000



The Great Room



Dining Room & Open Kitchen

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Sixteen Seat Theater

Property Overview

The Big Quiet is a 135± acre estate nestled at the base of the southeastern face of Heart Mountain between Cody and Powell, Wyoming in the Bighorn Basin. Anchored by a 7,300± square foot custom residence and a Japanese-inspired guest cabin, and threaded by two live trout streams feeding a purpose-built fishing pond, the property was conceived from the ground up as a private, year round sanctuary, adjacent to a working certified organic farm.

Every element, from the unique geometry of the main residence to the species of trout in the creek, was chosen deliberately to enhance the enjoyment and connection to the setting.

Few properties in the region combine this level of architectural intention with this degree of privacy, water, and proximity to Yellowstone National Park.



Photograph by Barbara Hayton

THE MAIN RESIDENCE



The main home totals 7,300± square feet and offers seven bedrooms and six and a half bathrooms, with sleeping capacity for up to 22 guests — a residence built for graceful living and joyful gatherings. The genuine prairie style architecture was designed by James B. Cline, AIA of San Francisco and combines clean modern lines with an efficient, light-filled layout paired with a warm, authentic western sensibility.





The Main Residence (continued)

Entering the Great Room, fifteen foot floor-to-ceiling windows reveal an expansive view across sage dotted high desert prairie , mirrored by a full length, hand-painted mural by Wyoming artist Mike Kopriva. The mural runs as a single continuous scene above the Great Room, depicting the mountain ranges and wildlife visible from the property, bringing the stunning surrounding landscape indoors.

Massive curved wooden beams, repurposed from a local source, define the soaring space. Salvaged southern yellow pine flooring dating from the mid 1800's and sourced from Tennessee is used throughout the main level and bedrooms. The full height fireplace is built from stone sourced from Kalispell, Montana and, like the home's other fireplace, uses a Heatilator design capable of burning full-sized logs with no splitting required, a detail that matters as much in practice as in principle during the long Wyoming winters.

Custom metalwork detail, cabinetry and vanities, and many of the lighting fixtures were designed and crafted specifically for this home. Several bespoke pieces of wood furniture in the Great Room were handcrafted by noted Western wood artist Scott Armstrong. The kitchen countertop is honed from Red Dragon granite imported from Brazil. The home also includes a wet bar and a 16-seat home theater, a south-facing greenhouse room adjoining the kitchen for year-round growing, and a root cellar currently under construction to extend food storage.

Many of the one-of-a-kind, artisan made furniture pieces are available, giving a buyer the option of a truly turnkey retreat — move-in ready without the time and expense of sourcing furnishings to match the caliber of the home.



Mural in Great Room

Passive Solar Design

The home's geometry was engineered with intent. The residence faces due south over the Bighorn Basin. Its eastern corner is aligned to the exact point of winter solstice sunrise, while its western corner is aligned to the exact point of summer solstice sunset.



Photograph by Barbara Hayton



The effect is a home tuned to the sun's seasonal arc: low winter sun is drawn deep into the interior for warmth and light through the shortest, coldest days, while the same geometry limits direct solar gain once the sun climbs higher in the summer months. This passive solar design was executed at the scale of the entire house — a rare and deliberate piece of architectural thermal planning unique to a private residence in this part of Wyoming.



Master Bath



Master Bedroom

THE GUEST HOUSE



Photograph by Barbara Hayton

A Japanese-Inspired Retreat

A short distance from the main residence sits a guest house designed around a Japanese aesthetic — a deliberate architectural choice tied directly to this property's location and history. The Big Quiet lies within sight of the Heart Mountain Relocation Center, one of ten sites where Japanese Americans were confined during the Second World War (detailed further below). In honor of the setting and history, the sellers built the guest house as a quiet, intentional space of calm, simplicity, and craftsmanship in conversation with the ground it stands on. Prospective buyers interested in the guest house's specific finishes and room configuration are encouraged to inquire directly, or to see it in person at a showing.



Pond with Heart Mountain

Photograph by Barbara Hayton

Water & Land

Two live creeks cross the property, both holding brown trout and rainbow trout, one free flowing and the other feeding into a newly constructed pond built to serve as a fishing pond. The pond was engineered to a depth of 16 feet — deep enough to sustain liveable water temperatures year round.

Diversion gates on the inflow and outflow of the pond allow the water level to be adjusted as needed, giving the owner real control over the fishery. At the western edge of the pond sits a sandy beach for recreation or sunning.

A pavilion for gathering, a restored sheepherder's wagon, and additional small structures used for supplemental sleeping provide the makings of a self-contained retreat compound where extended family or guests can spread out without ever leaving the property.

The property is zoned Agriculture with Dude Ranch Accessory.



Art Gallery





Photograph by Barbara Hayton

Local Recreation

The Big Quiet sits in the middle of some of the finest big game and fishing country in the Rocky Mountain West. Big game hunting in the surrounding area includes antelope, whitetail deer, mule deer, elk, moose, black bear, wolf, and mountain lion, while small game and upland bird hunting rounds out the offering with pheasant, Hungarian partridge, chukar, sage grouse, and a variety of migratory waterfowl. Few properties put this breadth of big game and bird hunting within such easy reach of the front door.

Fishing opportunities are equally diverse, ranging from blue-ribbon trout streams and rivers to large reservoirs, all within a short drive of the property. Depending on the water, anglers can find brown, rainbow, brook, cutthroat, tiger, and lake trout, along with grayling, walleye, sauger, whitefish, Kokanee salmon, crappie, perch, and sturgeon — a species list that rivals almost anywhere in the region.

Winter recreation opportunities include downhill and cross country skiing, ice fishing, snowmobiling and ice climbing, rounding out Heart Mountain Retreat as a true four-season base for all outdoor wilderness pursuits.



Location

The property is conveniently positioned between the towns of Cody and Powell in Park County, located at 5000 feet altitude at the northwest rim of the Bighorn Basin, within view of seven spectacular mountain ranges. The town of Cody was founded by Buffalo Bill Cody and best known today as the East Gate to Yellowstone National Park. A regional airport, full-service medical care, and all the amenities of a well-established Western town are a short drive away. Powell, an agricultural community 26 miles northeast of Cody, anchors the irrigated farmland that surrounds the property. Heart Mountain - an iconic and visible landmark - is located due west of the property and a fascinating geological conundrum. Billings, the largest city in Montana, is 90 miles to the north, putting a major regional hub — with a larger commercial airport, two Level One trauma hospitals, versatile dining, and shopping at Costco and Sam's Club — under a ninety minute drive.



AGRICULTURE & WATER RIGHTS

The Big Quiet lies within the Heart Mountain Irrigation District and carries water rights accordingly — a meaningful asset in the Bighorn Basin, where irrigation water is the foundation of virtually all productive agriculture. The property operates as a certified organic farm, giving the buyer an established, chemical-free agricultural base. An additional bonus is the fact that the property — situated on an east-west ridge — is south facing, adding to its growing season potential.



Photograph by Barbara Hayton

CLIMATE



Photograph by Barbara Hayton

Solar Panels

The Bighorn Basin is located just under 45 degrees latitude and at 5000 feet elevation, considered high desert. Growing season lasts approximately 120 days. The region averages around 300 days of sunshine per year. Annual precipitation is modest, generally in the range of six to ten inches, with snow falling primarily from November through March. The Basin's dry air and relatively mild diurnal swings, combined with its lower elevation compared to the surrounding mountain ranges, makes it a comparatively gentle place to winter for northwest Wyoming.

Cody, Wyoming was founded in 1896 by Buffalo Bill Cody and a group of investors who recognized the Bighorn Basin's agricultural potential, leading to construction of the the Shoshone Dam in 1910, at the time the largest concrete dam in the world. Now called the Buffalo Bill Dam, water from Shoshone Canyon was delivered to homesteaded lands in the Bighorn Basin. Cody, Buffalo Bill's namesake town, is the gateway community for the East Entrance to Yellowstone National Park. Powell was created as a homesteaded farm settlement under the Shoshone Reclamation Project. Today it remains a working agricultural community anchored by the very water from the Buffalo Bill Dam that irrigates the lands of the Big Quiet.

Heart Mountain, the 8,123-foot landmark between Cody and Powell, and visible from the property, carries its own layered naming history. The original name for the mountain roughly translates to "Buffalo Heart Mountain," a title given by the Crow (Apsaalooke) Nation, alluding to its unique, bison heart-like shape. The mountain's name also traces to the 1804-1806 Lewis and Clark expedition, when expedition member and guide George Drouillard sketched the mountain; expedition leader William Clark included the mountain in his manuscript maps of the West. Clark and Drouillard translated the native descriptive legend into English as "Heart Mountain." Another Crow name is "Fortop's Father," which refers to a warrior who, during a spirit quest and subsequent dream, was provided the mountain's protection during battle. The mountain has served as a sacred spiritual site for the Crow and Shoshone indigenous tribes for centuries.

The mountain's more somber history dates to the Second World War. In 1942, following the bombing of Pearl Harbor and the issuance of Executive Order 9066, the federal government created the Heart Mountain Relocation Center — one of ten camps built to confine Japanese Americans forcibly removed from their homes, businesses, and communities on the West Coast. Construction began in June 1942, and the first internees arrived by train that August. At its peak the camp held more than 10,000 people, nearly all of them American citizens, behind barbed wire and guard towers, at the time the third-largest town in Wyoming.

Life inside the camp reflected both the resilience and the injustice of the experience: internees built their own schools, a hospital, churches, and its own newspaper. They successfully raised crops for food. Japanese American internees served in the U.S. military in large numbers — including 63 young men who refused induction on the grounds that their constitutional rights had been denied them — and federally prosecuted for their actions. The camp closed in November 1945, and internees were sent onward with a train ticket and $25 each, many with nothing left to return to on the West Coast.

Area History (continued)

In 1988 Congress formally apologized for the internment; reparations for surviving internees was established later. Today the site is preserved as the Heart Mountain Interpretive Center — the WWII Japanese American Confinement Site and a National Historic Landmark — located a short distance from the property. The center includes original camp structures, a walking trail, and the newly established Mineta-Simpson Institute, founded on the lifelong friendship between former internee and U.S. Secretary of Transportation Norman Mineta and Wyoming Senator Alan Simpson, who met as boy scouts at the camp despite being on opposite sides of its fence. It stands today as one of the most significant and sobering historical sites in the American West. It is this history — not military history, but a story of endurance, injustice, and eventual reconciliation — that the property's Japanese-inspired guest house was designed to quietly honor.



Heart Mountain Interpretive Center

Photograph by Barbara Hayton



Western Guest Room

BROKER'S COMMENTS

The Big Quiet is not a ranch that was built for cattle and later dressed up for people — it was designed from its foundation as a retreat, and it shows in every deliberate choice, from solstice-aligned architecture to a trout pond engineered to hold cold water through August.

Properties of this caliber, combining a genuinely custom Western home, two trout streams, a purpose-built fishery, organic ground with secured water rights, and this level of privacy so close to Yellowstone National Park, do not come to market often. The guest house's connection to the history of Heart Mountain gives the property a depth and sense of place not manufactured *after the fact* — but built into the bones of The Big Quiet estate from day one.

For a buyer looking for a legacy compound with a beating heart connected to place, this is about as complete an offering as the Bighorn Basin produces.





DISCLOSURE

The information contained in this brochure has been gathered from sources believed to be reliable but is not guaranteed by the broker or seller. All acreage, boundaries, square footage, and descriptions are approximate. Prospective buyers are encouraged to conduct independent due diligence, including verification of water rights, irrigation district standing, and structural and mechanical systems, prior to closing.

Seller intends to convey all mineral and water rights held at the time of closing, subject to the terms of the Heart Mountain Irrigation District. Final legal description and acreage will be confirmed by survey prior to closing, with all necessary easements established at seller's expense.



Great Room



Call to Schedule a Showing

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