



CANYON REAL ESTATE, LLC

1128 12TH STREET

CODY, WY 82414

307-527-7092

MOUNTAIN RIDGE RANCH

193+- ACRES



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MOUNTAIN RIDGE RANCH

Bordering Shoshone National Forest, this special place is nestled in a very private setting in a saddle between two ridges. The custom built log-sided home features an open floor plan and log accents throughout the home. The great room features a cozy native rock fireplace and tongue-and-groove ceilings that reach two stories. It is wired for a surround sound entertainment center. The kitchen has cherry cabinets, built-in double oven, Jenn-air cook top and walk-in pantry. The formal dining room is off the kitchen. The spacious master suite features 2 walk-in closets, his and her sinks with granite counter tops, Jacuzzi tub, tiled shower and a built-in TV nook. An office/bedroom, half bath and laundry/mud room complete the first floor. The second floor consists of two bedrooms each with a full bath and walk-in closet. There is a living area between the bedrooms with arched windows displaying the vast vistas. The two floors of living area are approximately 3684 square feet. A walk-out basement of approximately 1533 square feet is partially finished with a hobby room with a vault door. A wireless remote driveway alarm alerts the owner of guests arriving. There is a 2-stage water filtration system throughout the house and a water softener. The house has been wired for satellite internet and television. Construction is insulated concrete form (ICF) providing up to R-50 insulation rating in the walls (10" thick poured concrete rebar reinforced). This is a very energy efficient home. There is a choice of two heating sources, forced air and baseboard electric as well as the fireplace.

A 24 x 40 garage/shop includes an insulated work area and a second floor which is plumbed for a bath. Off the garage is a loafing shed for horses.

The 193+- acres consists of flat, rolling foothills and some rugged terrain. Shoshone National Forest borders the property to the west with 1000's of acres for hiking, riding, hunting and recreation. 640 acres of BLM borders the property on the south and 120 acres of BLM borders on the east offering additional privacy. Wildflowers in the spring are brilliant. Wildlife is abundant including elk, mule deer, antelope, and eagles to name a few.

Mountain Ridge Ranch is located west of the small community of Clark, Wyoming. It is an easy scenic drive to Yellowstone National Park and many other numerous recreational opportunities within the Yellowstone ecosystem. Clark is 30 miles north of Cody, home to many western cultural events. 24 miles west of Powell, 32 miles south of Red Lodge, MT, a ski resort and 75 miles from Billings, Montana's largest city. The Clarks Fork of the Yellowstone River flows through the valley offering excellent fishing.



**BUILT-IN
DOUBLE OVEN**



**KITCHEN WITH
JENN-AIR COOK TOP**



**OPEN VIEW
TO
GREAT ROOM**



**GREAT ROOM
WITH
FIREPLACE**

GREAT ROOM



**DINING
AREA**



**VIEW OF
LOFT FROM
GREAT ROOM**

**VIEW OF FAMILY
ROOM ON
UPPER LEVEL**



**GREAT ROOM
WITH FOYER VIEW
& LOFT**



**MASTER
BEDROOM**



**MASTER BATH
WITH
JACUZZI TUB**





**SHOWER IN
MASTER BATH
WITH TILE**

MASTER BATH



**MASTER BATH
WITH HIS AND HER
SINKS & GRANITE COUNTER TOPS**





GUEST ROOM



**1/2
BATH**



**CLARKS FORK
CANYON**

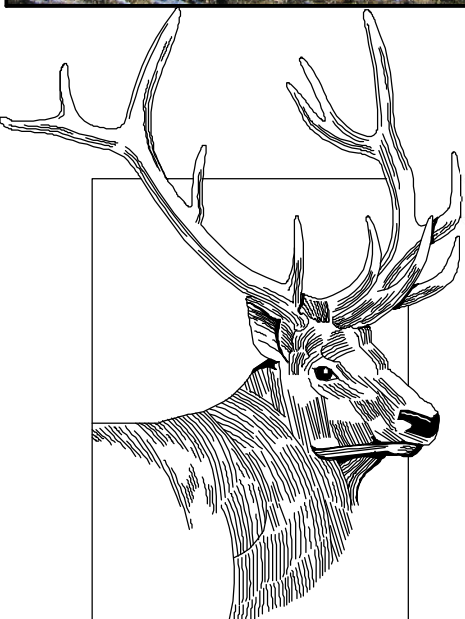
**BEARTOOTH
MOUNTAINS**



**SHOSHONE NATIONAL FOREST
ON THE WEST BOUNDARY**



**WILDLIFE
ABUNDANT IS**



**INCLUDING ELK, MULE DEER,
ANTELOPE AND EAGLES,
TO NAME A FEW**



**SHOSHONE
NATIONAL
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THE
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WEST**



**BLM
LAND
BORDERS THE
SOUTH AND EAST
SIDES OF THE
PROPERTY**



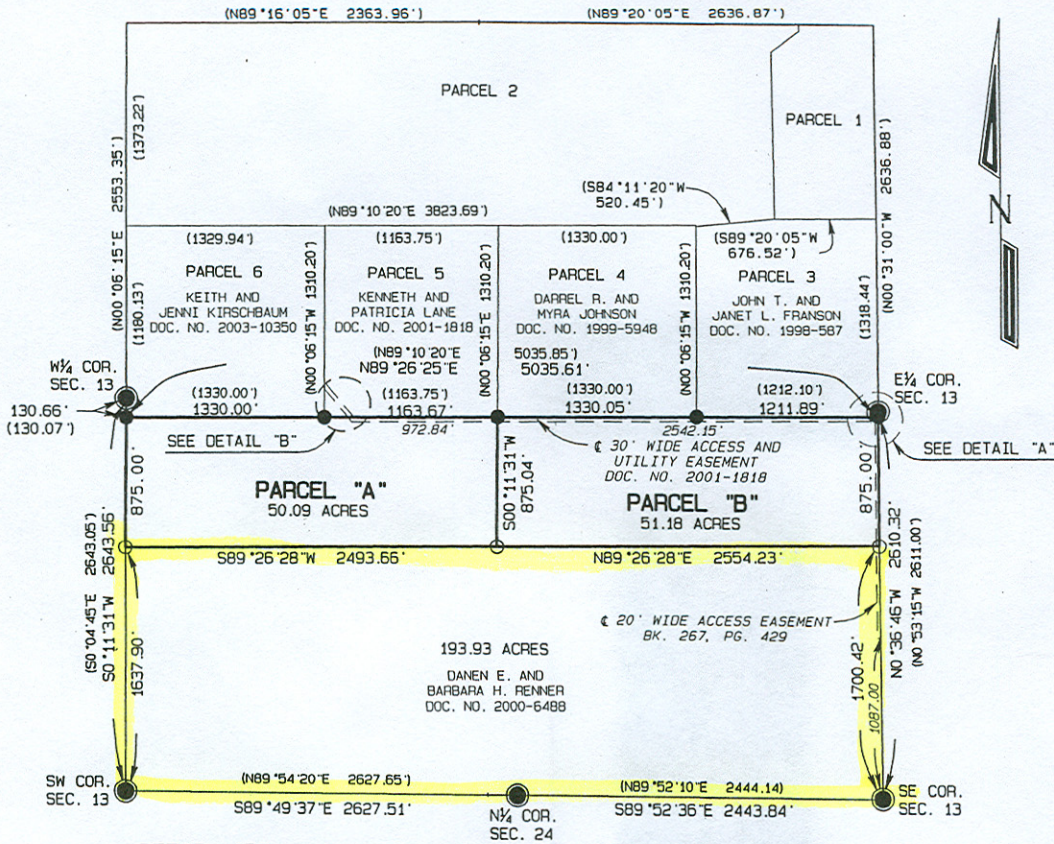
*For a private showing of this magnificent property
contact:*

*Rita Lovell, Broker
Canyon Real Estate, LLC
1128 12th Street
Cody, WY 82414
307-527-7092*

*This special property invites you to explore & experience
part of the old west.*

Price: \$849,000 193+- Acres (US Currency)

T.57 N., R.103 W.
(ORIGINAL SURVEY)

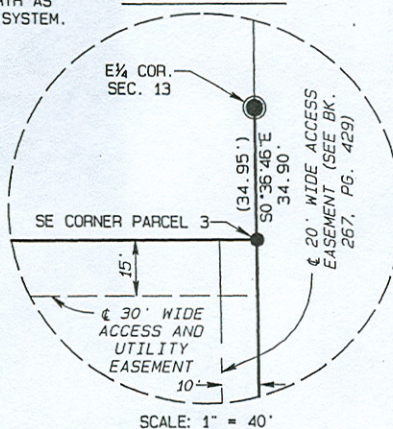


DETAIL "B"

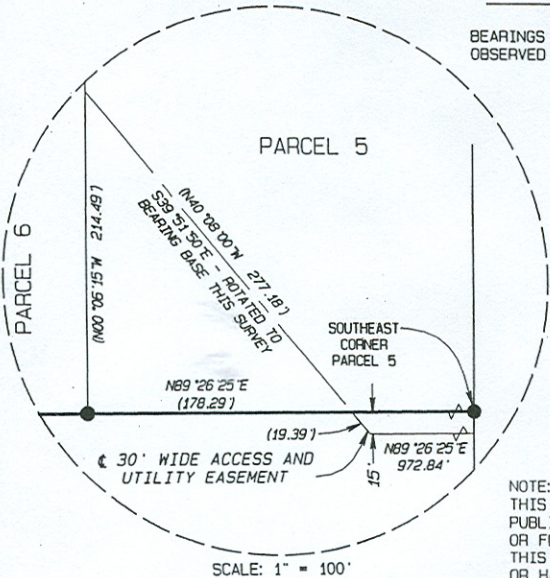
SCALE: 1" = 1000'

BEARINGS ARE BASED ON TRUE NORTH AS OBSERVED BY GLOBAL POSITIONING SYSTEM.

DETAIL "A"



SCALE: 1" = 40'



SCALE: 1" = 100'

NOTE:

THIS DRAWING IS NOT INTENDED TO SHOW ALL RIGHTS OF WAY, EASEMENTS, PUBLIC OR PRIVATE UTILITIES, IRRIGATION FACILITIES, OTHER IMPROVEMENTS OR FLOOD PLAIN AREAS UPON THE PARCEL OR PARCELS DELINEATED HEREON. THIS SURVEYOR DID NOT CONDUCT A COMPLETE TITLE SEARCH, ABSTRACT STUDY OR HAZARD INQUIRY FOR THE LANDS SHOWN HEREON.

LEGEND

- 5/8" REBAR WITH 2" ALUM. CAP SET ○
- REBAR WITH ALUM. CAP FOUND ●
- BRASS CAP FOUND ⊙
- RECORD DIMENSIONS SHOWN THUS ()

DAN RENNER
POWELL, WYOMING
RECORD OF SURVEY SHOWING
PARCELS OF LAND
IN
SECTION 13, T.57 N., R.103 W.
PARK COUNTY, WYOMING

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF PARK) SS
I, J. HARVEY COPELAND ON BEHALF OF HOLM, BLOUGH AND COMPANY OF CODY, WYOMING DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECTION ON MARCH 27, 2006, THAT THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

HOLM, BLOUGH AND COMPANY
BY: J. HARVEY COPELAND (AGENT)
WYOMING L.S. REGISTRATION NO. 2451



HB HOLM, BLOUGH AND COMPANY
Consulting Engineers & Land Surveyors
1402 Stampede Ave.
Cody, Wyoming 82414

JULY, 2006

BOOK 457
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Wyoming taxes are among the lowest in the nation. This provides a very favorable environment for businesses in Park County.

- * No Corporate Income Tax
- * No Personal Income Tax
- * No Inventory Tax
- * No Franchise Tax
- * No Business License Required
- * Low Property Taxes
- * Favorable Incorporation Laws

Sales Tax

State Sales Tax: 4% (prescription drugs exempt); counties have the option of adding up to 2% in additional taxes. There is a county lodging tax that varies from 2% to 4% and is added to the other sales taxes.

Gasoline Tax: 14 cents/gallon

Diesel Tax: 14 cents/gallon

Gasohol Tax: 14 cents/gallon

Cigarette Tax: 60 cents/pack of 20

Personal Income Taxes

No state personal income tax

Retirement Income Taxes: Not taxed, including that received from other states

Property Taxes

Wyoming is a “fractional assessment” state. This means their property tax applies to only a fraction of the full market value of property. This fraction is the property’s assessed value. For most property, only 9.5% of market value is subject to tax. Consequently, a home worth \$100,000 on the market is only taxed on \$9,500 in assessed value. The real effect of fractional assessments is to exempt \$90,500 of the home’s value from taxation. Citizens are legally protected from counties and municipalities increasing property tax rates. For county revenue, the rate is limited to 8 mills (.8%). With very few exceptions, State law limits the property tax rate for all governmental purposes. All Wyoming citizens benefit from property tax exemptions. Personal property held for personal use is tax exempt. Inventory, pollution control equipment, cash, accounts receivable, stocks, and bonds are also exempt.

A veteran’s exemption may apply annually to exempt \$2,000 in assessed value of property owned by qualified Wyoming veterans. The exemption is limited to \$800 in total tax benefits. The exemption is also available to surviving spouses of qualified veterans. The Wyoming Department of Health provides annual tax refunds to elderly or disabled residents. Single persons receive \$4,500, married persons receive \$600. Amounts are reduced if income limits are exceeded. Call 307-777-5235.

The Wyoming property tax relief program was changed by the 2004 legislature, moving from a program administered by the county treasurers to one administered by the Department of Revenue. The legislature modified the program again in 2005.

Inheritance and Estate Taxes

There is no inheritance and the estate tax is limited and related to federal estate tax collection.

For more information, visit the Wyoming Department of Revenue site (<http://revenue.state.wy.us/>) or call 307-777-5283.

CLARK, WYOMING, where the grandeur of the rugged Beartooth Mountains loom majestically over the sage covered prairie is situated 30 miles north of Cody. The Clarks Fork of the Yellowstone River, Wyoming's only federally designated 'wild and scenic river' flows out of the Clarks Fork Canyon and meanders through the valley. The Clarks Fork Canyon is the division between the Beartooth Mountains to the north and the Absaroka Mountains to the south. Looking west when you turn into Clark, from the Canyon south, the mountains you see are Bald Peak, Bald Ridge, Trout Peak, Pat O'Hara and Heart Mountain. There are 3 drainages to the north of the canyon, Little Rock Creek, Bennett Creek and Line Creek.

Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark post office was established in 1891 and the first school was established in 1895. There are approximately 300-350 residents in the Clark valley today. There is no longer a post office. Mail comes through the Powell post office.

There are 3 accesses to the Shoshone National Forest, the Clarks Fork Canyon being the most spectacular. From the mouth of the Canyon you can horseback ride, hike or 4-wheel drive five miles along the river with towering mountain walls on either side. At the end of the canyon, the trail on the north side switchbacks to the top of the Beartooth Mountains and goes over to Highway 212. This is the Morrison Jeep Trail.

Looking across the river on the south face of the canyon, the steep trail that Chief Joseph and the Nez Perce Indians took on their escape from Yellowstone Park in 1877 can be faintly seen. Colonel Sturgis had been waiting at the mouth of the Canyon. He was told by scouts that there was no way that the Nez Perce could escape through this canyon and he moved his company south to Heart Mountain. The Nez Perce accomplished an amazing fete, and 700 people and 2000 horses escaped through this canyon and headed north.

A year later in 1878, the Bannock Indian conflict took place on the Clarks Fork River. During the early morning battle, among the dead were Captain Andrew Bennett and Little Rock, a Crow interpreter. Bennett Creek, Bennett Buttes and Bennett Buttes Cemetery are named in honor of Captain Bennett. Little Rock Creek was named after the Crow interpreter.

The Clarks Fork Recreation Center hosts community activities including an annual rodeo. Clark is within the Powell School District with an elementary school of Kindergarten through fifth grade and a student population averaging 30-35 students total.

Clarks Fork worthy of new attention

Rainbow trout were moving laterally across the current, gulping cripples and emergers. Not one, two or three trout at a time, but dozens of them.

They looked to be about 14-15 inches long as they worked systematically through the long run. Occasionally, a large splash was heard in the deeper water as a much larger trout porpoised to take a rising insect.

The day was warm and overcast and the time was mid-morning in the middle of September. The reason for the trout activity was a stupendous hatch of *Tricorythodes*, better known among fly fishers as *Tricos*, and even better known as the "white-winged curse."

No matter, the trout could have cared less about the name of the tiny black mayfly. All that concerned them was the sheer number and volume of calories floating downriver. Everywhere one looked, the water was alive with rising, splashing, or smutting fish.

This occurrence was not on the Bighorn River in Montana, where huge pods of smutting trout can be found feeding on *Tricos* every year, but in a river in Wyoming that most anglers have written off



Streamside

Tim Wade

"Age classes of rainbows and cutthroat run the gamut from fry to juveniles to adults."

as a wild trout fishery since the mid-1980s. Where there was once a good population of big rainbows, browns and native Yellowstone cutthroat, by the late '90s the catch was typically comprised of whitefish - and plenty of them.

There weren't thousands upon thousands of trout feeding like they can do on the Bighorn River, but there were enough to show the river might be recovering.

The river is rich with midges, caddis, mayfly and stonefly populations, despite a drought and continual draw down on river flows by irrigation. This river is the lower Clarks Fork of the Yellowstone.

Catches of big trout have been going up the past few years. Why? Who knows. The

better question is this: Has the Clarks Fork returned as a viable wild trout fishery? I think it could be on its way. Based on the time friends and I have spent fishing there since 2000, the recording of large brown and rainbow trout has tripled.

Even the Yellowstone cutthroat caught have fewer clipped fins, indicating this native trout also could be on the rebound. Age classes of rainbows and cutthroat run the gamut from fry to juveniles to adults, something new for a change.

Trout numbers seen rising to hatches are on the increase from inside the canyon and all the way to the Montana state line. Am I excited? You bet. This river has the ingredients to rival the North Fork as a

big wild trout river.

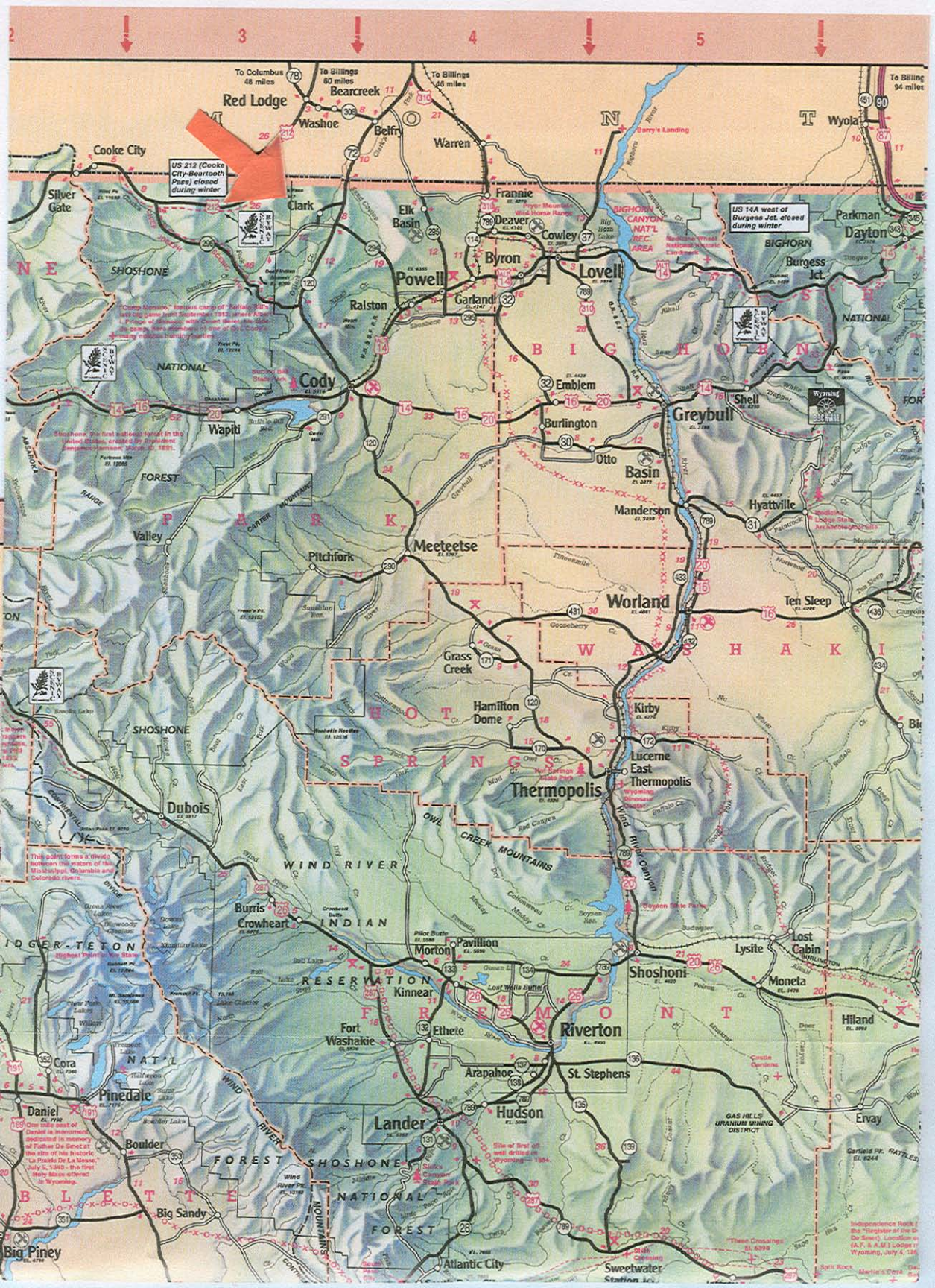
Does it need some assistance? Not by planting more hatchery fish. Limits and methods of angling certainly need to be adjusted, however. Statistics proving that hatchery fish planted on top of wild trout crash wild populations have been around since the 1970s.

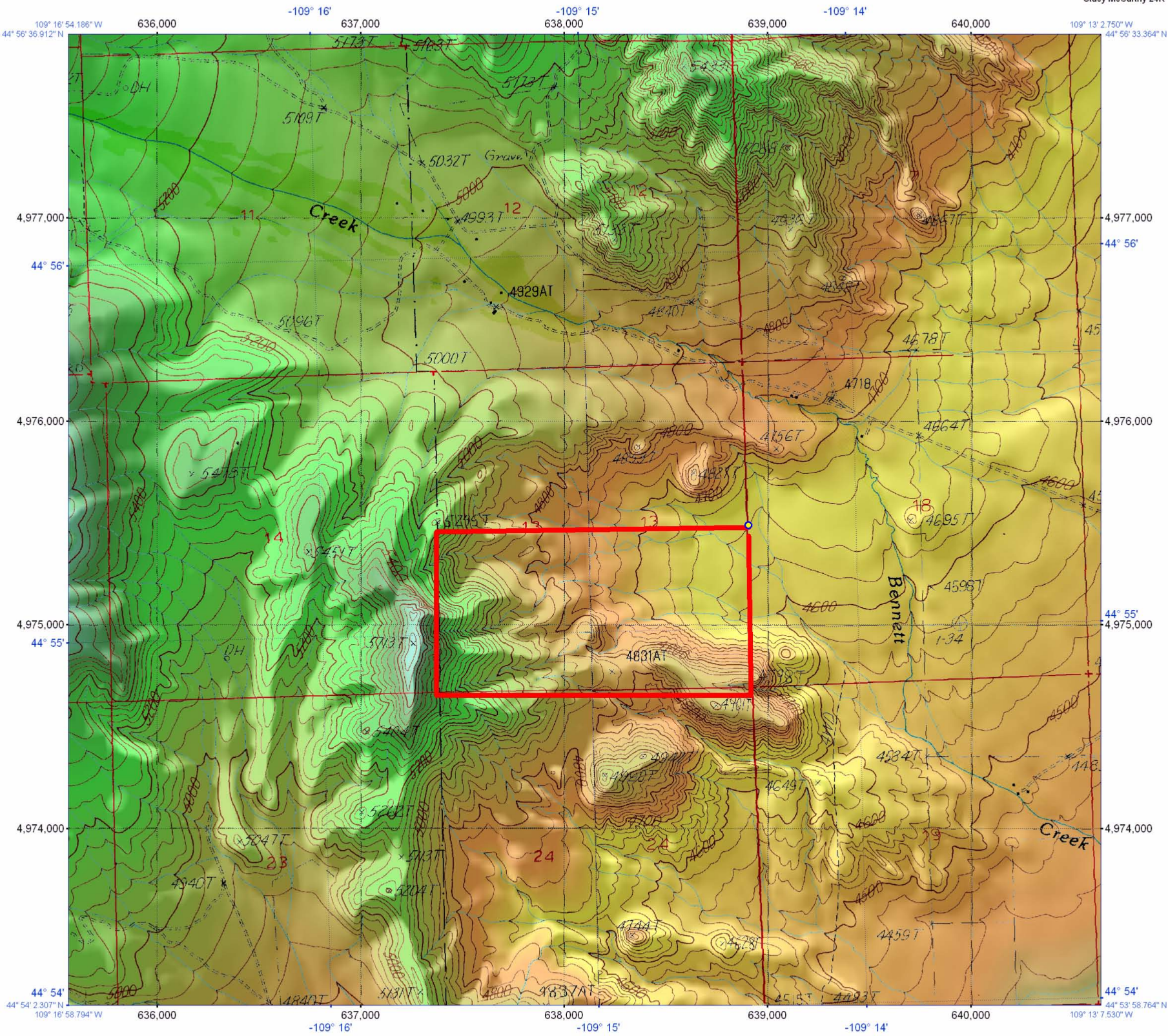
Managing for harvest numbers has become Neanderthalic in other Western states' management plans on flowing waters. Lakes are a different story and should not be compared with a river or stream where natural reproduction can take place.

Changing the way anglers fish a wild trout fishery is difficult, due to prejudices and rankled cries of "elitism," but the fact is, folks, the times changed a long time ago. Three decades ago, sadly.

Wyoming needs to step in the 21st century. If Arkansas has seen the light regarding wild trout versus stocked on their trout fisheries, so can Wyoming. After all, Wyoming ranks 38th on the scale of technology, industry and economic growth, while Arkansas sits at the bottom at 50th.

I believe the Clarks Fork is worth the effort.





1927 North American Datum; UTM grid zone 12
 Generated by BigTopo7 (www.igage.com)
 Map compiled from USGS Quads: North Bennett Creek;
 WY Clark; WY

UTM Grid and 2005 Magnetic North
 Declination at Center of Sheet
 GN to TN -1.236° (-22 miles)
 TN to MN 13.309° (237 miles)

