

# RIVER RUN RANCH

253+-  
ACRES

RIVER FRONT  
EQUESTRIAN  
PROPERTY

**Canyon Real Estate, LLC**

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## **RIVER RUN RANCH**

*Situated on the fertile banks of the Clarks Fork of the Yellowstone River, this exceptional river property offer 253+- acres. The property offers an extensive horse complex for the equestrian enthusiast, a stocked trout pond for the fisherman, hunting for the sportsman and a newly remodeled home overlooking the Clarks Fork River. All situated with the dramatic Absaroka and Beartooth Mountains as a backdrop. Privately situated with year round access ¼ mile off paved County road. There are 3 public accesses to the National Forest close by offering endless trails for riding and 1000's of acres of recreational opportunities. Cody, the rodeo capital of the world, is a scenic 30 minute drive from this ranch and is home to the Buffalo Bill Historical Center and many western cultural events. It is an easy scenic drive to Yellowstone National Park as well as many other recreational opportunities within the Yellowstone ecosystem.*

### **HOME**

- *5 bedrooms, 5 baths*
- *Kitchen with alder cabinets and granite counters*
- *Stainless steel appliances*
- *Hickory floors and alder woodwork*
- *Master suite with jetted tub, tiled shower, double sinks, granite counter, Enormous walk in closet, French doors to deck overlooking the river, moss rock fireplace*
- *Loft overlooking great room with ¾ bath*
- *Great room with a wall of windows facing the river and sliding doors to a deck overlooking the river and taking in the mountain views*
- *Vaulted ceilings in the great with gas stove for comfortable heat*
- *Spacious family/game room on lower lever with hickory floors, moss rock fireplace and wet bar custom made with alder wood*
- *Patio off the family leads to a pathway to the river*

### **BARN**

- *Office with ¾ bath and sleeping area*
- *Tack room*
- *2 box stall with outside run areas*
- *Extensive corral system and holding corrals*
- *2 roll up doors large enough to back a 5 ton stack retriever in*

### **HORSE SHELTER AND STUD CORRAL**

- *8X12'6" shelter with 7 foot wood rail stud pen*

## **ARENA**

- *110 X 120 overall*
- *55 X 120 inside heated riding arena*
- *8 heated box stalls with adjoining exterior paddocks*
- *Bathroom*
- *Wash bay*
- *Medical bay*
- *Two 16' doors at either end to driver through*
- *Storage room with walk-in cooler for the hunter*
- *6 exterior parking bays each 12' wide*

## **PASTURES**

- *Approximately 115+- irrigated acres. Some pastures are in alfalfa yielding about 2 ½ ton per acre.*
- *Pastures and hay fields are irrigated by gated pipe, hand sprinkler pipe and flood irrigation. Gated and sprinkler pipe included.*
- *107 acre parcel is fenced and cross fenced in all horse friendly wood rail fencing*

## **POND**

- *Approximately 1+- acre pond stock with over 100 trout*
- *Gazebo built over the pond with benches and area for barbeque*

UPPER  
DECK



FRONT  
ENTRANCE



KITCHEN  
ALDER CABINETRY



STAIRS  
TO LOFT



VIEW FROM  
LOFT



FAMILY ROOM  
FIREPLACE



BEAUTIFUL  
HARDWOOD FLOORS



CUSTOM BUILT  
ALDER  
WET BAR



MASTER  
BEDROOM



FIRE PLACE IN MASTER



MASTER  
CLOSET



MASTER  
BATH

TILED  
SHOWER



JETTED TUB

DOUBLE SINKS



LOFT AREA



LOFT BATH

GUEST  
BATH



GAZEBO  
&  
POND



POND & RIVER

VIEW  
OF  
RIVER



BARN  
&  
CORRALS



\*\*\*\*\*



BARN  
WORK AREA



# BARN RESTROOM FACILITIES



# BARN OFFICE AREA



# BARN STALLS



# HEATED ARENA



# 8 HEATED BOX STALLS



MEDICAL  
BAY



WASH BAY



OUTSIDE  
ARENA  
VIEW



LOAFING  
SHED



7'  
STUD PEN



PASTURE





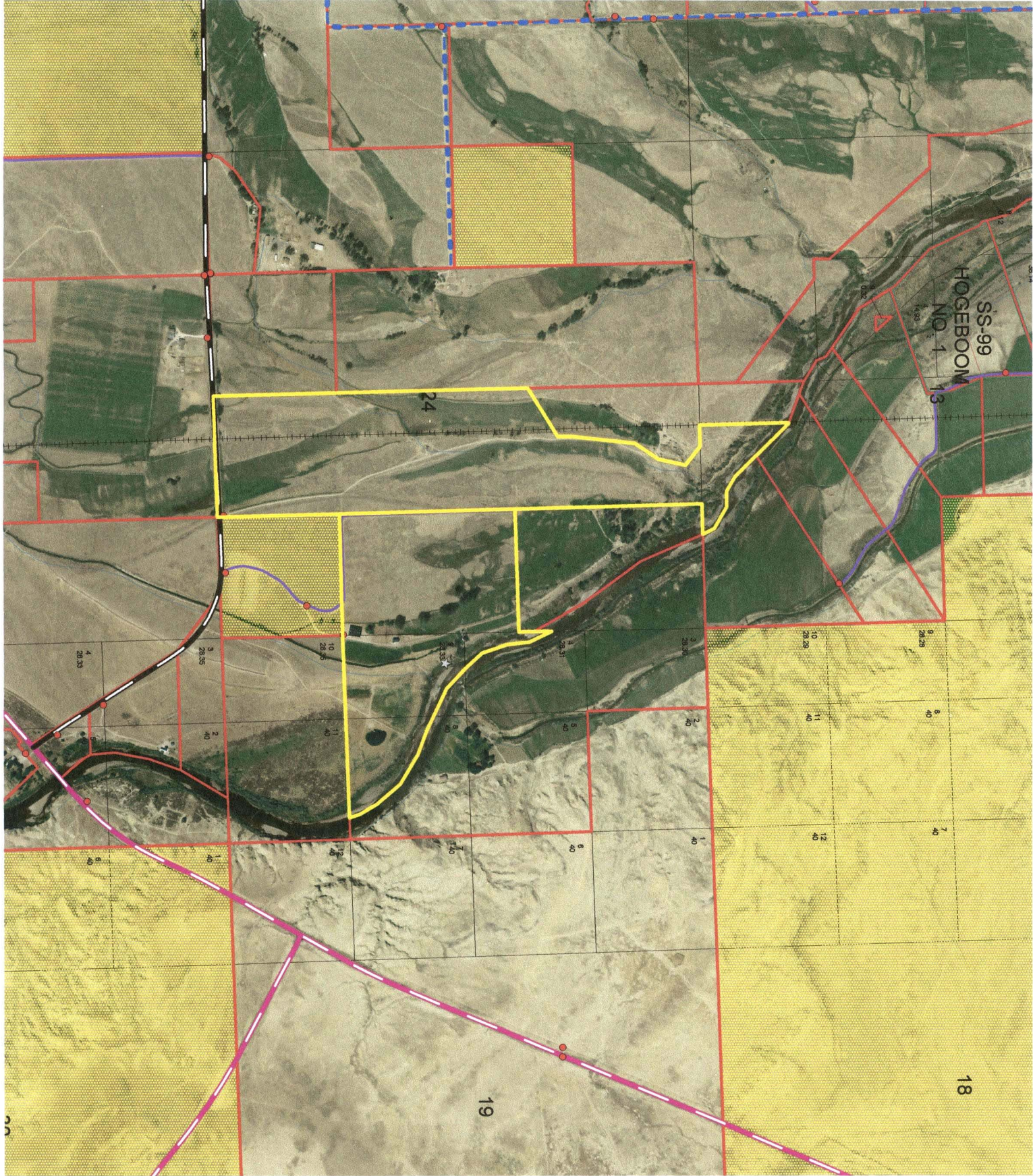




For a private showing of this pristine property contact:

Rita Lovell, Broker  
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Cody, WY 82414  
307-527-7092

Recapture the last of the old west  
in this exquisite property.  
Price: \$1,990,000.00 (us currency)



**THIS MAP IS FOR  
REFERENCE USE  
ONLY**

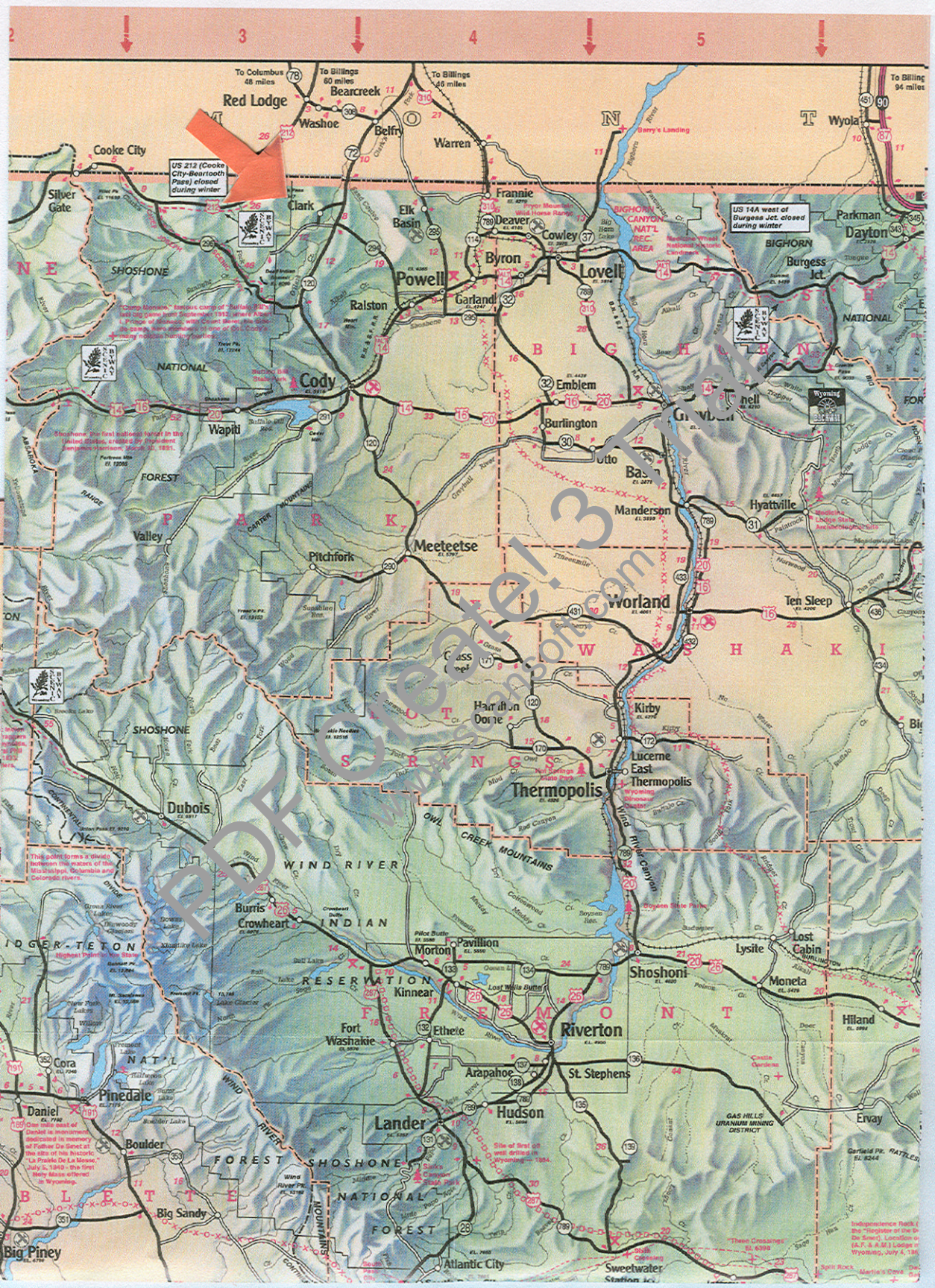
This map is for reference purposes only. The location and extent of roads, accesses, and property lines depicted hereon do not guarantee legal rights of passage, ingress and egress, or property boundaries.



**PARK COUNTY  
ASSESSOR  
DEPARTMENT**

Park County, Wyoming  
Organized 1911  
Original Park County Courthouse  
Completed 1912





To Columbus 46 miles  
To Billings 60 miles  
To Billings 46 miles

To Billings 94 miles

US 212 (Cooke City-Bearrooth Pass) closed during winter

US 14A west of Burgess Jct. closed during winter

"Camp Cooke" bears name of "Fort" (1848) on game trail September, 1912, general about 17 miles of distance, with Crown Point on the trail. The camp, now abandoned, is near the Cooke's Landing Indian Reservation.

Established the first national forest in the United States, a matter of Department American Forestry 2000, U.S. 1891.

This point where a river between the waters of the Colorado and Colorado rivers.

One mile east of Daniel is monument dedicated to memory of Father De La Motte, July 4, 1863, the first baby Mass offered in Wyoming.

Three Corners, EL. 6395

Independence Hall, the "Log Cabin of the Old West," Location of A.P. & A.B. Logan in Wyoming, July 4, 1848.

**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.

SHOSHONE NATIONAL FOREST

LIVE CREEK WILDERNESS SUBDIV.

70 MILES TO BILLINGS, MT  
32 MILES TO RED LODGE, MT

CLARK

30 MILES TO CODY, WY

24 MILES TO POWELL, WY

60 MILES TO YELLOWSTONE PARK VIA CHIEF JOSEPH HWY.

LAKE

POLECAT

POWELL

HILL

ROAD

N.W. CORNER MICKELSON FIELD STATION

HEART MTN.

LEGEND

OHARA MTH.

- U.S. HIGHWAY -
- STATE HIGHWAY -
- OTHER NAMED ROADS -
- PUBLIC FISHING PLATED SUBDIV.
- MUNICIPALITY -
- PUBLIC CAMPGROUND -
- CEMETERY -

(NOTE: NOT ALL ROAD

BATTLE LAKE

NEWTON LAKES

(SEE CODY DETAIL)

CREEK

MOUNTAIN

- CANYON LAKE DR.
- ROCKY MTH. DR.
- ELK HORN DR.
- WILLARD DR.
- TEKINIE DR.

HAYDEN ARCH ROAD

MCCULLOUGH PEAKS ROAD

