



1327 Rumsey Ave., Cody, Wyoming 82414
Phone: (307) 527-7092, Fax: (307) 527-7093

20 ACRES WITH MOUNTAIN VIEWS



\$65,000

This 20 acre parcel is located in the community of Clark, 30 miles north of Cody at the base of the Beartooth Mountains. Power and phone are underground along the south boundary of the property. A well was drilled in 1996 and produced 60 gallons per minute at that time. Access is on a private road about ¼ mile off paved County road. From that point, public access to fishing on the Clarks Fork of the Yellowstone River is about another ¼ mile. Mountain views are spectacular. There are 3 public accesses to the National Forest in the Clark area offering many recreational opportunities.

INFORMATION ON THIS PROPERTY WAS OBTAINED FROM SOURCES OTHER THAN THAT OF CANYON REAL ESTATE, LLC, AND IS DEEMED TO BE RELIABLE, BUT IS NOT GUARANTEED BY EITHER THE SELLER OR THE SELLER'S AGENT. THIS OFFERING IS SUBJECT TO CORRECTION, WITHDRAWAL, PRIOR SALE, OR PRICE CHANGE WITHOUT PRIOR NOTICE.





Beartooth Mountains



Clarks Fork Canyon



Heart Mountain to the South



*Absaroka Mountains
To the Southwest*



North



*Pryor Mountains
To the Northeast*

Views to the East



Wildflowers

MLS #: L10008994A (Active) List Price: \$65,000

0 Antelope Tr Clark, WY 82435



POTENTIAL USES: Residential, Multi-Family
APX DEEDED ACRES: 20
APX IRRIGATED ACRES: 0
APX LOT SQFT: 0
RIVER/STREAM FRONT: No
TOPOGRAPHY: Flat

AREA: Clark
SUBDIVISION: None
COUNTY: Park
SCHOOL DISTRICT: Park County District #1
APX MILES FROM TOWN: 0

NATURAL GAS COMPANY: None
SEWER: InstlSptc
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: No

ELECTRIC COMPANY: Beartooth Electric Co
PRIMARY WATER TYPE: Well
IRRIGATION FEES \$: 0

HOA: No **HOA \$:** 0

DESCRIPTION OF STRUCTURES: None- vacant land

INCLUSIONS: None- vacant land

EXCLUSIONS: None- vacant land

IRRIG CO: none **IRGCO\$:** 0 **IRGCOYR:** 0
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0

TAX YEAR: 2015 **TOTAL TAX \$:** 367.74 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **ADJ TO PUBLIC LAND:** No **PARCELABLE:** No
MOBILES ALLOWED: No **MODULARS ALLOWED:** Yes **DETAILED ZONING:** Park Co - 20 Acres (GR-20)

SELLER FIN: No
DISCLOSURES: Yes

LEGAL DESCRIPTION: E1/2SE1/4SW1/4, Section 11, T57N, R102W, Park County, Wyoming

PROPERTY FEATURES: Flat Terrain, Horse Property, Mountain View
TYPE LEASED LAND: None
HAS STRUCTURE: No **PROPERTY ACCESS:** Private Gravel Road

COMMENTS: 20 acres with power & phone underground along the south boundary of the property. A well on the property was drilled in 1996 & produced 60 gpm. See well log in documents. Fishing on the Clarks Fork River is about 1/2 mile from property. Spectacular mountain views.

DIRECTIONS TO PROPERTY: County Road 1AB, turn right on County Road 8WC, Antelope Trail is on the left just before the Fish Hatchery

SUBJECT TO 1031: No

OFFICE NAME: Canyon Real Estate, LLC (#.46)

OFFICE NAME: Canyon Real Estate, LLC (#.46)

These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.

WELL LOG REPORT

State law requires that the Bureau's copy be filed by the water well driller within 60 days after completion of the well.

1. WELL OWNER
 Name CANYON DEVELOPMENT

2. CURRENT MAILING ADDRESS
121 Road 800
Clark Wyo 82435

3. WELL LOCATION
E 1/2 SE 1/4 SW 1/4 Section _____
 Township _____ N/S Range _____ EW County _____
 Gov'n't Lot _____, or Lot _____, Block _____
 Subdivision Name _____
 Tract Number _____

4. PROPOSED USE: Domestic Stock Irrigation
 Other specify _____

5. TYPE OF WORK:

New well Method: Dug Bored
 Deepened Cable Driven
 Reconditioned Rotary Jetted

6. DIMENSIONS: Diameter of Hole

Dia. 8 3/4 in. from 0 ft. to 12 ft.
 Dia. 7" in. from 12 ft. to 20 ft.
 Dia. 6" in. from 20 ft. to 22 ft.

7. CONSTRUCTION DETAILS:

Casing; Steel Dia. 6 5/8 from 1 1/2 ft. to 70 ft.
 Threaded Welded Dia. _____ from _____ ft. to _____ ft.
 Type A53 Wall Thickness 250

Casing; Plastic Dia. _____ from _____ ft. to _____ ft.
 Weight _____ Dia. _____ from _____ ft. to _____ ft.

PERFORATIONS: Yes No
 Type of perforator used _____
 Size of perforations _____ in. by _____ in.
 _____ perforations from _____ ft. to _____ ft.
 _____ perforations from _____ ft. to _____ ft.
 _____ perforations from _____ ft. to _____ ft.

SCREENS: Yes No
 Manufacturer's Name _____
 Type _____ Model No. _____
 Dia. _____ Slot size _____ from _____ ft. to _____ ft.
 Dia. _____ Slot size _____ from _____ ft. to _____ ft.

GRAVEL PACKED: Yes No Size of gravel _____
 Gravel placed from _____ ft. to _____ ft.

GROUTED: To what depth? down ft.
 Material used in grouting benonite

8. WELL HEAD COMPLETION:

Pitless Adapter Yes No

9. PUMP (if installed)
 Manufacturer's name _____
 Type _____ Model No. _____ HP. _____

10. WELL TEST DATA
 The information requested in this section is required for all wells. All depth measurements shall be from the top of the well casing.
 All wells under 100 gpm must be tested for a minimum of one hour and provide the following information:

a) Air Pump _____ Bailer _____
 b) Static water level immediately before testing _____ ft. If flowing; closed-in pressure _____ psi. _____ gpm.
 Flow controlled by: _____ valve, _____ reducers, _____ other, (specify) _____
 c) Depth at which pump is set for test _____
 d) The pumping rate: _____ gpm. 70
 e) Pumping water level _____ ft. at 100 hrs. after pumping began.

f) Duration of test: Pumping time 1 hrs.
 g) Recovery time 10 hrs.
 h) Recovery water level _____ ft. at 100 hrs. after pumping stopped.

Wells intended to yield 100 gpm or more shall be tested for a period of 8 hours or more. The test shall follow the development of the well, and shall be conducted continuously at a constant discharge at least as great as the intended appropriation. In addition to the above information, water level data shall be collected and recorded on the Department's "Aquifer Test Data" form.
 NOTE: All wells shall be equipped with an access port 1/2 inch minimum or a pressure gauge that will indicate the shut-in pressure of a flowing well. Removable caps are acceptable as access ports.

11. WAS WELL PLUGGED OR ABANDONED? _____ Yes No
 If yes, how? _____

12. WELL LOG

Depth (ft.)		Formation
From	To	
0	2	Topsoil
2	10	coarse gravel
10	22	small gravel & savel
22	70	medium gravel
70	72	sandstone

Depth (ft.)		Formation
From	To	

ATTACH ADDITIONAL SHEETS IF NECESSARY

13. YELLOWSTONE CLOSURE AREA: WATER TEMPERATURE _____

14. DATE COMPLETED 12/30/96

15. DRILLER/CONTRACTOR'S CERTIFICATION
 This well was drilled under my jurisdiction and this report is true to the best of my knowledge.

Date 12/30/96

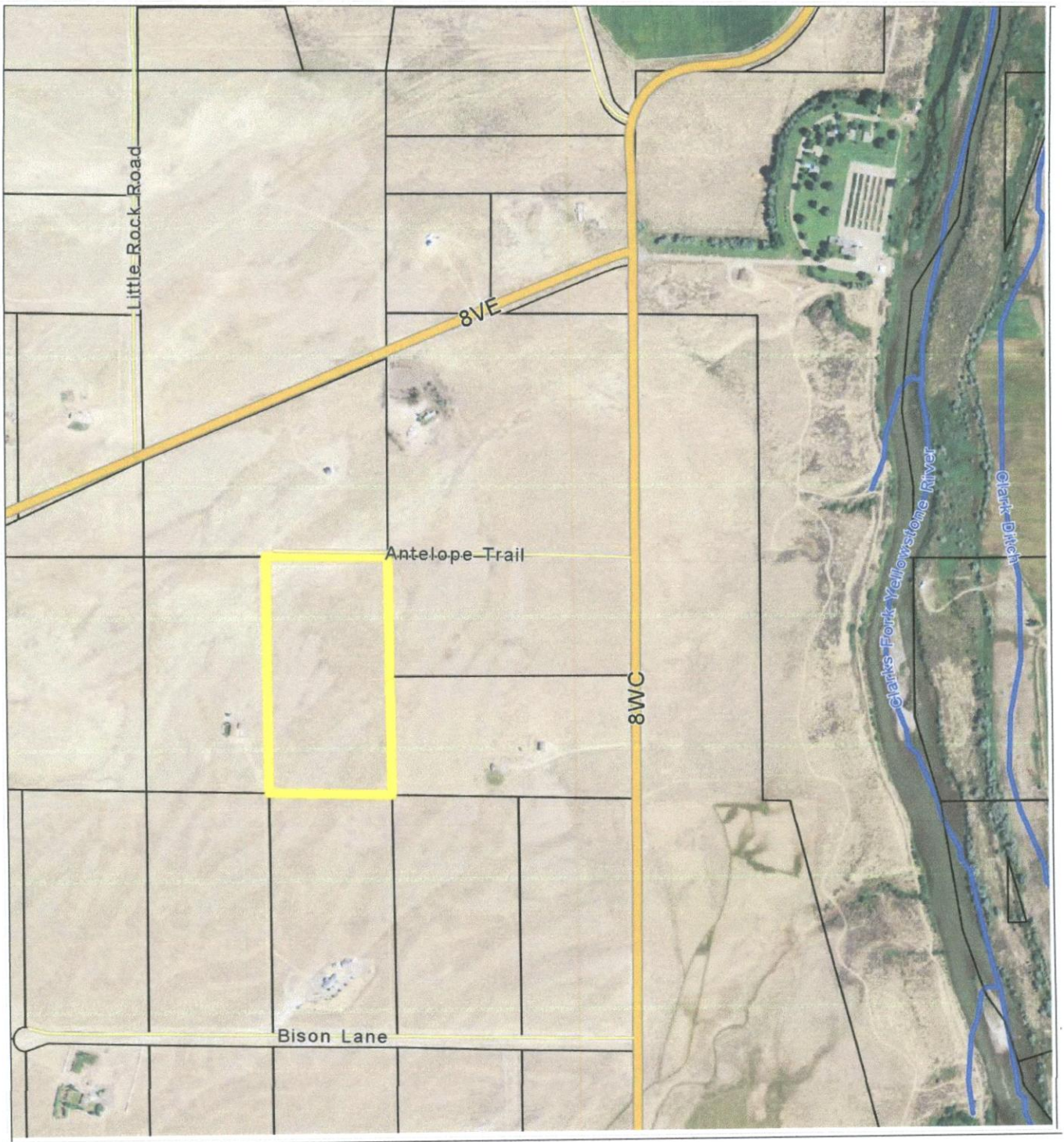
AAQUA Drilling Inc
 Firm Name

Box 114 Joliet Mont 59041
 Address

Paul Steinhilber 542
 Signature License No.

DEPARTMENT COPY

DRILLER: Please give this copy to the well owner to complete reverse side.
 OWNER: Complete reverse side and send to DNRC when the well is completed and the water has been used beneficially for the intended purpose.



LEGEND

- - 5/8" REBAR W/ALUMINUM CAP FOUND
- - 5/8" X 24" REBAR W/ALUMINUM CAP SET
- ⊙ - 2-1/2" X 30" ALUMINUM PIPE W/CAP FOUND
- ⊠ - 2-1/2" IRON PIPE W/BRASS CAP FOUND

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
 COUNTY OF PARK } S.S.

I, J. HARVEY COPELAND, OF CODY, WYOMING, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME AND THAT SAID SURVEY IS ACCURATELY REPRESENTED ON THIS MAP, AND ALL MONUMENTS FOUND AND SET ARE AS INDICATED. SAID SURVEY WAS PERFORMED 13 JANUARY 1996



RECORD OF SURVEY MAP

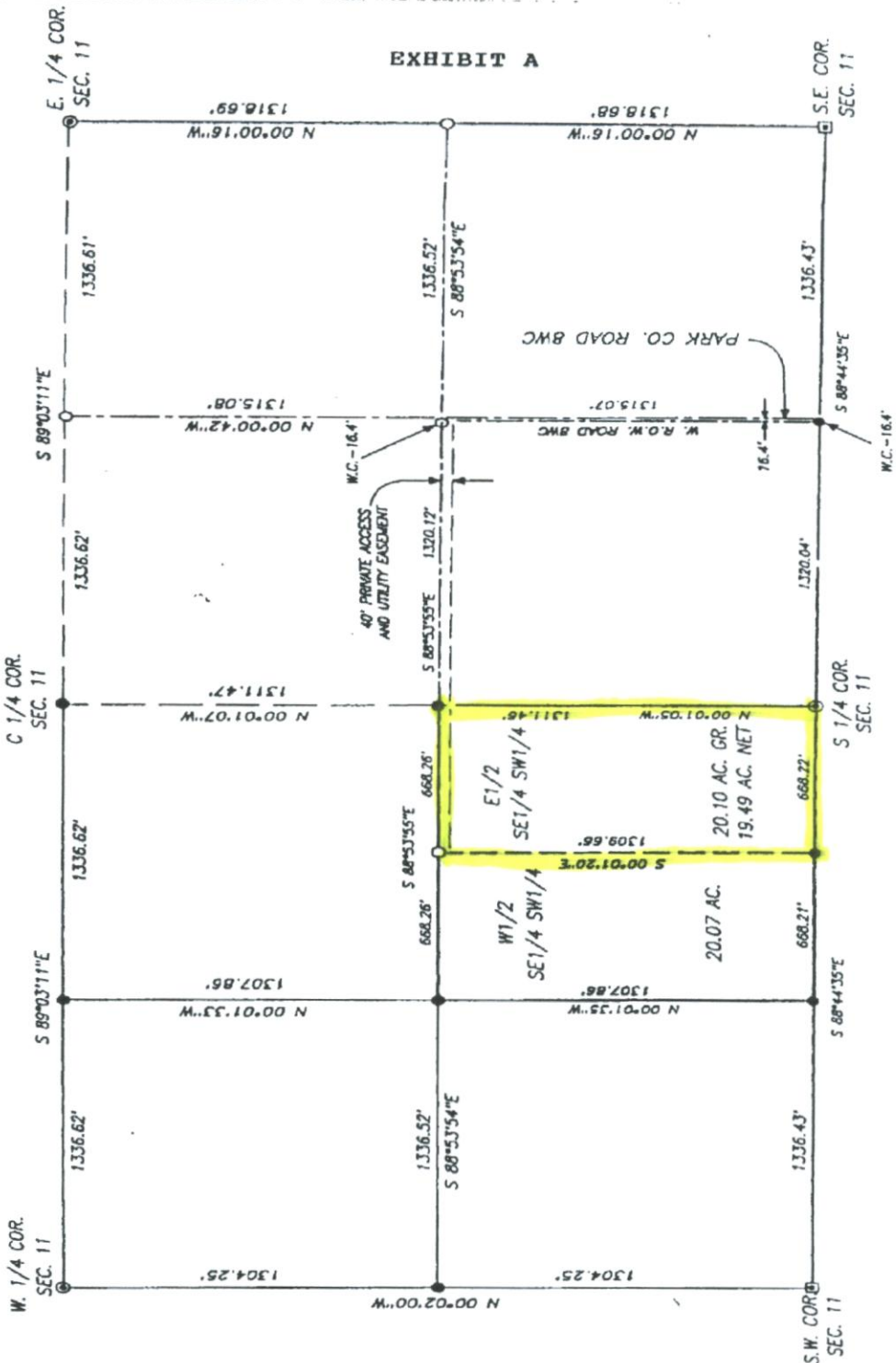
SE1/4SW1/4 SECTION 11
 T. 57 N., R. 102 W. 6TH P.M.
 PARK COUNTY, WYOMING.

PREPARED BY:
 COPELAND SURVEYING
 CODY, WYOMING
 95-01-052
 4 MARCH 1996

EXHIBIT A

S. 1/2 SECTION 11, T. 57 N., R. 102 W.

SCALE: 1" = 600'



FILE DATE: 03/06/1996 FILE TIME: 11:31
 PARK COUNTY, WY, MARIE FONTAINE - COUNTY CLERK

PAGE #: 0002 OF 0002
 DOC #: 1996 1295

FILE DATE: 01/06/1997 FILE TIME: 11:25
 PARK COUNTY, WY, MARIE FONTAINE - COUNTY CLERK
 PAGE #: 0002 OF 0002
 DOC #: 1997 85

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.

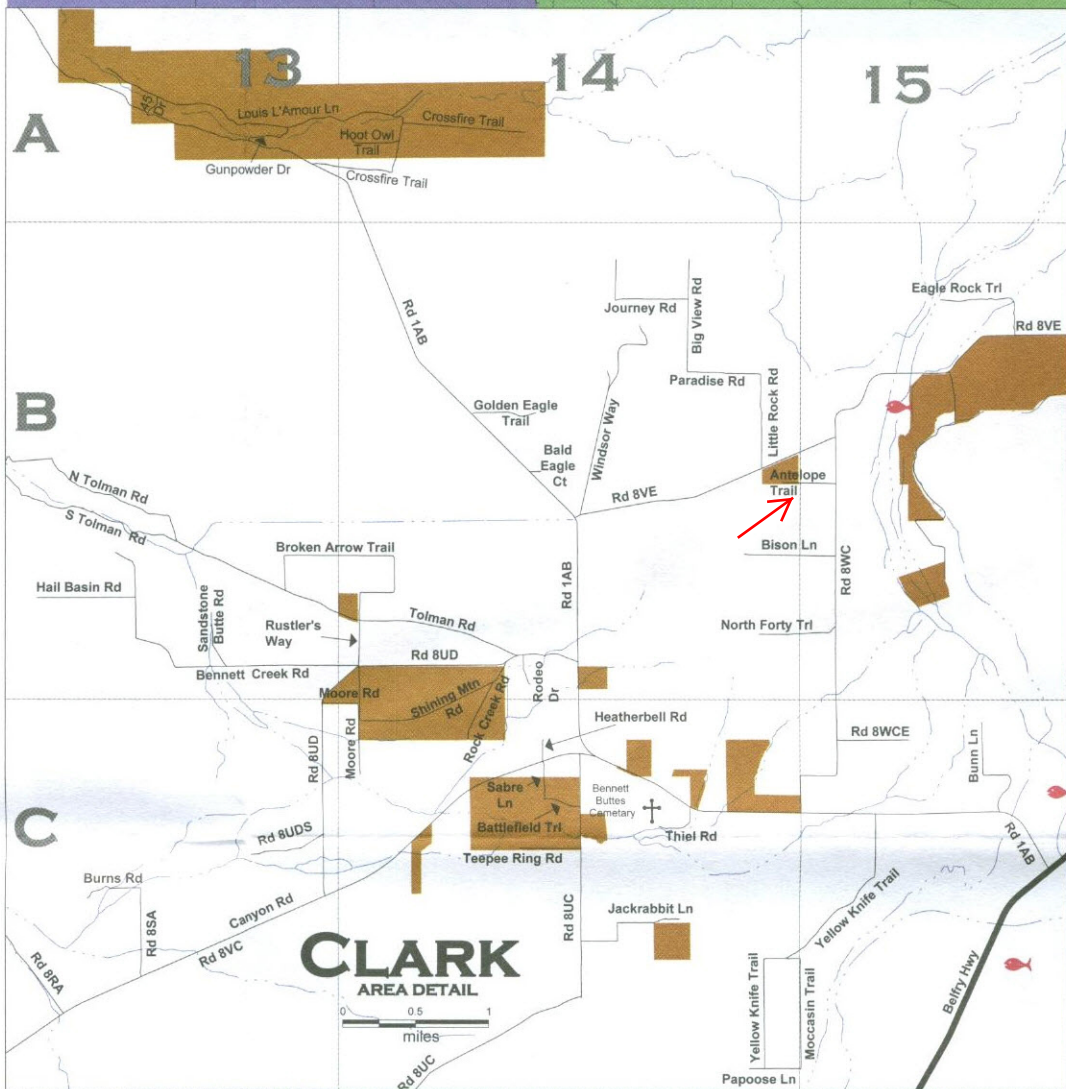
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark 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.

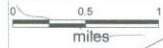
Looking across the river on the south face of the canyon, the steep trail that Chief Joseph and the Nez Perce Indians took on their escape from Yellowstone Park in 1877 can be faintly seen. Colonel Sturgis had been waiting at the mouth of the Canyon. He was told by scouts that there was no way that the 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.

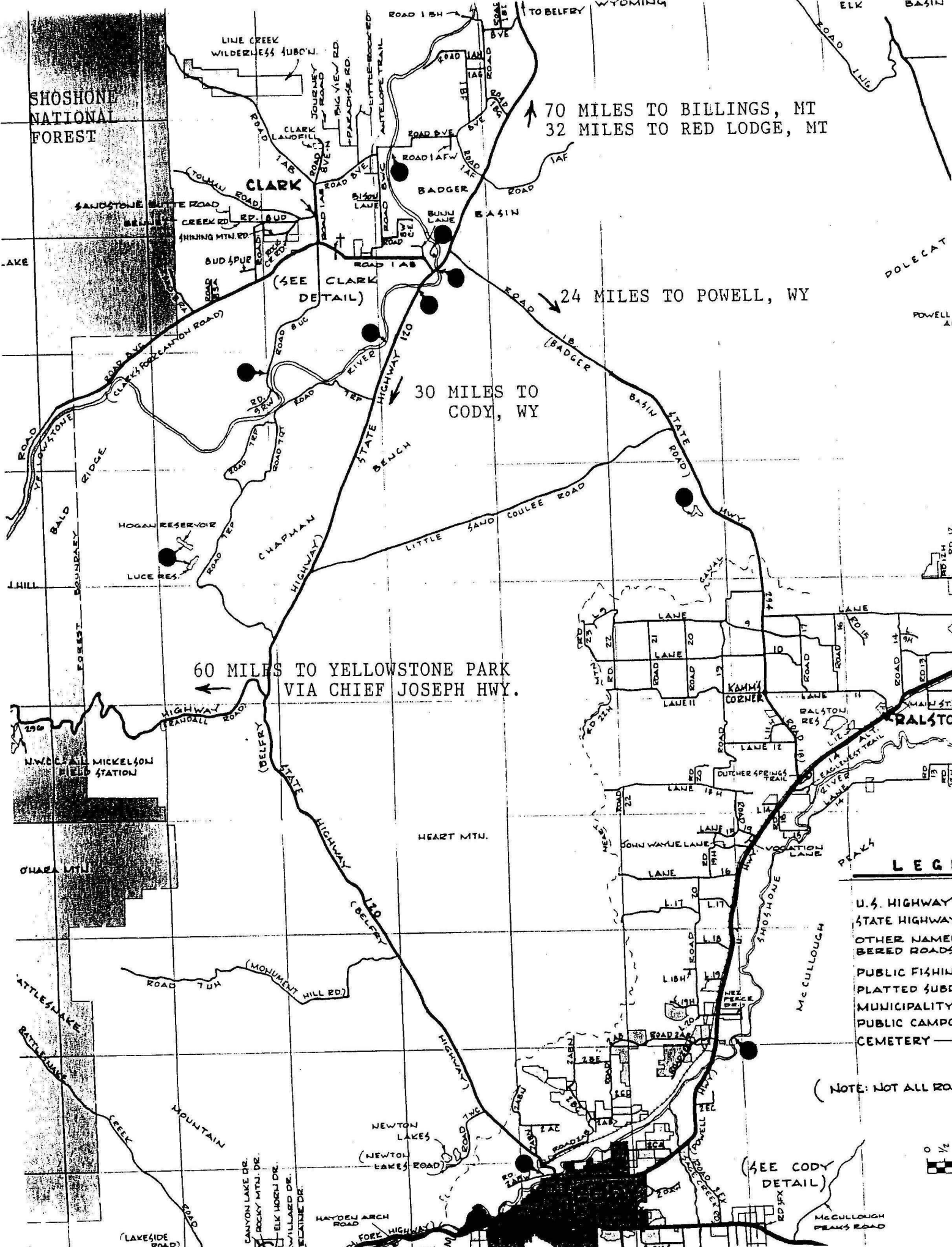
A year later in 1878, the Bannock Indian conflict took place on the Clarks Fork River. During the early morning battle, among the dead were Captain Andrew Bennett and Little Rock, a Crow interpreter. Bennett Creek, Bennett Buttes and Bennett Buttes Cemetery are named in honor of Captain Bennett. Little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



CLARK
AREA DETAIL





SHOSHONE NATIONAL FOREST

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

CLARK

(SEE CLARK DETAIL)

24 MILES TO POWELL, WY

30 MILES TO CODY, WY

60 MILES TO YELLOWSTONE PARK VIA CHIEF JOSEPH HWY.

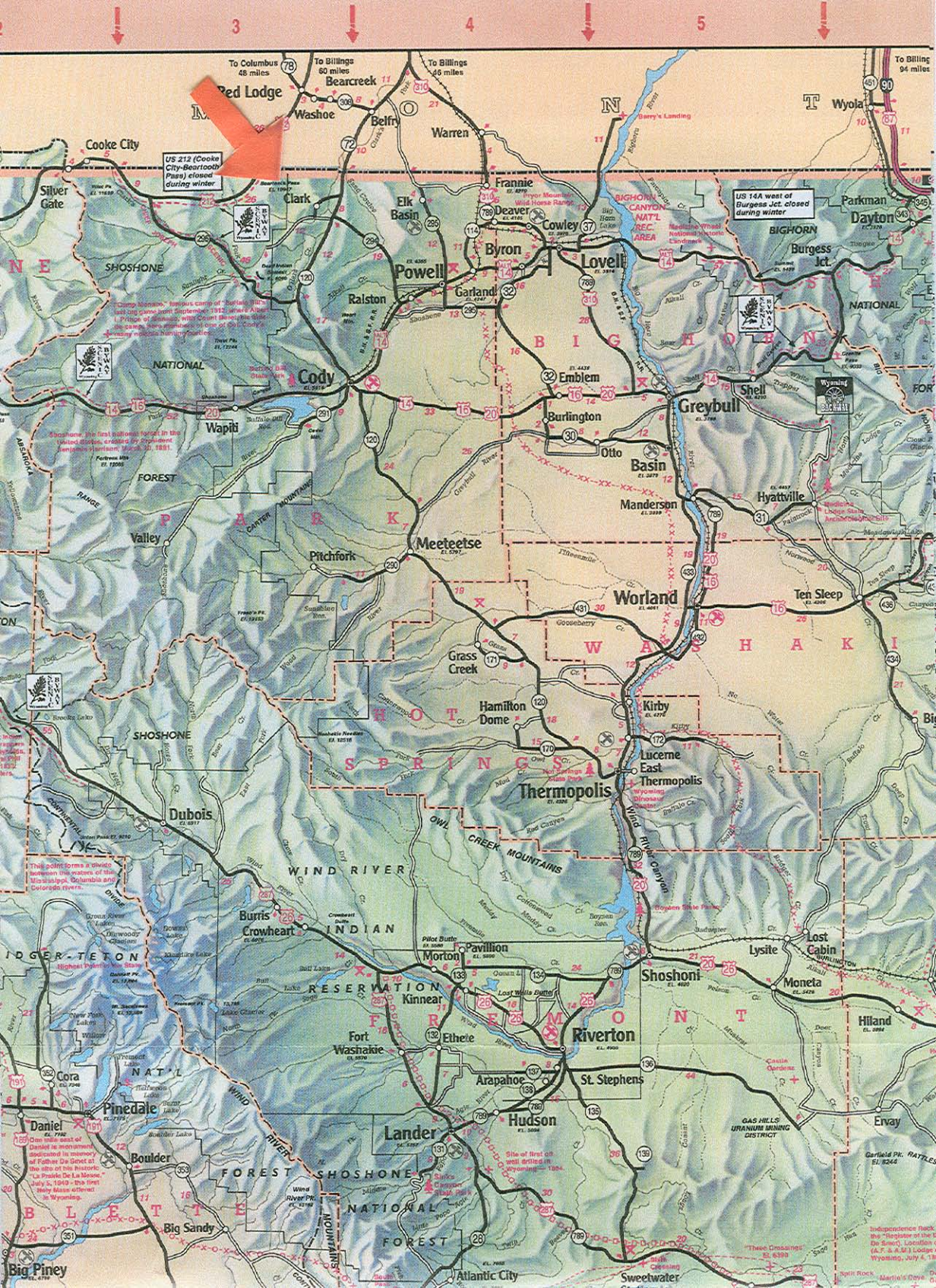
LEGEND

- U.S. HIGHWAY
- STATE HIGHWAY
- OTHER NAMED ROADS
- PUBLIC FISHING PLATTED SUBDIVISION
- MUNICIPALITY
- PUBLIC CAMPING
- CEMETERY

(NOTE: NOT ALL ROAD...)

(SEE CODY DETAIL)





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

US 14A west of Burgess Jct closed during winter

Camp Robeson - historic camp of "Buffalo Bill" last set up since September 1912 when Adair L. Pringle of Montana with Grant Brown, the showman, here attempted to lure 500 bison to a nearby national hunting preserve.

Shoshone - the first national forest in the United States, created by President Benjamin Harrison March 31, 1891.

This point forms a divide between the waters of the Mississippi, Columbia and Colorado rivers.

Highest Point in Wyo. State

Daniel is mentioned in memory of Father De Genet at the site of this historic "La Prade De La Moine" July 5, 1910 - the first "Baby Face" attract in Wyoming.

These Crossings - E. 8390

Independence Park - the "Birthplace of the De Smet" Location (C.R. & J.A.) Lander Wyoming, July 4, 1820



IMPORTANT NOTICE
Canyon Real Estate, LLC
(Name of Brokerage Company)
REAL ESTATE BROKERAGE DISCLOSURE

When you select a Real Estate Brokerage Firm, Broker or salesperson (all referred to as "Broker") to assist you in a real estate transaction, the Broker may do so in one of several capacities. In accordance with Wyoming's Brokerage Relationships Act, this notice discloses the types of working relationships that are available to you.

Seller's Agent/ (Requires written agreement with Seller)

If a Seller signs a written listing agreement with a Broker and engages the Broker as a Seller's Agent, the broker represents the Seller. On properties listed with other brokerage companies, the Broker may work as an agent for the Seller if the Seller agrees to have the Broker work as a subagent. As an agent or subagent for the Seller, the Broker represents the Seller and owes the Seller a duty of utmost good faith, loyalty, and fidelity in addition to the **obligations** enumerated below for Intermediaries. Wyo. Stat. §33-28-303(a). The Seller may be vicariously liable for the acts of the Seller's Agent or Seller's Subagent that are approved, directed or ratified by the Seller.

Customer. (No written agreement with Buyer or Seller)

A customer is a party to a real estate transaction who has established no intermediary or agency relationship with any Broker in that transaction. A Broker may work either as an agent for the Seller treating the Buyer as a customer or as an agent for the Buyer treating the Seller as a customer. Also when a Buyer or Seller is represented by another Broker, a Broker may work with the other Buyer or Seller as a customer, having no written agreement, agency or intermediary relationship with either party. A Broker working with a customer shall owe no duty of confidentiality to a customer. Any information shared with Broker may be shared with the other party to the transaction at customer's risk. The customer should not tell the broker any information which the customer does not want shared with the other party to the transaction. The Broker must treat the customer honestly and with fairness disclosing all material matters actually known by the Broker. The Broker owes the Customer the **obligations** enumerated below for Intermediaries which are marked with an asterisks. W.S. 33-28-310(a).

Buyer's Agent. (Requires written agreement with Buyer)

If a Buyer signs a written Buyer Agency Agreement with a Broker, the Broker will act as an agent for the Buyer. If so, the Broker represents the Buyer and owes the Buyer a duty of utmost good faith, loyalty and fidelity in addition to the **obligations** enumerated below for Intermediaries. The Buyer may be vicariously liable for the acts of the Buyer's Agent that are approved, directed or ratified by the Buyer. As a Buyer's Agent, Wyoming law requires the Broker to disclose to potential Sellers all adverse material facts, which may include material facts regarding the Buyer's financial ability to perform the terms of the transaction. Wyo. Stat. § 33-28-304(c). As a Buyer's Agent, Broker has duties to disclose to the Buyer certain information; therefore, the Seller should not tell Broker any information which the Seller does not want shared with the Buyer.

Intermediary. (Requires written agreement with Seller and/or Buyer)

The Intermediary relationship is a non-agency relationship which may be established between a Broker and a Seller and/or a Broker and a Buyer. A Seller may choose to engage a Broker as an Intermediary when listing a property. A Buyer may also choose to engage a Broker as an Intermediary. An Intermediary shall not act as an agent or advocate for any party and shall be limited to providing those services set forth below. Wyo. Stat. § 33-28-305.

As an Intermediary (Non-Agent), Broker will not represent you or act as your agent. The parties to a transaction are not legally responsible for the actions of an Intermediary and an Intermediary does not owe the parties the duties of an agent, including the fiduciary duties of loyalty and fidelity. Broker will have the following **obligations** to you:

- perform the terms of any written agreement made by the Intermediary with any party or parties to the transaction;
- exercise reasonable skill and care; *
- advise the parties to obtain expert advice as to material matters about which the Intermediary knows but the specifics of which are beyond the expertise of the Intermediary; *
- present all offers and counteroffers in a timely manner; *
- account promptly for all money and property Broker received; *
- keep you fully informed regarding the transaction; *
- obtain the written consent of the parties before assisting the Buyer and Seller in the same real estate transaction as an Intermediary to both parties to the transaction;
- assist in complying with the terms and conditions of any contract and with the closing of the transaction; *
- disclose to the parties any interests the Intermediary may have which are adverse to the interest of either party; *

- disclose to prospective Buyers, known adverse material facts about the property;
- disclose to prospective Sellers, any known adverse material facts, including adverse material facts pertaining to the Buyer's financial ability to perform the terms of the transaction; *
- disclose to the parties that an Intermediary owes no fiduciary duty either to Buyer or Seller, is not allowed to negotiate on behalf of the Buyer or Seller, and may be prohibited from disclosing information about the other party, which if known, could materially affect negotiations in the real estate transaction.
- disclose Buyer's intent to occupy property as primary residency.

As Intermediary, Broker will disclose all information to each party, but will not disclose the following information without your informed consent:

- that you may be willing to agree to a price different than the one offered;
- the motivating factors for buying or selling the property;
- that you will agree to financing terms other than those offered; or
- any material information about you, unless disclosure is required by law or if lack of disclosure would constitute dishonest dealing or fraud.

Change From Agent to Intermediary — In-House Transaction

If a Buyer who has signed a Buyer Agency Agreement with Broker wants to look at or submit an offer on property Broker has listed as an agent for the Seller, the Seller and the Buyer may consent in writing to allow Broker to change to an Intermediary (non-agency) relationship with both the Buyer and the Seller. Wyo. Stat. § 33-28-307.

An established relationship cannot be modified without the written consent of the Buyer or the Seller. The Buyer or Seller may, but are not required to, negotiate different commission fees as a condition to consenting to a change in relationship.

Designated Agent. (requires written designation by the brokerage firm and acknowledgement by the Buyer or Seller)

A designated agent means a licensee who is designated by a responsible broker to serve as an agent or intermediary for a Seller or Buyer in a real estate transaction. Wyo. Stat. § 33-28-301 (a)(x).

In order to facilitate a real estate transaction a Brokerage Firm may designate a licensee as your agent or intermediary. The Designated Agent will have the same duties to the Buyer and Seller as a Buyer's or Seller's Agent or Intermediary. The Broker or an appointed "transaction manager" will supervise the transaction and will not disclose to either party confidential information about the Buyer or Seller. The designation of agency may occur at the time the Buyer or Seller enters into an agency agreement with the Brokerage Firm or the designation of agency may occur later if an "in house" real estate transaction occurs. At that time, the Broker or "transaction manager" will immediately disclose to the Buyer and Seller that designated agency will occur.

Duties Owed by An Agent But Not Owed By An Intermediary.

WHEN ACTING AS THE AGENT FOR ONE PARTY (EITHER BUYER OR SELLER), BROKER HAS FIDUCIARY DUTIES OF UTMOST GOOD FAITH, LOYALTY, AND FIDELITY TO THAT ONE PARTY. A BROKER ENGAGED AS AN INTERMEDIARY DOES NOT REPRESENT THE BUYER OR THE SELLER AND WILL NOT OWE EITHER PARTY THOSE FIDUCIARY DUTIES. HOWEVER, THE INTERMEDIARY MUST EXERCISE REASONABLE SKILL AND CARE AND MUST COMPLY WITH WYOMING LAW. AN INTERMEDIARY IS NOT AN AGENT OR ADVOCATE FOR EITHER PARTY. SELLER AND BUYER SHALL NOT BE LIABLE FOR ACTS OF AN INTERMEDIARY, SO LONG AS THE INTERMEDIARY COMPLIES WITH THE REQUIREMENTS OF WYOMING'S BROKERAGE RELATIONSHIPS ACT. WYO. STAT. § 33-28-306(a)(iii).

THIS WRITTEN DISCLOSURE AND ACKNOWLEDGMENT, BY ITSELF, SHALL NOT CONSTITUTE A CONTRACT OR AGREEMENT WITH THE BROKER OR HIS/HER FIRM. UNTIL THE BUYER OR SELLER EXECUTES THIS DISCLOSURE AND ACKNOWLEDGMENT, NO REPRESENTATION AGREEMENT SHALL BE EXECUTED OR VALID. WYO. STAT. § 33-28-306(b).

NO MATTER WHICH RELATIONSHIP IS ESTABLISHED, A REAL ESTATE BROKER IS NOT ALLOWED TO GIVE LEGAL ADVICE. IF YOU HAVE QUESTIONS ABOUT THIS NOTICE OR ANY DOCUMENT IN A REAL ESTATE TRANSACTION, CONSULT LEGAL COUNSEL AND OTHER COUNSEL BEFORE SIGNING.

The amount or rate of a real estate commission for any brokerage relationship is not fixed by law. It is set by each Broker individually and may be negotiable between the Buyer or Seller and the Broker.

On _____ (date), I provided (Seller) (Buyer) with a copy of this Real Estate Brokerage Disclosure and have kept a copy for our records.

Brokerage Company Canyon Real Estate, LLC

By Rita Lovell

I/We have been given a copy and have read this Real Estate Brokerage Disclosure on (date) _____ (time) _____ and hereby acknowledge receipt and understanding of this Disclosure.

Buyer's Signature _____

Buyer's Signature _____

Buyer's Signature _____

Buyer's Signature _____