

# *CREEK AND MOUNTAIN VIEWS*

*Clark, Wyoming*



**\$375,000**



*Canyon Real Estate, LLC*

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*Situated on 77 acres next to Little Rock Creek, this inviting home was designed to take advantage of the mountain views. The 1874 square foot home features white oak hardwood floors throughout. The kitchen is open to the living room and has vaulted ceilings. Cabinetry is alder wood and counters are solid surface. Appliances in the kitchen include a built in microwave, gas range, dishwasher and refrigerator. Wood blinds are throughout. The master bedroom features a walk in closet, master bath and vaulted ceiling. There is a formal dining room, additional bedroom and bath and a large family room with a built in entertainment center and bay windows to view the sunrise to the east and sunset over the mountains. Heating is forced air with central air conditioning. The exterior with Hardiplank, metal roofing and Trex decking makes this home maintenance free. The property extends to the south and borders a large block of BLM (public land) which offers great hiking or horseback riding. Little Rock Creek is a year round creek with great fishing. It is a 5 minute drive to the Clarks Fork Canyon with miles of fishing, hiking and riding available on the Shoshone National Forest and the Clarks Fork of the Yellowstone River.*





*Home with Creek and  
Mountain Views*



*Beartooth Mountains*



*Kitchen*



*Breakfast Bar*

*Looking Towards*

*Dining Room*





*Living Room*

*Open to Kitchen*



*Dining Room*

*Looking Into Family Room*





*Family Room*

*Built-in Unit in Family Room*



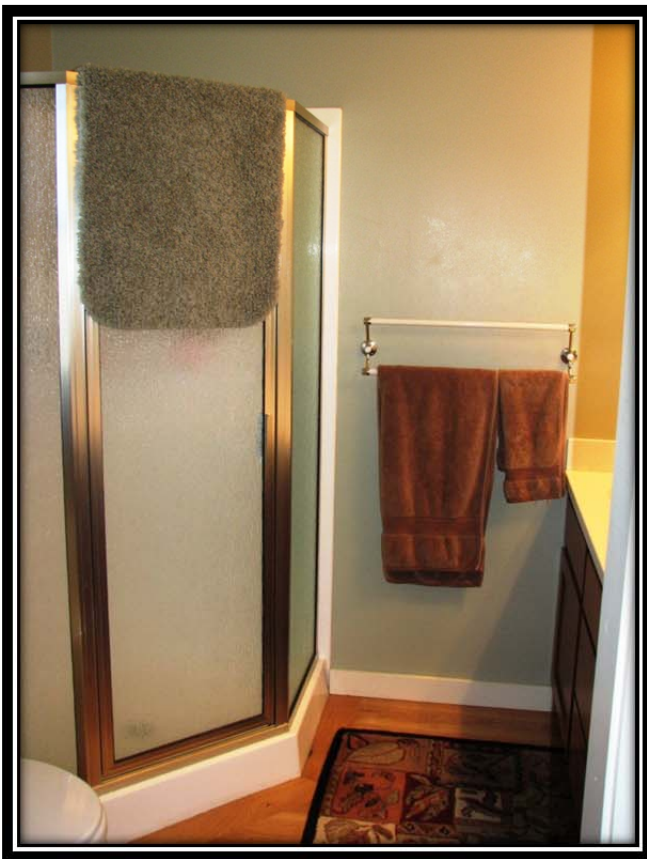
*Master Bedroom*





*Master Bedroom*

*Master Bath*



*Walk-in Closet &  
Master Bath*



*Guest Bedroom*



*Guest Bedroom*



*Guest Bathroom*





*Storage Shed*



*Mountain Views*





*Mountain Views*



*Clarks Fork Canyon*



*Heart Mountain*



*Little Rock Creek*



MLS #: R10004231A (Active) List Price: \$375,000

166 Road 8VC Clark, WY 82435



HOUSE DESIGN: 1 Story  
# BEDROOMS: 2  
TOTAL # BATHS: 2  
APX YEAR BUILT: 2004  
APX TOTAL SQFT: 1874  
ADDITIONAL LIVING UNITS: No  
BASEMENT: No

AREA: Clark  
SUBDIVISION: None  
SCHOOL DISTRICT: Park County District #1

APX ABOVE GRADE SQFT: 1874 APX BELOW GRADE SQFT: 0 # FULL BATHS: 0 # HALF BATHS: 0 # 3/4 BATHS: 2

AVG WATER/MO \$: 0

NATURAL GAS COMPANY: None

ELECTRIC COMPANY: Beartooth Electric Co

SEWER: Septic

PRIMARY WATER TYPE: Well

COOLING TYPE: Central Air

PRIMARY HEAT: Forced Air

PRIMARY FUEL TYPE: Propane

ASSESSMENT \$: 0

HOA: No

IRRIGATION FEES \$: 0

OTHER \$: 0

BLDGTYPE: shed

BLDGYRB: 0

BLDGYRB2: 0

BLDGYRB3: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Living Rm	M	open	Kitchen	M	alder cabinets	Laundry	M	
Family Rm	M	large windows	Mstr Bdrm	M	vaulted ceiling	Bedroom 2	M	
3/4 Bath	M	master	3/4 Bath	M	off guest bdrm.			

INCLUSIONS: dishwasher, refrigerator, gas range, built in microwave

EXCLUSIONS: none

APX IRRIGATED ACRES: 0

APX DEEDED ACRES: 77.55

APX LOT SQFT: 0

TAX YEAR: 2012

TOTAL TAX \$: 1886.41

TAXED W/OTHER LAND: No

PROPERTY RIGHTS: Fee Simple

PARCELABLE: No

ADJ TO PUBLIC LAND: Yes

RIVER/STREAM FRONT: Yes

DETAILED ZONING: Park Co - 35 Acres (GR-35)

SELLER FIN: No

DISCLOSURES: No

LEGAL DESCRIPTION: 77.55 acres des as: beginning at a point on the S. line of Section 29 lying N.89°42'59W. a distance of 796.92' from the SE corner of Section 29, then continuing N. 89°42'59 for 880.22', N. for 3458.35' to the C/L of County Road 8VC, then NE along said C/L & a curve to the left for 1175.47' & S.4240.97' to POB(74.85 acres net), T57N, R102WParcel F, Record of Survey G-141

CONSTRUCTION: Frame

HEATING STOVE TYPE: Gas

EXTERIOR SIDING: Cement Fiber

FIREPLACE TYPE: None

ROOF: Metal

INTERIOR FEATURES: Ceiling Fan(s), Garage Door Opener, Mud Room, Vaulted Ceiling(s), Walk-in Closet(s), Wood Floor

GARAGE/TYPE STALLS: Attached-2 Stalls

EXTERIOR FEATURES: Adj to BLM, Creek, Deck, Fishing, Horse Property, Mountain View, RV Parking, Storage Building

PROPERTY ACCESS: County Paved

COMMENTS: Charming home on 77 acres next to BLM. Little Rock Creek, a year round creek, offers great fishing. White oak hardwood floors throughout. Alder cabinetry & solid surface counters. Large family room w/bay windows for the magnificent mountain views. Vaulted ceilings in the open great room and master bedroom. Hardiplank exterior & Trex decking make this maintenance free. Furnishings are negotiable.

DIRECTIONS TO PROPERTY: Turn into Clark, go to the 'y' in the road past Rec Center, house is #166 on left.

SUBJECT TO 1031: No

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

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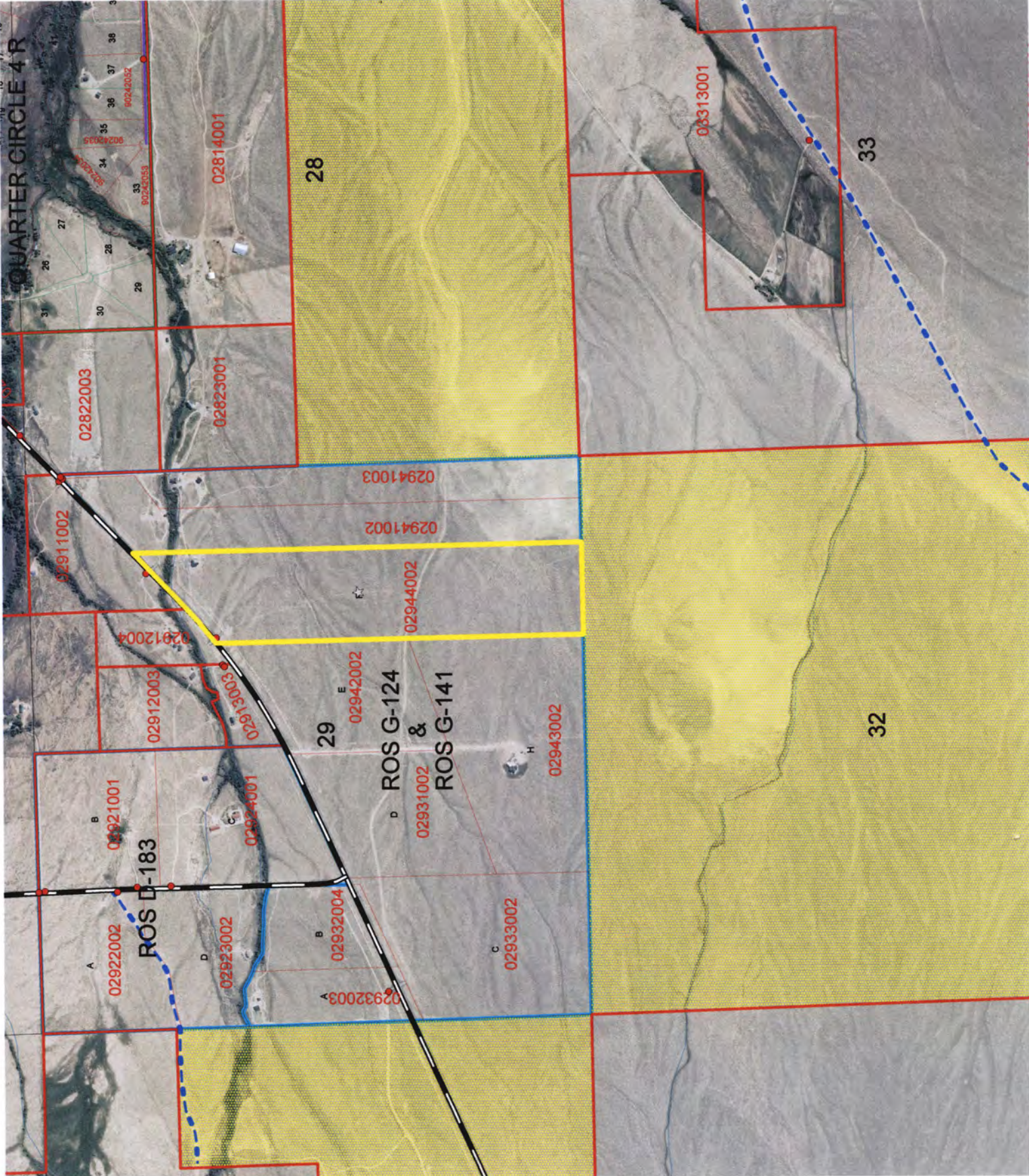
**THIS MAP IS FOR  
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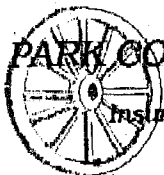
This map is for reference purposes only. The location and extent of roads, access and property lines depicted hereon do not guarantee legal rights of passage, ingress and egress, or property boundaries



11/16/2009

**PARK COUNTY  
ASSESSOR  
DEPARTMENT**  
Park County, Wyoming  
Organized 1911  
Original Park County Courthouse  
Completed 1912



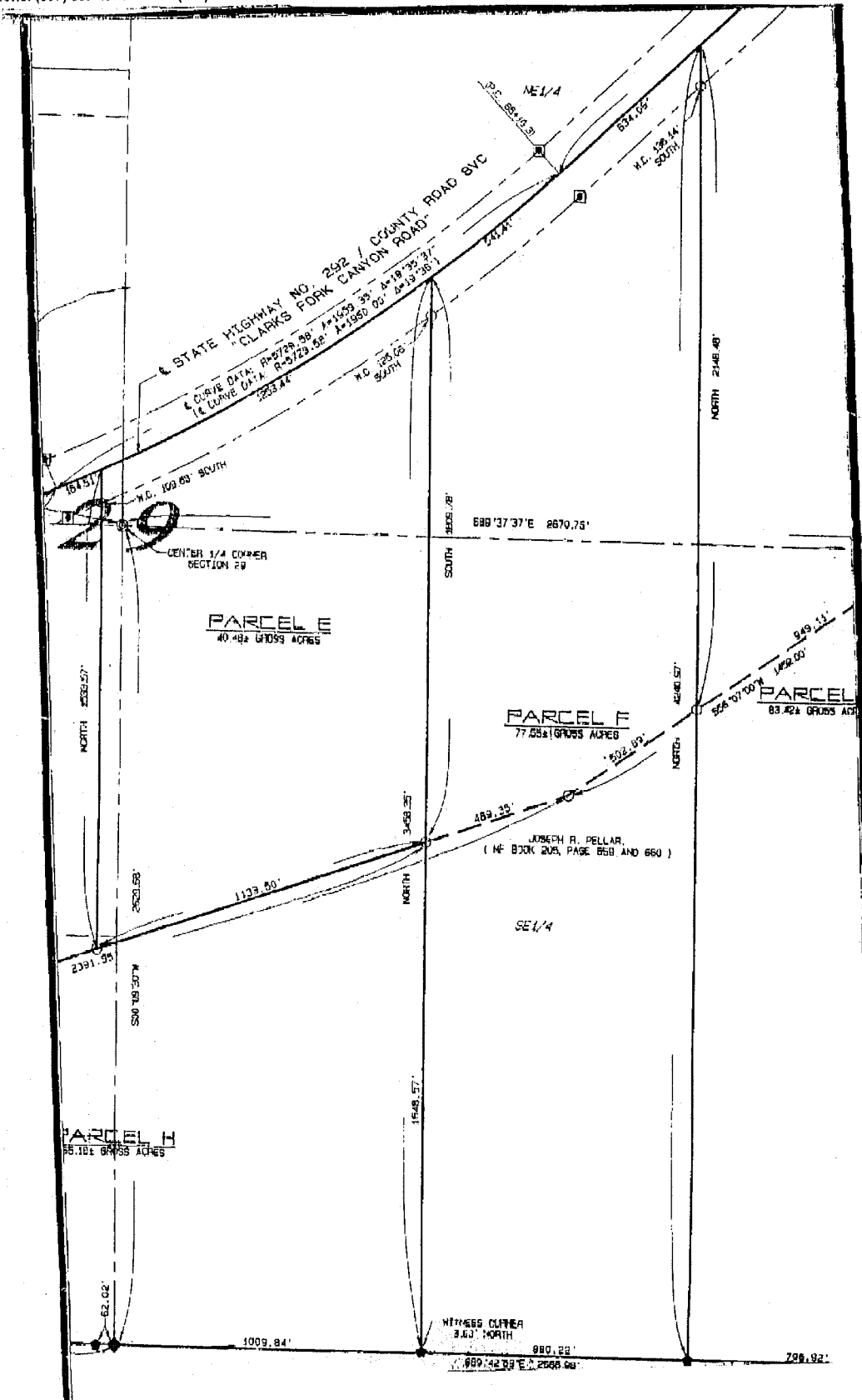


# PARK COUNTY TITLE

Insurance Agency

This map is furnished as an accommodation only and does not imply any representation as to the size, area, or any other facts thereon. It is furnished strictly for the purpose of generally locating the land. The description furnished in Schedule A of the commitment/policy should be referred to for the description of the land covered thereby.

1014 Rumsay Avenue Cody, Wyoming 82414  
Phone: (307) 587-4926 Fax: (307) 587-9784



**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.

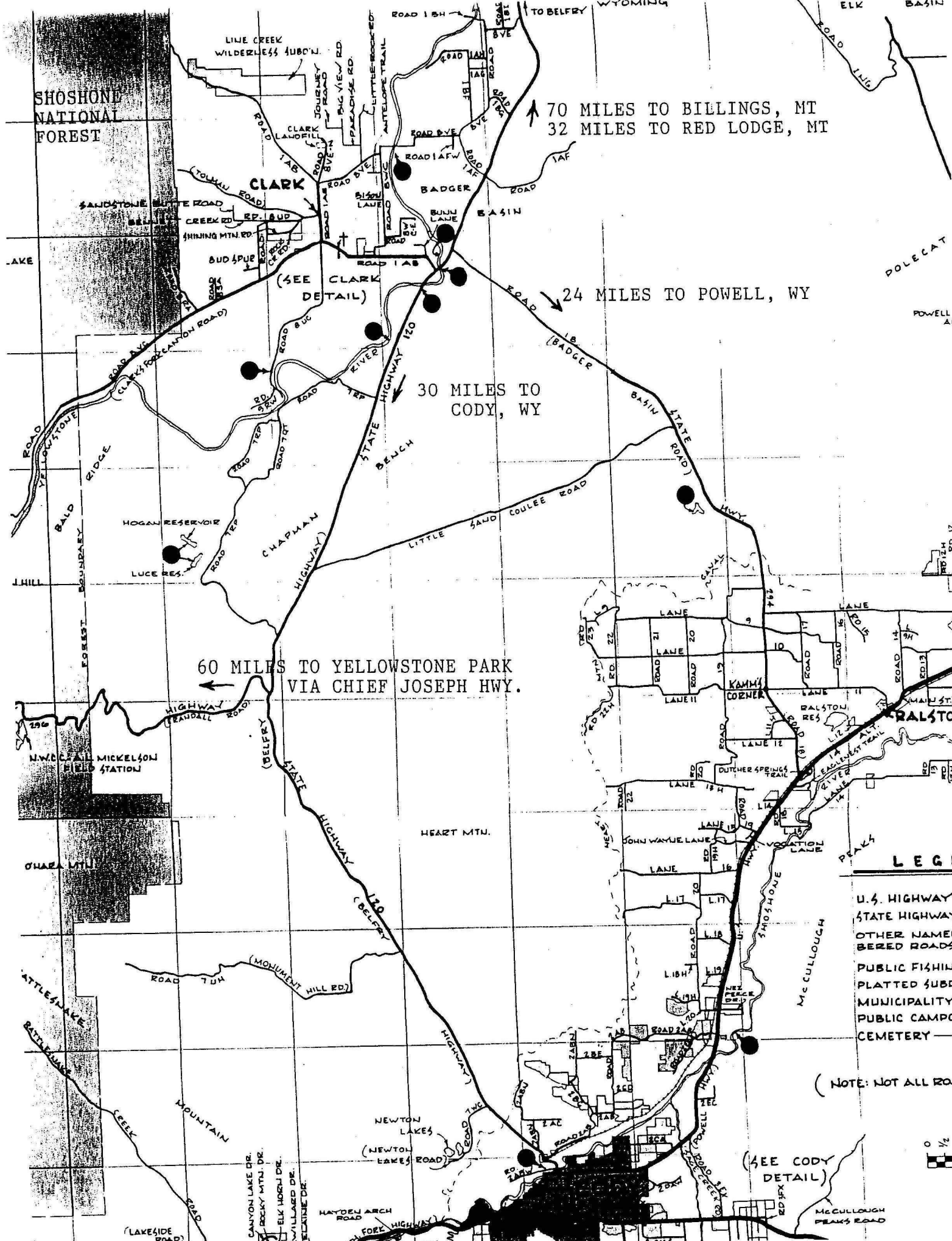
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark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

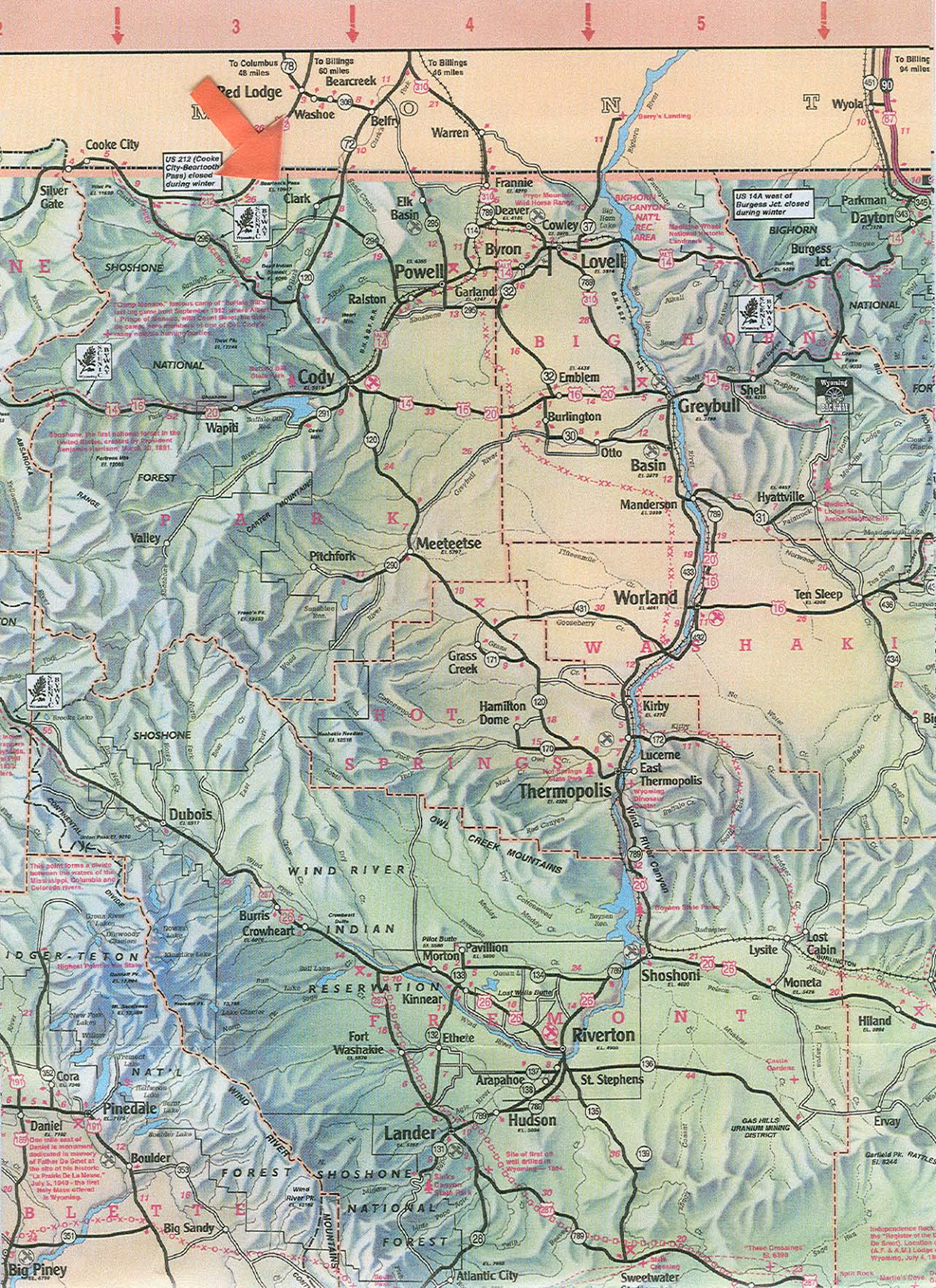
Looking across the river on the south face of the canyon, the steep trail that Chief Joseph and the Nez Perce Indians took on their escape from Yellowstone Park in 1877 can be faintly seen. Colonel Sturgis had been waiting at the mouth of the Canyon. He was told by scouts that there was no way that the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







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

US 14A west of Burgess Jct closed during winter

Camp Robinson - historic camp of "Buffalo Bill" last set up here in September, 1912 when Adair L. Pringle of Montana with Grant Basso, the showman, here organized a troupe of 500 cowboys leaving national hunting parties.

Shoshone - the first national forest in the United States, created by President Benjamin Harrison March 31, 1881.

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 Gonet at the site of this historic "La Prade De La Moine" July 5, 1910 - the first "Baby Face" attract in Wyoming.

Site of first oil well drilled in Wyoming - 1864.

These Crossings - E. 8390

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