

CLARKS FORK CANYON ESTATE



65+-
ACRES



Canyon Real Estate, LLC

1128 12th Street, Cody, WY 82414

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This distinctive home on 65 acres offers an atmosphere of western living at its finest. The foyer is open and spacious offering a sitting area and a custom log wet bar. The massive floor to ceiling two sided rock fireplace is designed for ambiance and efficient output of heat. The great room has a wall of windows that frame the dramatic Clarks Fork Canyon and Beartooth Mountains. The ceiling reaching nearly 2 stories in the great room contains massive log beams. Off the great room is a large deck. Hardwood floors are throughout the home with tile floors in the bathrooms.

The kitchen is a chef's delight with a large island for food preparation. Cabinets are distressed Alder and counters are granite. The stainless steel appliances include a double oven, built in microwave, dishwasher and side by side refrigerator. There are pullouts in all the lower cabinets. There is breakfast nook area next to the wall of windows in the kitchen.

The master suite has two sitting areas and a door to the deck on the west side of the home. The generous master bath has 18 inch tile floor, two walk in closets, double sinks with granite counter, Jacuzzi tub and a walk in tiled shower with three shower heads.

In another wing of the home, there is a half bath, laundry and large walk in pantry. There are two guest bedrooms wired for internet and computers. The guest bath between the bedrooms has double sinks with granite counter top, Jacuzzi tub with a tiled shower and log accents. Both have vaulted ceilings and recessed lighting. The office/computer room has tile floors.

The home has forced air heat with 2 furnaces and central air conditioning. Off of the two car attached garage is a workshop with a full bathroom and kitchen area. This area could easily be used as a guest quarters, mother-in-law quarters or maid quarters. Including this finished shop area there is a total of 3590 square feet in this home.

The yard is beautifully landscaped and has a four zone drip system. The Trex deck that wraps around the west side of the home has electric and gas for a barbeque.

The 65 acres borders BLM that connects with National Forest. The mountain views are incredible. The Clarks Fork of the Yellowstone River flows out of the Canyon only five minutes from this property. There is abundant wildlife in the area. Situated in the community of Clark, 30 miles north of Cody, Wyoming, it is an easy scenic drive to Yellowstone National Park and the Beartooth Highway.



Enter.

"Your Home"



Rear Views of
Home





Magnificent Views



Come on in!



Foyer w/Floor to
Ceiling Fireplace
& Wet Bar



Spacious Kitchen



Large Pantry

&

Nice Laundry Area



Fabulous Great room



Master



Guest Rooms



Guest Bath & 1/2 Bath





Hall to Home Office and Garage

Home Office





For a private showing of this pristine property contact:

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

Western living at it's finest
in this exquisite property.

Price: \$995,000.00 (us currency)

MLS #: R10005240A (Active) List Price: \$900,000

29 Pompey's Path Clark, WY 82435



HOUSE DESIGN: 1 Story
BEDROOMS: 3
TOTAL # BATHS: 3
APX YEAR BUILT: 2005
APX TOTAL SQFT: 3590
ADDITIONAL LIVING UNITS: No
BASEMENT: No

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

APX ABOVE GRADE SQFT: 3590 **APX BELOW GRADE SQFT:** 0 **# FULL BATHS:** 2 **# HALF BATHS:** 1 **# 3/4 BATHS:** 0
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 **SECONDARY HEAT:** Fireplace **PRIMARY FUEL TYPE:** Propane **SECONDARY FUEL TYPE:** Wood
ASSESSMENT \$: 0 **HOA:** No **IRRIGATION FEES \$:** 0 **OTHER \$:** 0

BLDG YRB: 0
BLDG YRB2: 0
BLDG YRB3: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Great Rm	M	massive windows	Extra Rm	M	foyer/lounge	Kitchen	M	granite & alder
Mstr Bdrm	M	dr. to deck	Bedroom 2	M	vaulted ceiling	Bedroom 3	M	vaulted ceiling
Office	M	tile floor	Laundry	M	folding area	BrkfstArea	M	in kitchen
Bonus Rm	M	shop area	Full Bath	M	jetted tub	Full Bath	M	jetted tub
1/2 Bath	M							

ADDITIONAL ROOM INFO: Foyer/sitting area is a large area containing a wet bar and fireplace. Square footage per floor plans and includes 445 sf attached workshop with a bathroom.

INCLUSIONS: stainless steel appliances in kitchen(side by side refrigerator, dishwasher, double oven, built in microwave)

EXCLUSIONS: none

APX IRRIGATED ACRES: 0 **APX DEEDED ACRES:** 65.18 **APX LOT SQFT:** 0
TAX YEAR: 2012 **TOTAL TAX \$:** 3331.41 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **PARCELABLE:** Yes **ADJ TO PUBLIC LAND:** Yes **RIVER/STREAM FRONT:** No
DETAILED ZONING: Park Co - 20 Acres (GR-20)
SELLER FIN: No **DISCLOSURES:** No
LEGAL DESCRIPTION: 65.18 acres, Parcel H, Record of Survey G-141

CONSTRUCTION: Frame **HEATING STOVE TYPE:** None
EXTERIOR SIDING: Log Siding **FIREPLACE TYPE:** Wood
ROOF: Metal **INTERIOR FEATURES:** Breakfast Nook, Ceiling Fan(s), Garage Door Opener, Jetted Tub, Pantry, Tile Floor, Vaulted Ceiling(s), Walk-in Closet(s), Wet Bar, Wood Floor
GARAGE/TYPE STALLS: Attached-2 Stalls
EXTERIOR FEATURES: Adj to BLM, Deck, Horse Property, Landscaping, Mountain View, Recreational, RV Parking, Sprinklers, Auto, Storage Building
PROPERTY ACCESS: County Paved

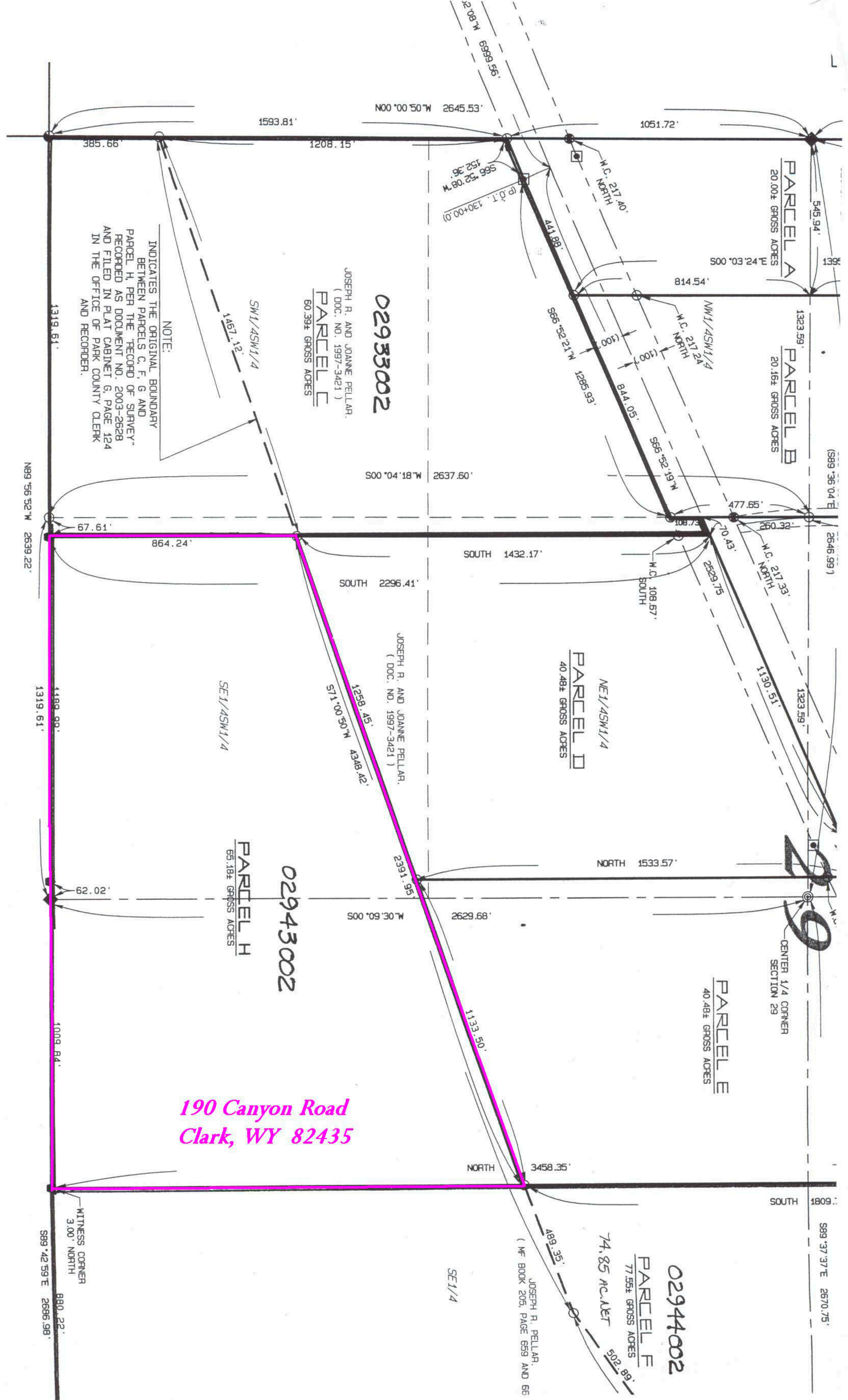
COMMENTS: This distinctive home on 65 ac. offers an atmosphere of western living at its finest. The great room has a wall of windows that frame the dramatic Clarks Fork Canyon & Beartooth Mtns. The massive floor to ceiling 2 sided rock fireplace is designed for ambiance & efficient output of heat. Distressed alder cabinetry & woodwork & hardwood floors throughout. Landscaped yard, 2 car garage & workshop.

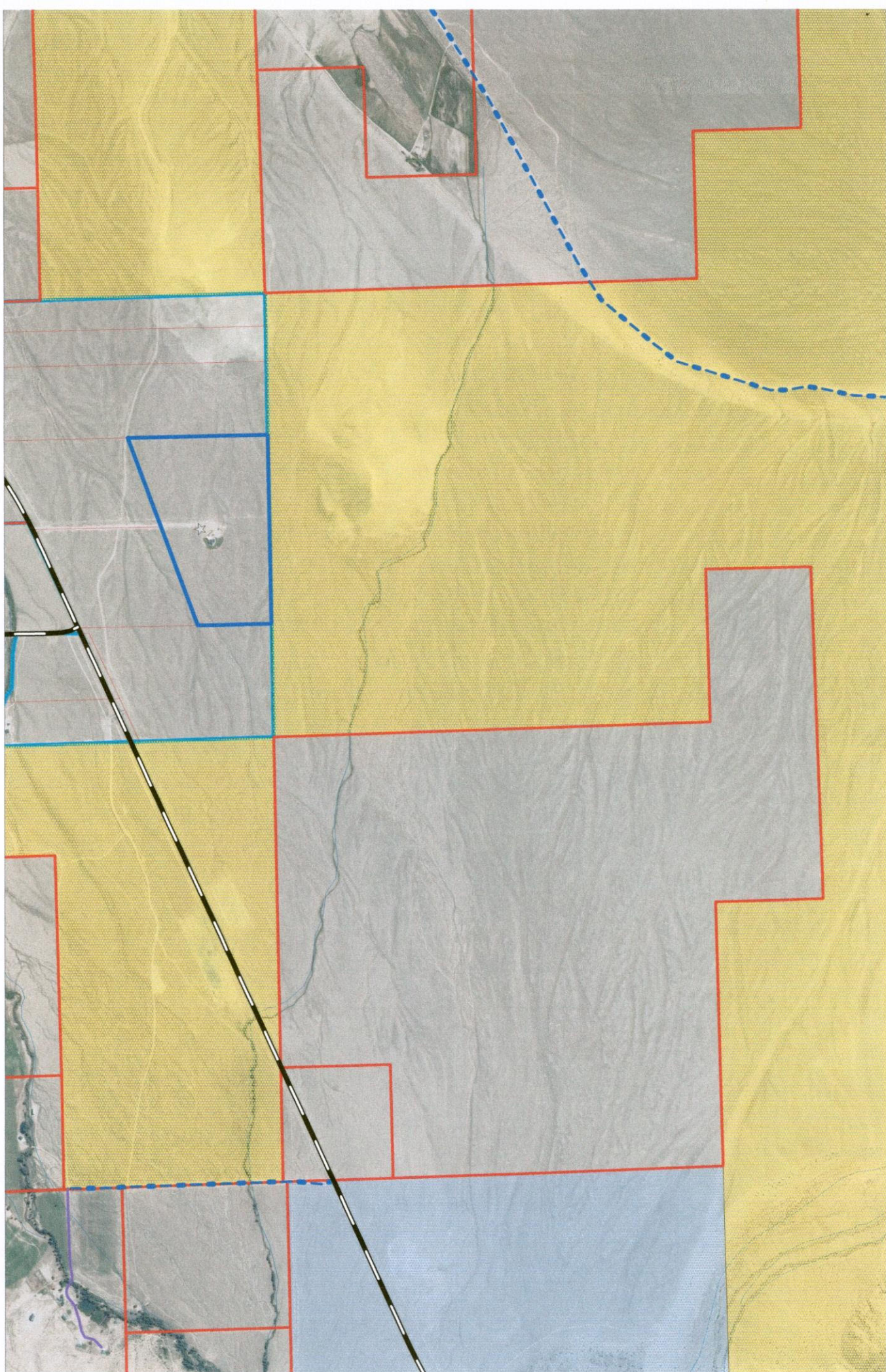
DIRECTIONS TO PROPERTY: County Road 1AB past Rec Center, bear left onto Canyon Road

SUBJECT TO 1031: No

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.





Clarks Fork worthy of new attention

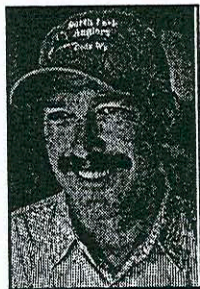
Rainbow trout were moving laterally across the current, gulping cripples and emergers. Not one, two or three trout at a time, but dozens of them.

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.

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 AI

FOREST BOUNDARY

N.W. CORNER MICKELSON FIELD STATION

OHARA MTH.

HEART MTN.

LEGEND

- U.S. HIGHWAY -
- STATE HIGHWAY -
- OTHER NAMED ROADS -
- PUBLIC FISHING -
- PLATTED SUBDIV -
- MUNICIPALITY -
- PUBLIC CAMPGR -
- CEMETERY -

(NOTE: NOT ALL ROAD

(SEE CODY DETAIL)



MCCULLOUGH PEAKS ROAD

BATTLE LAKE
CREEK
MOUNTAIN

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

NEWTON LAKES
(NEWTON LAKES ROAD)

HAYDEN ARCH ROAD

LAKE SIDE ROAD

