

LITTLE ROCK CREEK RANCH

Clark



\$1,995,000



Canyon Real Estate, LLC

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LITTLE ROCK CREEK RANCH

The towering granite peaks of the rugged Beartooth Mountains set the backdrop for this 700 acre ranch. There is approximately 102 irrigated acres. Irrigation is with a center pivot sprinkler, hand and wheel lines. Situated in the foothills, the ranch borders BLM and National Forest with year round access off a paved County road. Little Rock Creek, a year round creek, flows through the ranch offering excellent fishing. Along with the creek, there are two stocked trout ponds. Abundant wildlife, including mule deer and elk, roam through the foothills. The ranch is minutes from the Clarks Fork Canyon where the Clarks Fork of the Yellowstone River flows out into the open prairie.

IMPROVEMENTS

MAIN HOUSE

Built in 2004, this home is situated on a hill overlooking the ranch with magnificent mountain views. The home offers 2282 square feet of living space, a 2 car attached heated garage and wonderful decks on the north and south side for enjoyment of the wildlife and views. The great room is open and spacious with tongue and groove vaulted ceilings. A floor to ceiling rock fireplace is the focal point along with the antler chandelier in the dining area. The kitchen features granite counters, cherry cabinets and stainless steel appliances. The master suite includes 2 walk in closets, large master bath with granite counters, double sinks, Jacuzzi tub and tiled walk in shower with a steamer. In another wing of the house are 2 guest bedrooms with an adjoining large bathroom. Off the kitchen there is a good sized laundry/mud room with a half bath and an entrance to the garage. There are wood floors throughout the home. The home is heated by a forced air electric furnace and has central air conditioning.

GUEST HOUSE

This 1225 square foot home offers 2 bedrooms, 2 baths, kitchen, dining room, living room with a rock fireplace, office and an additional room off the bedroom area. Flooring includes hardwood, tile and carpeting. The home is heated with baseboard electric heat and the wood fireplace. There is a deck across the front facing east for enjoyment of the sunrises or to watch the wildlife around the pond.



CARETAKER'S HOUSE

This is a modest 3 bedroom, 1 bath home with a large living room and country kitchen. There is a wood burning stove in the living room. Square footage is approximately 1482.

CABIN BY THE POND

This charismatic, cozy cabin offers 2 bedrooms, 1 bath, living area with a rock fireplace and kitchen. Tongue and groove and log accents are throughout. A deck on the front overlooks the pond and you can listen to the creek at the rear of the cabin. Square footage is approximately 720.

HORSE BARN

This barn has 4 box stalls, tack room with electric heat and open area for hay storage. There is an extensive corral system around the barn. Frost free faucets and 2 auto waters are at the barn.

FARM BUILDINGS

Utility buildings include a garage/shop approximately 1050 square feet and 2 other smaller buildings for equipment storage or hay storage.

FENCING AND CORRALS

The property is fenced and cross fenced. Behind the farm buildings, is an extensive corral system that was designed to work buffalo, but works equally well with cattle.

BLM LEASE

Currently, the ranch has a lease on 618 acres of BLM for 33 AUM's. They are currently running horses on that lease.

700 Acres \$1,995,000

580 Acres \$1,745,000





Beartooth Mountains



Clarks Fork Canyon





Beartooth Mountains

Little Rock Creek



Little Rock Creek





*Views from
Main House*



*Views from
Main House*



*Views from
Main House*



Main House





Great Room

Main House



Great Room

Main House





*Sitting Area
Off Kitchen*

*Dining
Room*



*Dining
Room*



Kitchen

Main House



Kitchen

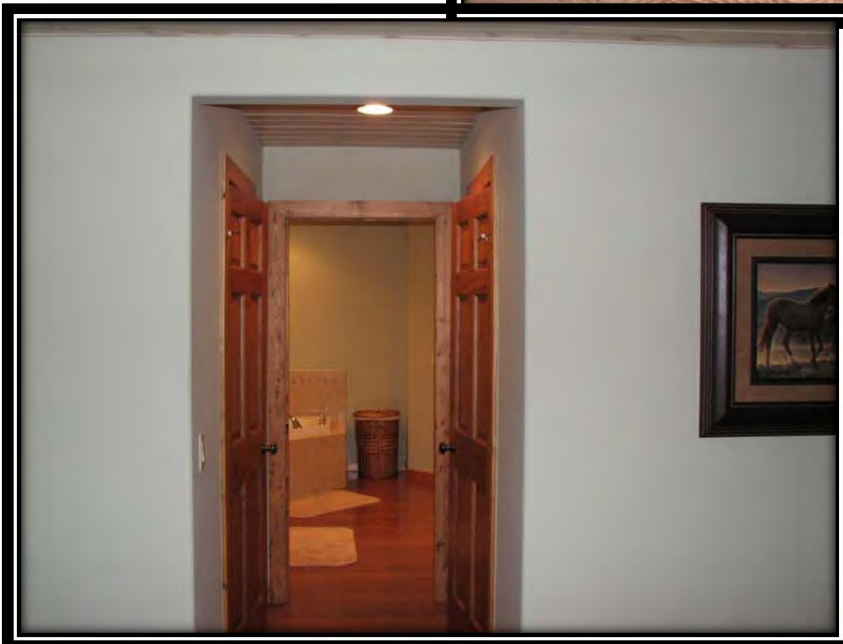




Laundry



*Master
Suite*



*Master
Suite*



*Master
Bath/Suite*



*Master
Bath/Suite*



Caretaker's House

Guest Cabin



4 Stall Barn





*Cabin by
The Pond*

*Creek Next
To Cabin*



*Pond by
Cabin*



*Interior
Of Cabin
By the
Pond*





Utility Buildings

Corrals



Irrigated Fields

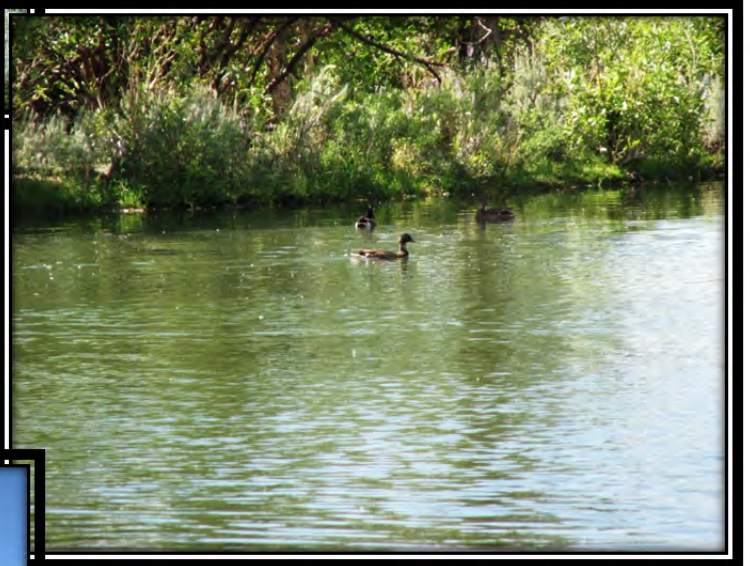
& Corrals

Pivot Field





Lake Creek
(a second creek)



Pond



Little Rock
Creek Ranch





Little Rock Creek



*Little Rock Creek Ranch
In the Fall*





*Little Rock
Creek Ranch*



Heart Mountain



DAYS ON MARKET: 10
 ORIGINAL LIST PRICE: \$1,995,000
 HOUSE DESIGN: 1 Story
 # BEDROOMS: 3
 TOTAL # BATHS: 2.5
 # FULL BATHS: 2
 # HALF BATHS: 1
 # 3/4 BATHS: 0
 APX YEAR BUILT: 2004
 APX TOTAL SQFT: 2282
 APX ABOVE GRADE SQFT: 2282
 APX BELOW GRADE SQFT: 0
 BASEMENT: No

TOTAL # RESIDENCE: 1
 AREA: Cody Out of Town
 COUNTY: Park
 SCHOOL DISTRICT: Park County District #1
 APX MILES FROM TOWN: 0
 APX IRRIGATED ACRES: 102
 APX DEEDED ACRES: 700
 TOTAL LEASE ACRES: 0
 HAS LEASE/PERMITS: No

| | | | |
|------------------------------|----------------------------|----------------------------|--|
| DRAINAGE FEE YEAR: 0 | TOTAL LEASED AUMS: 33 | TYPE OF LEASED LAND: BLM | |
| BLDGTYPE: Caretaker house | BLDGTYPE2: Guest Cabin | BLDGTYPE3: Caretaker house | |
| BLDGTYPE2: Guest Cabin | BLDGTYPE3: Caretaker house | | |
| % MINERAL RIGHTS INCLUDED: 0 | TYPE OF LEASE 1: BLM | | |

| Room Type: | Level: | Sz/Desc: | Room Type: | Level: | Sz/Desc: | Room Type: | Level: | Sz/Desc: |
|------------|--------|-----------------|------------|--------|---------------|------------|--------|-----------------|
| Great Rm | M | vaulted ceiling | Dining Rm | M | antler chand. | Kitchen | M | granite counter |
| Extra Rm | M | sitting area | Mstr Bdrm | M | | Full Bath | M | jacuzzi tub |
| Bedroom | M | | Bedroom | M | | Full Bath | M | 2 sinks |
| Laundry | M | | | | | | | |

ADDITIONAL ROOM INFO: sitting area next to kitchen, covered decks front and back

INCLUSIONS: Stainless steel appliances in kitchen

EXCLUSIONS: none

| | | |
|---|-----------------------|-------------------------|
| IRRIGCO: Lava Point Ditch | IRRIGCOST: 0 | IRRIGCOYR: 0 |
| TAX YEAR: 2014 | TOTAL TAX \$: 3956.59 | TAXED W/OTHER LAND: No |
| PROPERTY RIGHTS: Fee Simple | PARCELABLE: Yes | ADJ TO PUBLIC LAND: Yes |
| DETAILED ZONING: Park Co - 35 Acres (GR-35) | | RIVER/STREAM FRONT: Yes |
| LEGAL DESCRIPTION: lengthy, see documents | | TOPOGRAPHY: Rolling |

CONSTRUCTION: Frame
 EXTERIOR SIDING: Log
 ROOF: Metal
 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: Electric
 SECONDARY FUEL TYPE: Wood

GARAGE/TYP STALLS: Attached-2 Stalls
 HEATING STOVE TYPE: None
 FIREPLACE TYPE: Wood
 INTERIOR FEATURES: Breakfast Bar, Breakfast Nook, Ceiling Fans, Garage Door Opener, Jetted Tub, Mud Room, Vaulted Ceilings, Walk-in Closet(s), Wood Floors
 EXTERIOR FEATURES: Acreage Fenced, Adj to BLM, Adj to National Forest, Barn, Corrals, Creek, Deck, Fishing, Guest House, Hand Line, Horse Property, Hunting, Irrigated, Mountain View, Pivot Irrigated, Pond, Recreational, Rolling Terrain, Shop, Sprinklers, Manual, Storage Building, Wooded Acreage
 PROPERTY ACCESS: County Paved

COMMENTS: The towering granite peaks of the rugged Beartooth Mtns. set the backdrop for this 700 acre ranch. There is approximately 102 irrigated acres. Situated in the foothills, the ranch borders BLM and National Forest with year round access off a paved County road. Little Rock Creek & 2 ponds offer excellent fishing. 580 acres offered for \$1,745,000

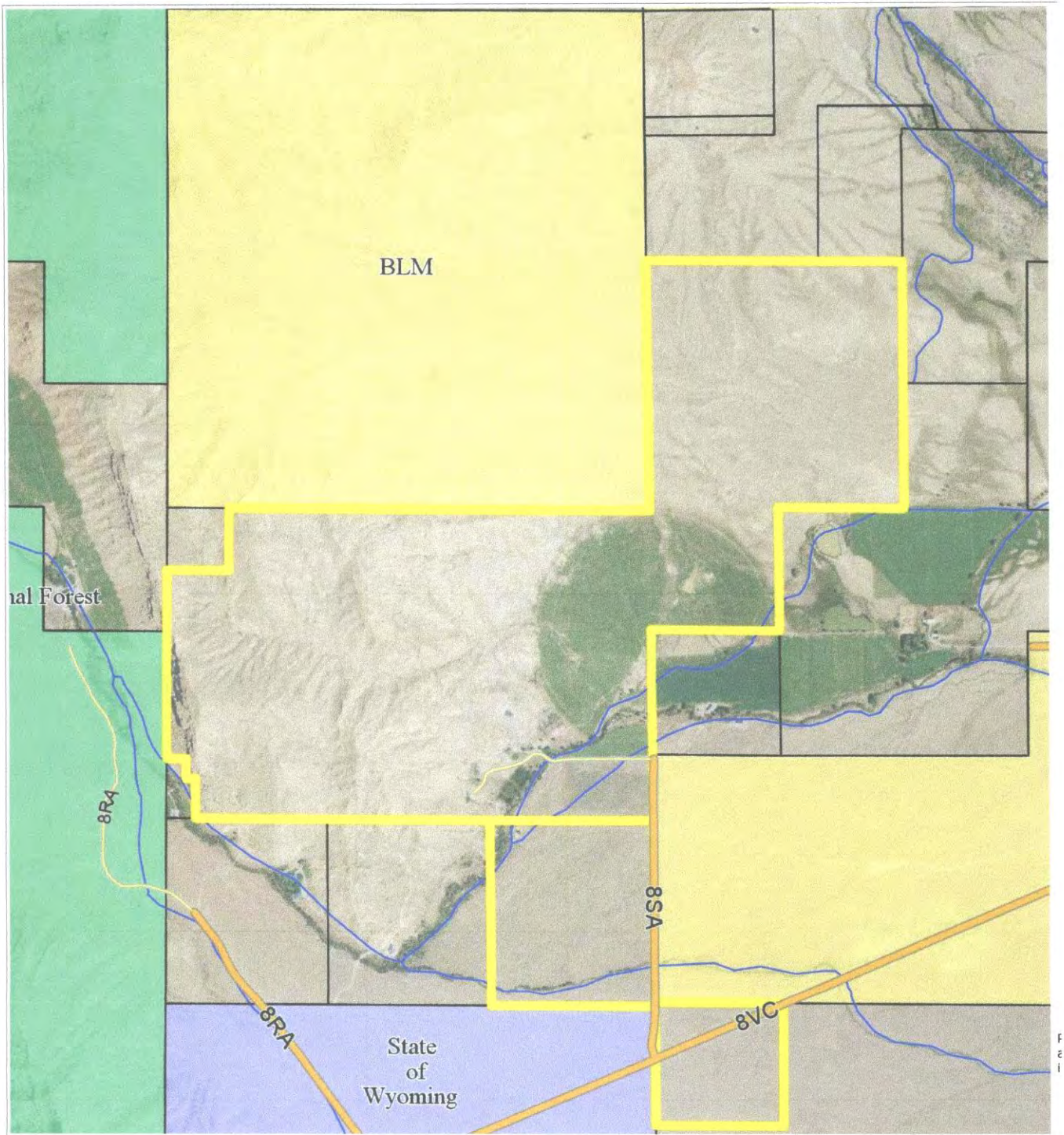
DIRECTIONS TO PROPERTY: Canyon Road to Little Rock Creek Ranch

SUBJECT TO 1031: No

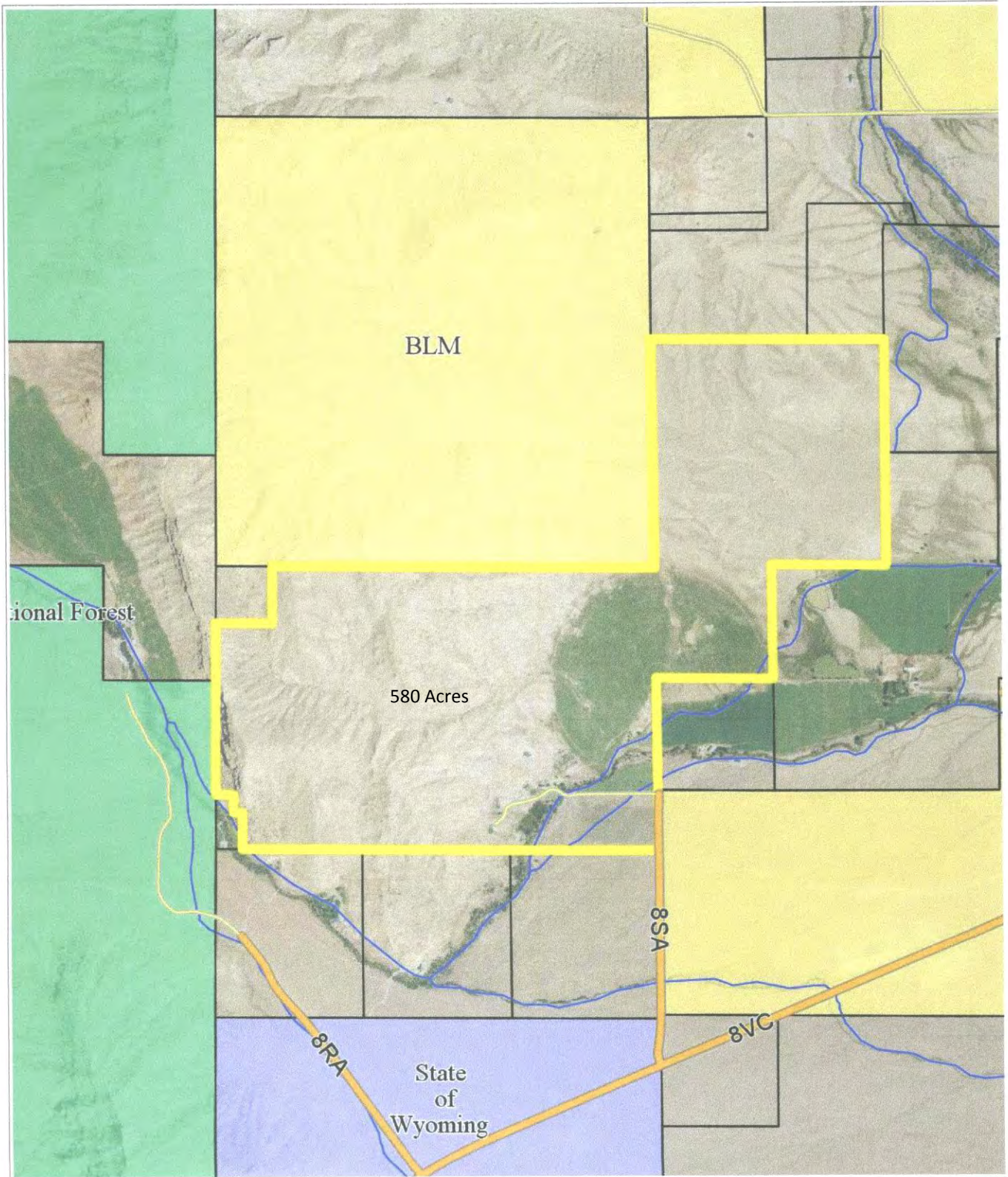
OFFICE NAME: Canyon Real Estate, LLC (#:46)

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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.



700 Acres



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.

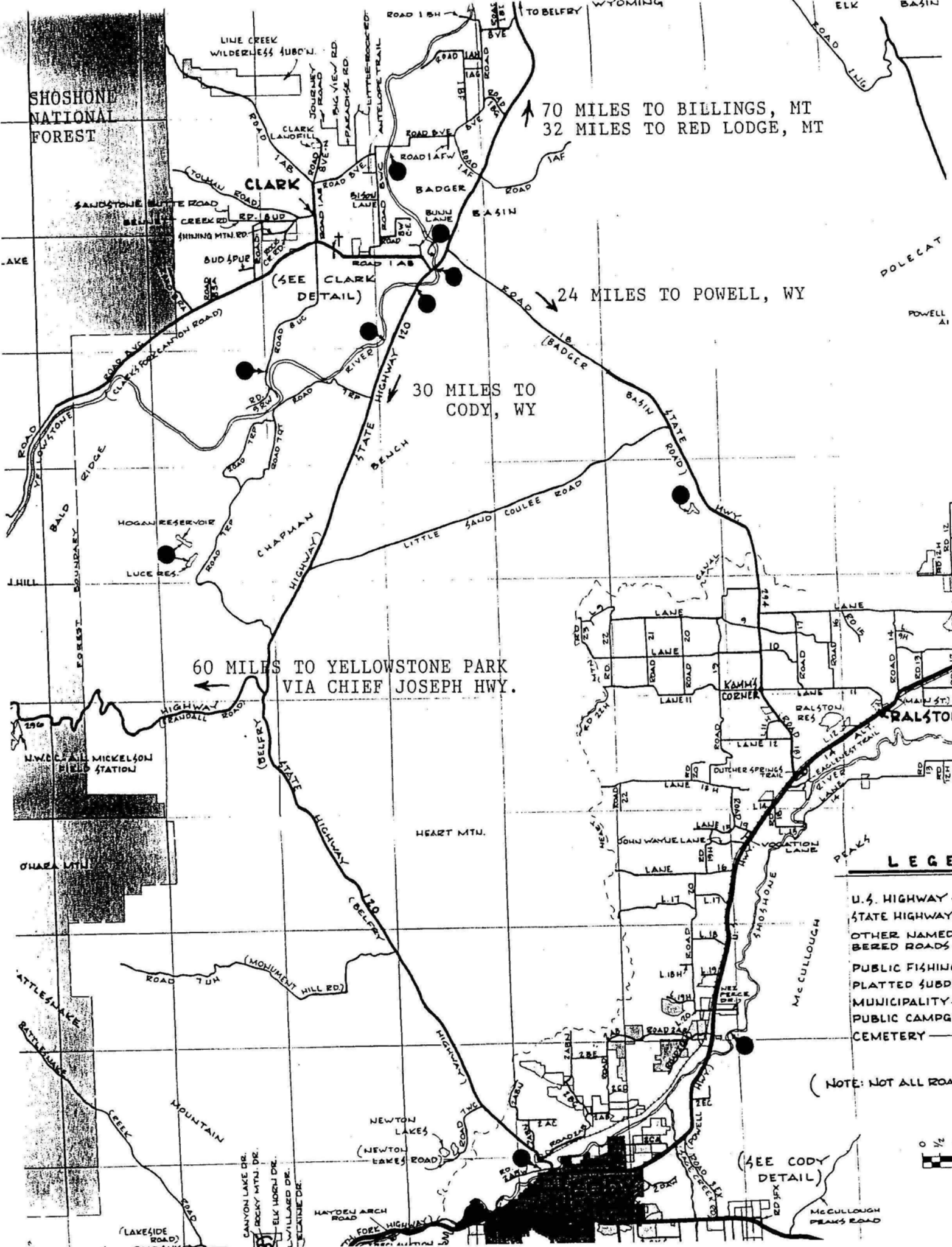
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark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

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

CLARK

BADGER

24 MILES TO POWELL, WY

30 MILES TO CODY, WY

60 MILES TO YELLOWSTONE PARK
VIA CHIEF JOSEPH HWY.

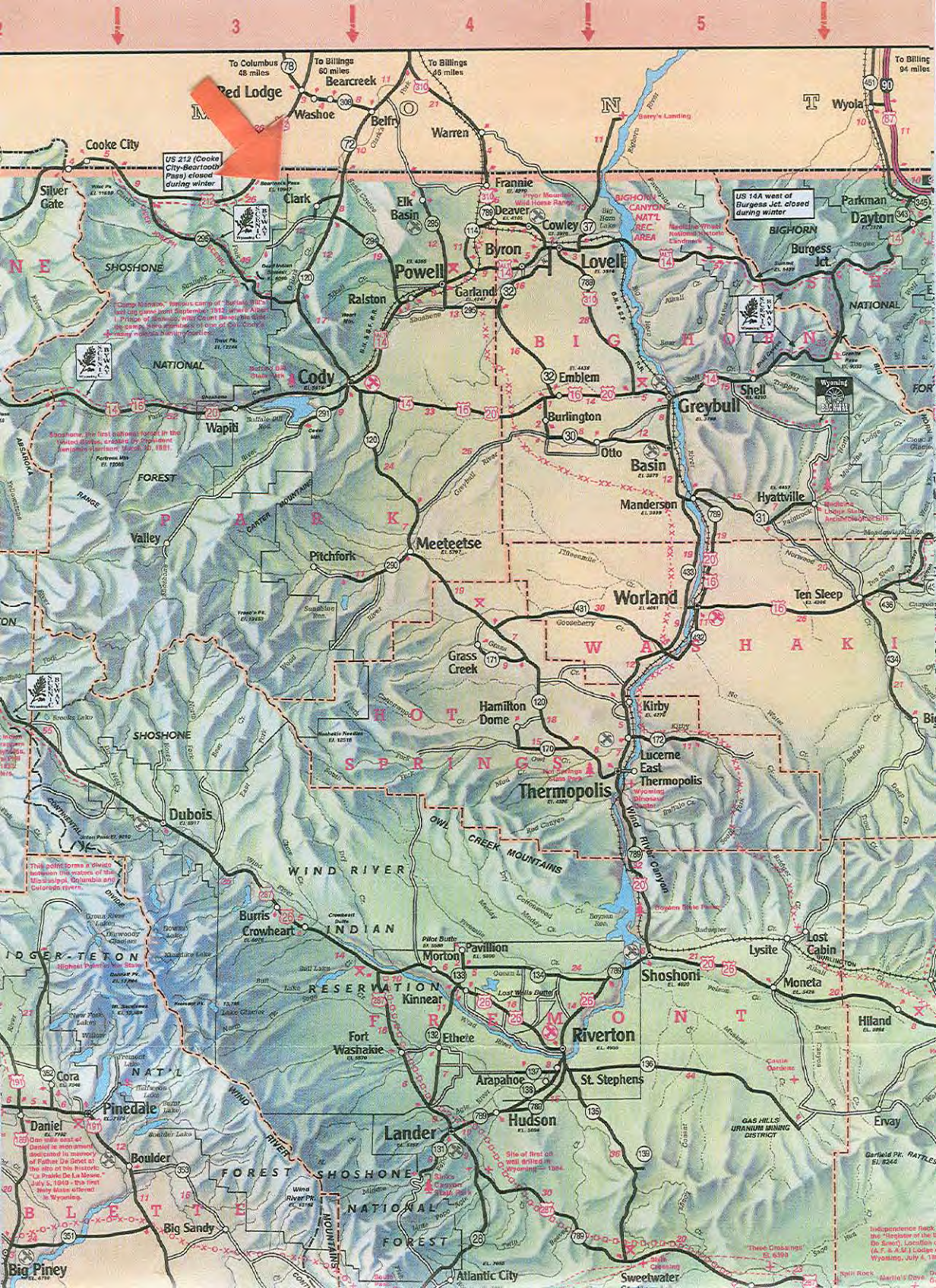
LEGEND

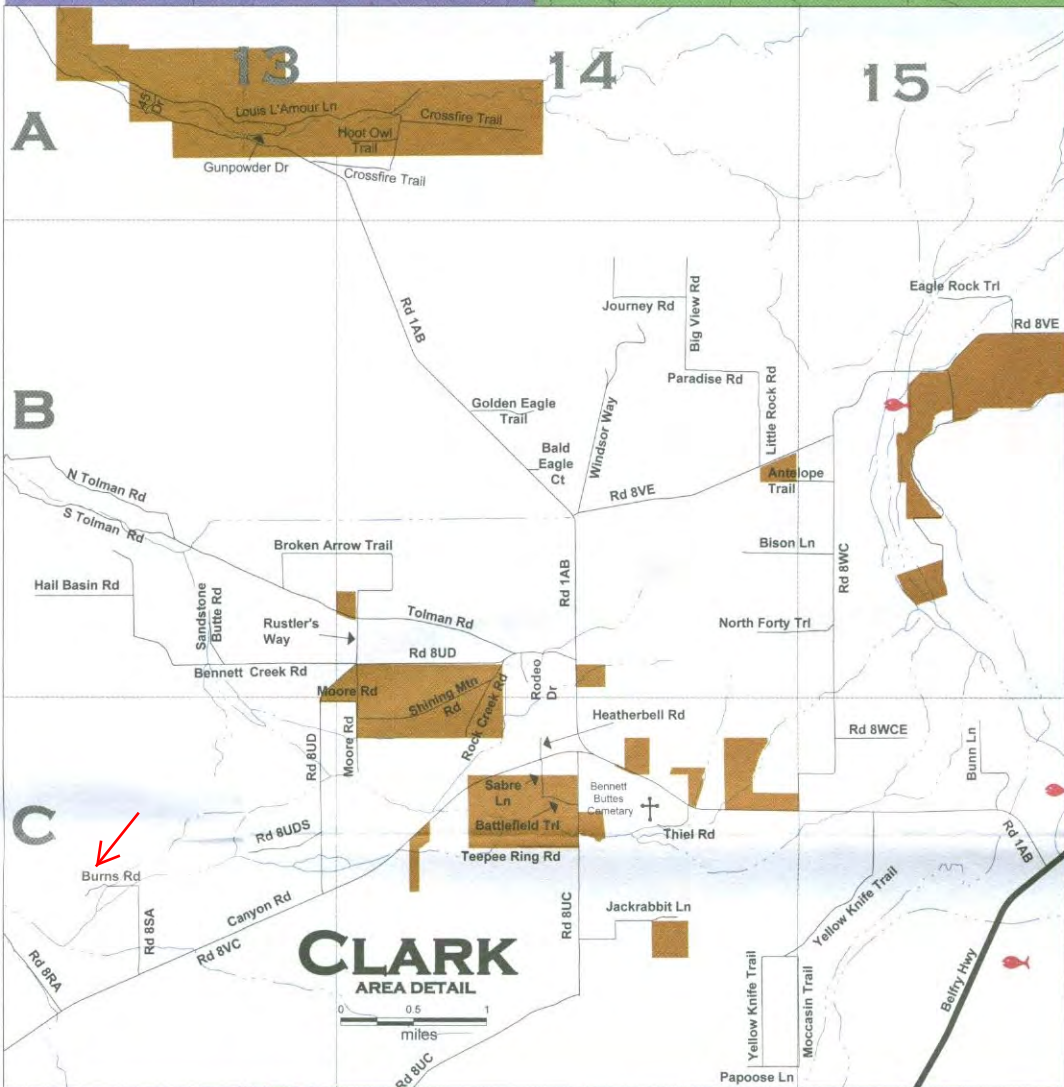
- U.S. HIGHWAY
- STATE HIGHWAY
- OTHER NAMED ROADS
- PUBLIC FISHING PLACED
- SUBDIVISION
- MUNICIPALITY
- PUBLIC CAMPGROUND
- CEMETERY

(NOTE: NOT ALL ROAD)

(SEE CODY DETAIL)









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; *

WAR Form 410-0709, Real Estate Brokerage Disclosure.
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Rita Lovell

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- 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 _____