



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

BENNETT CREEK PROPERTY FOR SALE



\$175,000

20 acre creek property on Bennett Creek, a year round creek with fishing in Clark, Wyoming. There is a modest 1344 square foot home with 3 bedrooms and one bath. The home is in need of work, but for the handyman, this is a great opportunity. There is a shed, horse shelter and corrals. Part of the property is fenced for horses. The Clarks Fork Canyon is approximately 5-8 minutes down the road offering blue ribbon fishing and trails for hiking and riding.

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



Beartooth Mountains



Beartooth Mountains



Clarks Fork Canyon

Heart Mountain



MLS #: R10008606A (Active) List Price: \$175,000

32 Canyon Rd Clark, WY 82435



UNIT # OR LOT #: 17 - 20
HOUSE DESIGN: 2 Story
BEDROOMS: 3
TOTAL # BATHS: 1
APX YEAR BUILT: 1930
APX TOTAL SQFT: 1344
ADDITIONAL LIVING UNITS: No
BASEMENT: No

AREA: Clark
SUBDIVISION: Quarter Circle 4R Ranch
SCHOOL DISTRICT: Park County District #6
APX MILES FROM TOWN: 0

APX ABOVE GRADE SQFT: 1344 **APX BELOW GRADE SQFT:** 0 **# FULL BATHS:** 1 **# HALF BATHS:** 0 **# 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:** None
PRIMARY HEAT: Baseboard **PRIMARY FUEL TYPE:** Propane

ASSESSMENT \$: 0 **HOA:** No **IRRIGATION FEES \$:** 0 **OTHER \$:** 0

BLDGTYPE: Shed **BLDGTYPE2:** Shed **BLDGTYPE3:** Hay Shed
BLDGSIZE: 120 sf **BLDGSZ2:** 132 sf **BLDGSZ3:** 332 sf
BLDGYRB: 1940 **BLDGYRB2:** 1940 **BLDGYRB3:** 1940
BLDGDESC: Shed **BLDGDSC2:** Shed **BLDGDSC3:** Lean To
BLDGCNST3: Timber Frame

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Kitchen	M		Living Rm	M		Dining Rm	M	
Bedroom 1	M		Bedroom 2	M		Bedroom 3	2	
Full Bath	M							

INCLUSIONS: none

EXCLUSIONS: none

APX IRRIGATED ACRES: 0 **APX DEEDED ACRES:** 20 **APX LOT SQFT:** 0
TAX YEAR: 2013 **TOTAL TAX \$:** 1457.79 **TAXED W/OTHER LAND:** Yes
PROPERTY RIGHTS: Fee Simple **PARCELABLE:** Yes **ADJ TO PUBLIC LAND:** No **RIVER/STREAM FRONT:** Yes
DETAILED ZONING: Park Co - 20 Acres (GR-20)

SELLER FIN: No **DISCLOSURES:** Yes

LEGAL DESCRIPTION: Quarter Circle 4 R Ranch, a recreational Sub., Lots 17,18,19,20

CONSTRUCTION: Log **HEATING STOVE TYPE:** Electric
EXTERIOR SIDING: Log **FIREPLACE TYPE:** Wood

ROOF: Composition Shingle
GARAGE/TYPE STALLS: None

EXTERIOR FEATURES: Acreage Fenced, Corrals, Creek, Fishing,
Loafing Shed, Mountain View

PROPERTY ACCESS: Private Gravel Road

COMMENTS: 20 acres on Bennett creek. A modest 1344 square foot home with 3 bedrooms & 1 bath is situated. The home is in need of work, but for the handyman, this is a great opportunity.

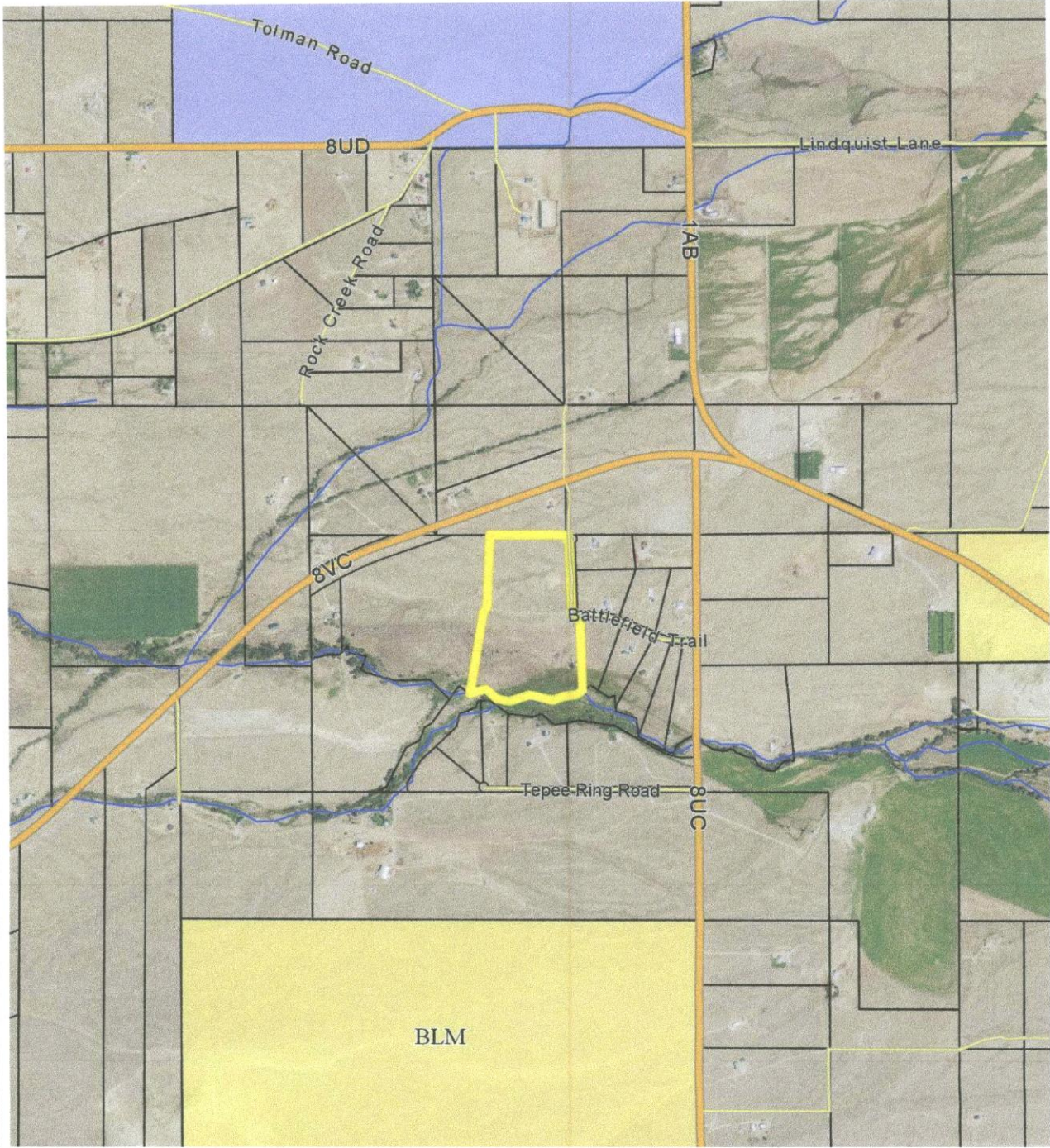
DIRECTIONS TO PROPERTY: Road 1 AB to Canyon Road

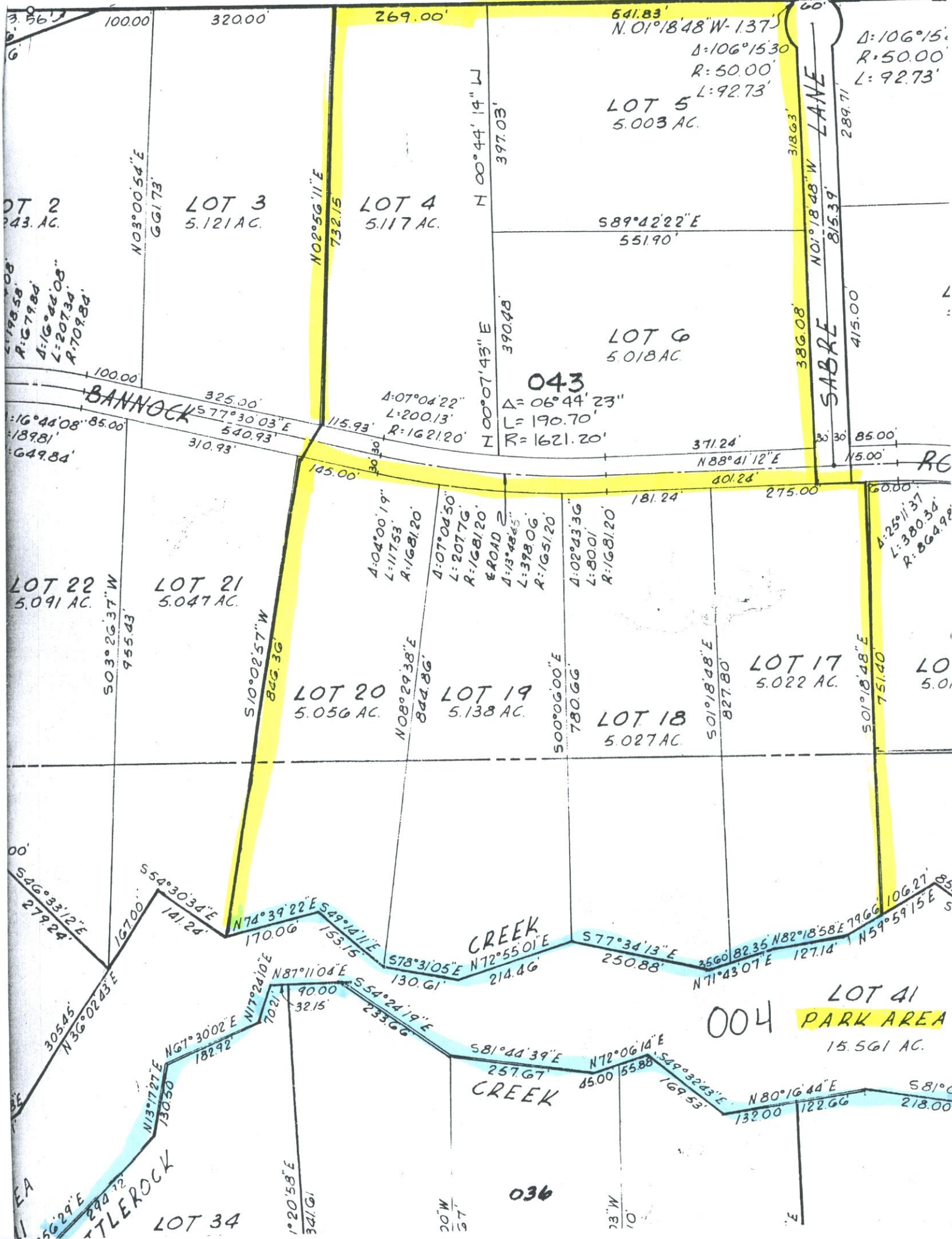
SUBJECT TO 1031: No

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.

Park County Wyoming MapServer





LOT 2
5.043 AC.

LOT 3
5.121 AC.

LOT 4
5.117 AC.

LOT 5
5.003 AC.

LOT 6
5.018 AC.

LOT 22
5.091 AC.

LOT 21
5.047 AC.

LOT 20
5.056 AC.

LOT 19
5.138 AC.

LOT 18
5.027 AC.

LOT 17
5.022 AC.

LOT 10
5.0

LOT 41
PARK AREA
15.561 AC.

BANNOCK

SABRE LANE

CREEK

CREEK

043

004

036

$\Delta: 106^{\circ}15'$
 $R: 50.00'$
 $L: 92.73'$

$\Delta: 06^{\circ}44'23''$
 $L: 190.70'$
 $R: 1621.20'$

$\Delta: 25^{\circ}11'37''$
 $L: 380.30'$
 $R: 864.92'$

$\Delta: 16^{\circ}44'08''$
 $L: 189.81'$
 $R: 649.84'$

$\Delta: 07^{\circ}04'22''$
 $L: 200.13'$
 $R: 1621.20'$

$\Delta: 04^{\circ}00'19''$
 $L: 117.53'$
 $R: 1681.20'$

$\Delta: 07^{\circ}04'50''$
 $L: 207.76'$
 $R: 1681.20'$

$\Delta: 13^{\circ}48'45''$
 $L: 398.06'$
 $R: 1651.20'$

$\Delta: 02^{\circ}43'36''$
 $L: 800.01'$
 $R: 1681.20'$

10000

32000

269.00'

541.83'

60'

100.00

325.00'

N02°56'11"E
732.15

L 00°44'14" W
397.03'

L 00°07'43" E
390.48'

318.63'

N01°18'48" W
815.39'

415.00

16°44'08"

189.81'

649.84'

S03°26'37" W
955.43'

S10°02'57" W
846.36'

N08°29'38" E
844.86'

S00°06'00" E
780.66'

S01°18'48" E
827.80'

S01°18'48" E
751.40'

S42°33'12" E
279.24'

S54°30'34" E
141.24'

N74°39'22" E
170.06'

S49°14'11" E
153.15'

S78°31'05" E
130.61'

N72°55'01" E
214.46'

S77°34'13" E
250.88'

S56°08'23" E
127.14'

N82°18'58" E
796.66'

N59°59'15" E
106.27'

S05°29' E
290.72'

N13°17'27" E
130.50'

N67°30'02" E
182.92'

N17°24'10" E
702.1'

S54°24'19" E
233.66'

S81°44'39" E
257.67'

N72°06'14" E
4500'

S49°32'43" E
169.53'

N80°16'44" E
132.00'

S81°0' E
218.00'

S56°29' E
290.72'

N13°17'27" E
130.50'

N67°30'02" E
182.92'

N17°24'10" E
702.1'

S54°24'19" E
233.66'

S81°44'39" E
257.67'

N72°06'14" E
4500'

S49°32'43" E
169.53'

N80°16'44" E
132.00'

S81°0' E
218.00'

1°20'58" E
341.61'

20" W
57'

23" W
10'

3"

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.

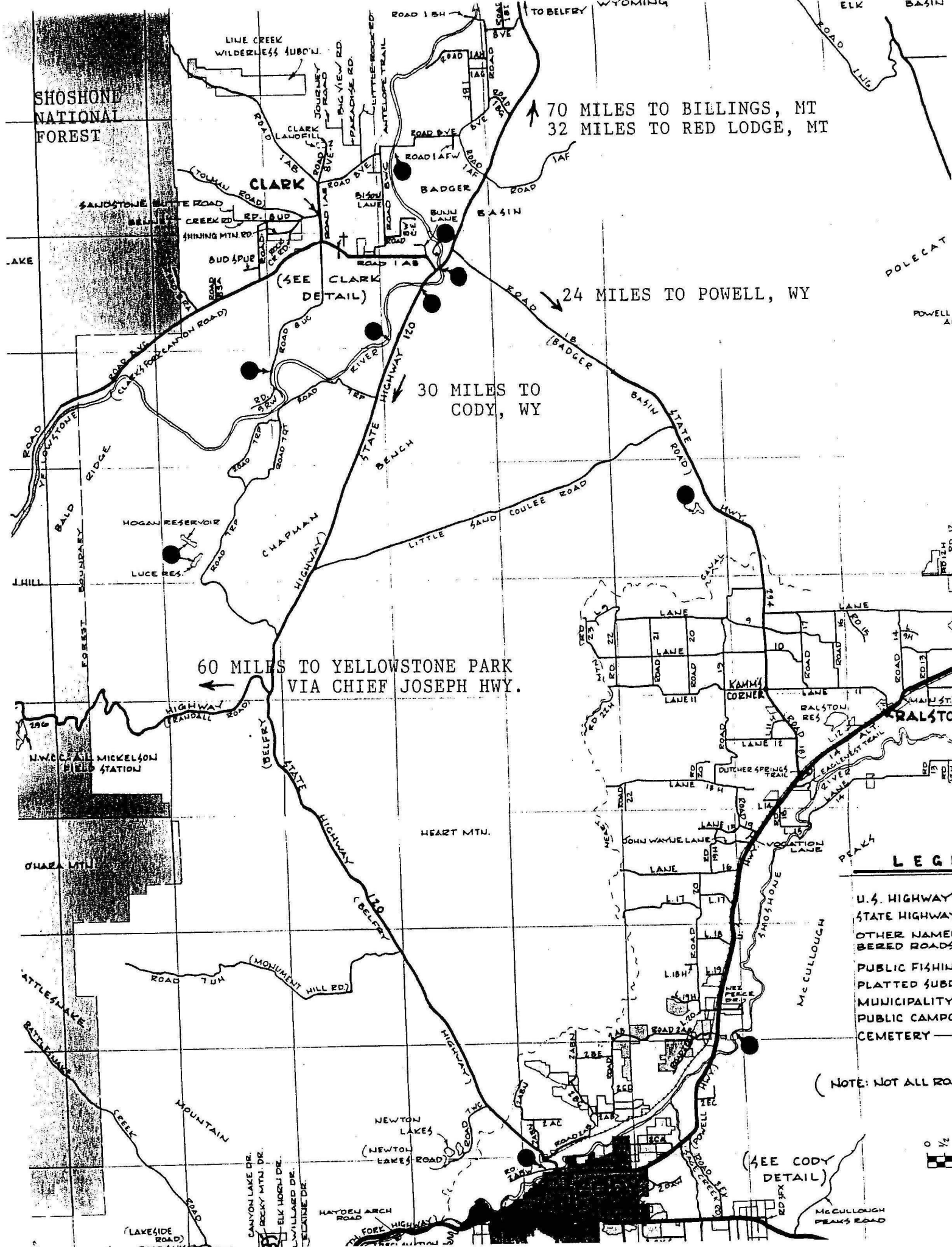
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark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

(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 CAMPGROUND
- CEMETERY

(NOTE: NOT ALL ROADS SHOWN)

(SEE CODY DETAIL)



